



**King County**

**EXECUTIVE RECOMMENDED PLAN**

**Affordable Housing Report: Inventory and Feasibility Analysis of Affordable  
Housing on County-owned Properties**

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## I. EXECUTIVE SUMMARY

As required by King County Motion 15329,<sup>1</sup> this report includes a methodology, inventory, and feasibility analysis of County-owned properties that are potentially developable for affordable housing. The report identifies a total of 214 County-owned parcels out of 4,800 that meet the report's threshold analysis as potentially developable (see Appendix C). Of these, 9 are priority parcels with near-term feasibility for affordable housing (see Appendix A); 22 are not currently feasible but are identified for long-term monitoring (see Appendix B). In order to determine its potential for affordable housing development, analyses broadly reviewed each parcel's physical characteristics, current use, and location, among other factors.

In a 2018 report, the King County Regional Affordable Housing Task Force identified a need to build or preserve 244,000 additional units of affordable housing in King County by 2040 to ensure no household with incomes at or below 80 percent of area median income (AMI) is cost burdened.<sup>2</sup> Exploring the potential to develop affordable housing on more than 200 County-owned parcels is an important step toward realizing the goals of the King County Regional Affordable Housing Task Force, because land costs can contribute significantly to the cost of developing affordable housing. Additionally, Native American households are two thirds and Black households are less than half as likely as the general population to own a home in King County.<sup>3</sup> Transferring County-owned parcels to organizations that are led by and serve Black, Indigenous, and people of color is a concrete step to advance the King County Equity and Social Justice Strategic Plan's community partnerships goal<sup>4</sup> and address the historical injustices that have led to these significant disparities.

By advancing development of parcels identified within this report, King County can create a pipeline of future properties to add to the more than a dozen County-owned properties on which the County is already pursuing development. County-owned properties that are already in development will house hundreds of households in the next few years. The addition of more than 200 developable parcels identified within this report lays a path toward potentially housing thousands more for a lower cost than would otherwise be possible. In addition to King County's ability to provide additional developable land at low or no cost, the County's ability to serve as a patient seller to reduce risk and to co-locate affordable housing with complementary county services are valuable contributions to the overall effort to address the region's affordable housing crisis while also responsibly stewarding public resources.

In alignment with the King County Strategic Plan, the Executive will undertake the following actions to further King County's goal to increase access to quality housing that is affordable to all:

- (1) prioritize the transfer of the first two priority properties identified in this report to organizations that are led by and serve Black, Indigenous, and people of color;

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<sup>1</sup> Link to King County Motion 15329: <https://tinyurl.com/ycpx24ba>

<sup>2</sup> Link to King County Regional Affordable Housing Task Force Final Report and Recommendations: <https://tinyurl.com/ybtgmfig>

<sup>3</sup> 2017 5-Year American Community Survey Population Estimate

<sup>4</sup> Link to King County Equity and Social Justice Strategic Plan: <https://tinyurl.com/ueg4xmx>

- (2) continue to develop and refine a pipeline of County-owned properties on which to pursue development of affordable housing;
- (3) establish clear, accessible, and transparent processes for community engagement and equitable development regarding use of County-owned properties for affordable housing, with a focus on historically marginalized organizations and communities.

Depending on the characteristics of each site, this report recommends the following three strategies for the development of affordable housing:

- development of multifamily rental housing;
- development of permanently affordable homeownership housing; and
- co-location of affordable housing with complementary county government uses.

Moving forward with further feasibility analyses or development of the sites identified in this report requires consultant expertise, significant community engagement, and identification of development partners. Funding will be required to take these necessary steps.

Although King County’s land portfolio is a significant asset, there are many competitive affordable housing projects on privately-owned land that are not yet funded but could be developed in the near term. Therefore, this report does not recommend prioritizing development of affordable housing on County-owned properties over more competitive or ready<sup>5</sup> projects.

## II. BACKGROUND AND CONTEXT

This section outlines key context and recent and ongoing efforts that impact the County’s goals regarding use of County-owned properties for affordable housing, as well as the availability and feasibility of certain County-owned properties.

### A. Report Requirements

King County Motion 15329 required the Executive to transmit an affordable housing report as part of the transmittal package for the 2020 update to the Comprehensive Plan. The Executive Recommended Plan for the King County Comprehensive Plan 2020 Midpoint Update included the “Affordable Housing Report: Current Efforts, Plan for Inventory and Feasibility Analysis for Affordable Housing on County-owned Properties.”<sup>6</sup> The report states:

The Executive will analyze all County-owned properties using standards contained in this report and then transmit to Council an inventory of potentially developable properties, assessing the potential for each to support affordable housing based on the following qualitative factors:

- Zoning regulations;
- Current use;

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<sup>5</sup> Defined as a project at the stage where workers can be employed and construction can begin.

<sup>6</sup> Link to report, beginning on page 159: <https://tinyurl.com/yewgczas>

- Long-term operational needs and planning efforts;
- Financial feasibility for affordable housing;
- Potential for shared use; and
- Potential to integrate affordable housing into future redevelopment planning.

The analysis will further define these factors and their preferred characteristics for the development of affordable housing. The final inventory and analysis will detail the exact methodology.”

## **B. Regional Affordable Housing Task Force and Affordable Housing Committee**

The Regional Affordable Housing Task Force Final Report and Five-Year Action Plan<sup>7</sup> includes goals regarding the use of County-owned properties for affordable housing:

Goal 2, Strategy B: Make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and non-profit/faith communities.

### Action Plan:

- The State, the County, and cities to expand coordination to identify, acquire and develop property for affordable housing.
- The Affordable Housing Committee will track and report progress on the Regional Equitable Development Initiative fund and Home & Hope.
- Jurisdictions to identify one or more parcels in their boundaries to prioritize for affordable housing (for profit or non-profit, new or preserved).
- The County to develop policies for the sale of County-owned property at reduced or no cost when used for affordable housing, which may be used as a model ordinance by cities.

Goal 3: Prioritize affordability within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations.

- 80 percent of available public land suitable for housing is prioritized for housing affordable at or below 50 percent of AMI.

This report furthers these strategies and may inform future implementation of the Task Force’s Five Year Action Plan. This report could also serve as a model for other jurisdictions to conduct a similar analysis to further regional affordable housing efforts.

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<sup>7</sup> Link to report: <https://tinyurl.com/ycq9rc46>

### **C. Existing Process to Surplus County-owned Properties**

This section provides an overview of the administrative steps for the property surplus process.

- After a custodial agency deems a property surplus to its needs, the Real Estate Services (RES) section within the Facilities Management Division (FMD) of the Department of Executive Services (DES) drafts a surplus property notice, which provides an opportunity for other departments to determine if the property could fulfill a need for (a) essential government services, (b) affordable housing, or (c) other government services, in that order of importance.
- FMD sends the surplus notice to all department directors and King County Councilmembers with an interest form attached.
- The Housing, Homelessness, and Community Development Division (HHCDD) of the Department of Community & Human Services (DCHS) and RES analyze all surplus properties for feasibility of affordable housing development. If the property is deemed suitable for affordable housing, HHCDD will submit an interest form.
- If, after 30 days, no interest form is submitted, RES drafts the declaration of surplus. Once a property is declared surplus, FMD can dispose of the property in a variety of ways consistent with KCC 4.56.100.

### **D. Downtown Civic Campus Planning**

King County owns and operates several facilities in downtown Seattle, most of which are on a civic campus centered on Fourth Avenue between James Street and Yesler Way. These include the King County Courthouse, King County Administration Building, King County Correctional Facility, Chinook Building, and Yesler Building. The County also owns King Street Center, located in Pioneer Square.

Over the decades, King County has made investments in these buildings to keep providing services to residents. However, many of them are underutilized, functionally obsolete, or are facing costly maintenance and repairs that may be financially unsustainable. Not only are some of these buildings at the end of their useful life, the area around the campus is often perceived as being unsafe.

The King County Council, through Ordinance 18110, directed a comprehensive assessment of existing building conditions and future space needs for downtown functions through 2025. The Civic Campus Master Plan expands on this effort, looking ahead to 2045 to identify opportunities to deploy county services, leverage the value of county real estate assets, improve personal safety and security, and better engage and complement surrounding neighborhoods.

The current civic campus is spread over eight acres of land. There are eight buildings and ten sites, with a total of 2.3 million square feet of space in buildings. Under current zoning, these properties could allow for a total of 4.3 million square feet of non-residential development capacity. If used for residential purposes, this could allow for more than 2,500 housing units.

King County retained a consultant to lead the development of the Civic Campus Master Plan. King County is working with the consultant team to develop a range of strategic approaches for how to improve county facilities and public spaces, provide connections to nearby

neighborhoods, and pay for these needed investments. The plan will provide the public and county leaders with viable options for facilities, campus investments, and public space uses over the next 25 years.

The Civic Campus Master Plan proposal is scheduled to be finalized in 2020 and will include recommendations for incorporating affordable housing into the long-range vision for these properties.

#### **E. Harborview Medical Center Facility Plan**

Harborview Medical Center (HMC) is owned by King County, governed by the Harborview Board of Trustees, and managed by the University of Washington. HMC is a comprehensive regional health care facility dedicated to providing specialized care for a broad spectrum of patients, the control of illness, and the promotion and restoration of health.

Over time Harborview's medical facilities expanded and changed to meet both the demands of a growing and diverse population, as well as advancements in the fields of patient care, research, medicine, and technology. King County has provided for such facility improvements and expansions through voter-approved financing, generally occurring every 15-20 years. In 2000, King County voters approved a \$193 million dollar capital bond measure for public health and safety improvements at Harborview.

In 2018, the King County Council passed Motion 15183 calling for a leadership group to evaluate facility options for HMC to be included in a future potential facilities bond measure. The leadership group was comprised of representatives from HMC management, HMC Board of Trustees, University of Washington, labor, the First Neighborhood Association, the mission population served by HMC, the King County Council, and the Executive's Office, with the goal to identify hospital and community needs in the planning for a potential facilities bond for HMC. The Harborview Leadership Group provided recommendations on HMC's capital program to the Capital Planning Oversight Group, the HMC Board of Trustees, the County Executive, and the King County Council.

Motion 15183 outlined eight areas of analysis for the Leadership Group, including housing needs for Harborview's mission population.<sup>8</sup> In its analysis, the Leadership Group explored the continuum of shelter and housing options for the mission population, including respite beds, permanent supportive housing, workforce/affordable housing, and shelter. Recognizing that unmanaged medical and behavioral health conditions compound the vulnerabilities associated with homelessness, and homelessness can compound the morbidity and mortality of health

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<sup>8</sup> Harborview's mission population, as defined in Ordinance 18232, includes: the non-English speaking poor; the uninsured or underinsured, victims of domestic violence or sexual assault; people incarcerated in King County's jails; people with mental illness or substance abuse problems, particularly those treated involuntarily; people with sexually transmitted diseases; and those who require specialized emergency, trauma or burn care.

conditions, the Leadership Group’s final report in April 2020<sup>9</sup> recommended including up to 150 respite beds in a future potential bond and maintain the existing 24/7 enhanced shelter that is currently located in Harborview Hall or the most appropriate location. At the time of the writing of this report, the King County Council had approved Ordinance 19117 to forward the proposal to the November 2020 ballot for voter consideration.<sup>10</sup>

#### **F. Patricia H. Clark Children and Family Justice Center**

King County’s Judge Patricia H. Clark Children and Family Justice Center houses Juvenile Court, Juvenile Detention, and a variety of related programs at its location in the First Hill neighborhood of Seattle. With phase one construction completed in 2019, the four-story facility officially opened in 2020. Phase 2 is currently underway, with expected completion by fall of 2021.

King County owns 2.72 acres of surplus land adjacent to the new facility, divided into four parcels. Initial planning involved concept studies for multifamily housing for the surplus parcels, though detailed planning has not yet been undertaken for the sites. Further analyses of potential use of the surplus areas of the site, which could include assessment of the property for affordable housing, will be informed by public engagement.

#### **G. Landholding Departments**

DES, Metro Transit (Metro), the Department of Natural Resources and Parks (DNRP), and the Department of Local Services Road Services Division (Roads) are the custodial agencies of all County-owned properties. Each department or division has goals and constraints that impact the feasibility of developing affordable housing through their property portfolios. This report seeks to balance the critical need for more affordable housing in King County and the context for each landholding department and division, as outlined below.

##### Department of Executive Services

The Department of Executive Services’ Facilities Management Division (FMD) oversees and maintains the County’s real estate assets. Its Major Projects and Planning section is tasked with efficiently and effectively delivering large-scale projects in alignment with the policy directives of King County government, the facility needs of employees and the public, and for overall service to the community. FMD’s Real Estate Services section acquires property, negotiates leases, and manages County-owned property. This section also conducts sales of surplus property and maintains a centralized inventory system of all County-owned real estate. Both sections are critical components of the county’s current efforts to provide shelter and affordable housing on County-owned property.

##### Metro Transit

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<sup>9</sup> Link to report: <https://tinyurl.com/yaec99se>

<sup>10</sup> Link to King County Ordinance 19117: <https://tinyurl.com/y725gxq8>

Metro is developing its internal capacity to strategically manage its real property portfolio and advance equitable transit-oriented development projects. Metro is actively engaged in numerous regional conversations about development, climate action strategies, equity, and affordable housing. Metro intends to develop a robust program that incorporates best practices and partnerships to deliver affordable housing while supporting the operational and capital needs of transit.

Metro recently hired a Transit-Oriented Development Program manager and is undertaking a policy development process relevant to this report. Metro staff, working with HHCDD staff, developed an Equitable Transit-Oriented Communities Policy. This policy acknowledges that Metro has an interest in transit-supportive land uses and development goals for its properties; directs the division to consider development outcomes and advocate for supportive regulatory policies in communities they serve with transit; and sets goals about how they will advance equitable transit-oriented development on Metro property.

In addition, Metro is actively collaborating with affordable housing funders at the County, the City of Seattle, A Regional Coalition for Housing (ARCH), Sound Transit, and others to develop a shared project pipeline and a framework for regular communication and collaboration on projects, in order to identify and pursue advantageous partnerships that may exist between the parties.

Metro participates in the staff group that supports the Affordable Housing Committee and is actively engaged in developing a regional approach to meeting the county's affordable housing needs. In addition, Metro participates in active conversations with the Puget Sound Regional Council's TOD Advisory Committee and the Housing Development Consortium's TOD Taskforce about regional development and TOD approaches.

The upcoming Equitable Transit-Oriented Communities Policy is expected to direct Metro to actively seek opportunities on its property to achieve equitable transit-oriented development outcomes, set program goals for the inclusion of affordable housing in those projects, and conduct regular assessments of its properties to identify and plan for their redevelopment where possible.

#### Department of Natural Resources and Parks

The Department of Natural Resources and Parks (DNRP) maintains more than 26,000 acres of parks and conservation land in King County. DNRP's Wastewater Treatment and Solid Waste Divisions also require a significant amount of land to conduct their essential services, and most of these activities are not compatible for co-location with affordable housing. However, DNRP does hold some properties with no active county uses that are identified as priority parcels with near-term feasibility.

## The Department of Local Services, Road Services Division

King County is directly responsible for maintaining almost 1,500 miles of bridges and roads. The Roads Services Division maintains a maintenance headquarters campus in Renton that serves as the Division's primary location for central administrative functions and specialized service. Another eleven satellite sites located throughout King County are used for the stockpiling and storage of waste, supplementary equipment, snow and ice, or other emergency response materials, and for project staging. All of these activities and uses are critical to Roads operations and require land use permits that are very difficult to acquire today, making relocation of these facilities impractical.

Roads' six regional maintenance shops and satellite sites are all critical and necessary to ensure efficient provision of critical public safety services and responses during severe weather and emergency events. Roads also has shared use agreements with the Washington State Department of Transportation (WSDOT) for some of the sites identified in this analysis, further complicating any potential change in use. With the nature of Roads' activities and uses, co-locating residential use on these sites would not be compatible.

### **III. INVENTORY AND FEASIBILITY ANALYSIS**

This section details the methodology, analysis, and key findings of this report. The Executive organized an interdepartmental work group to conduct the following feasibility analysis. Staff from the Office of Performance, Strategy, and Budget; the Housing, Homelessness, and Community Development Division of the Department of Community and Human Services; Facilities Management Division of the Department of Executive Services; the Permitting Division of the Department of Local Services; and the King County GIS Center developed the screening criteria and conducted or provided guidance on this analysis. Staff from the Roads Services Division, Metro Transit, and DNRP also provided detailed information and analysis of their departments' property portfolios.

#### **A. Initial Screening Methodology**

King County owns approximately 180,733 acres across 4,800 properties. In order to identify properties that are potentially developable for affordable housing, Executive staff developed criteria to narrow the list to the properties most likely to be feasible for development. These criteria were outlined in the Affordable Housing Report transmitted to the Council as part of Motion 15329 and was further developed, as outlined below.

#### Collaboration with Enterprise Community Partners' Home & Hope Initiative

Enterprise Community Partners' Home & Hope Initiative seeks to transform underutilized public and tax-exempt sites into affordable homes and early learning centers. The Home & Hope Mapping Tool<sup>11</sup> is an interactive tool to identify government-owned and tax-exempt properties

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<sup>11</sup> Link to Home & Hope Mapping Tool: <https://tinyurl.com/y76zf5kp>

using customizable criteria.<sup>12</sup> Enterprise Community Partners and Futurewise collaborated to compile and analyze data from the King County Assessor’s Office to create a dataset for the mapping tool. This tool and its criteria were a primary influence for the plan included in the Affordable Housing Report transmitted to the Council as part of Motion 15329. Additionally, this report uses their dataset as the starting point for this inventory and feasibility analysis.

### King County Criteria and Screening

In accordance with the plan for this inventory and feasibility analysis transmitted as part of Motion 15329, the King County GIS Center screened County-owned sites to create a property list that met the following criteria:

- within the Urban Growth Area;
- greater than 5,000 square feet;
- at least 5,000 square feet unencumbered by critical areas, including streams, lakes, rivers, wetlands, or landslide risk;
- at least 5,000 square feet unencumbered by operational storm water ponds or public right-of-way;
- less than 50 percent of the parcel is used as a park, airport runway, wastewater treatment plant, or pumping station;
- if in a census tract with greater than 49.5 percent of its population with incomes at or below 80 percent of the area median income, within a ¼ mile walk to a bus stop;<sup>13</sup>
- within 200 feet of a public sewer and road;
- a developable shape (an area to perimeter ratio greater than 0.2); and
- if a non-residential zoning category (industrial/manufacturing, commercial), a parcel or combination of adjacent parcels that are greater than 20,000 square feet.

This process resulted in an output of 535 parcels. With the exception of non-residential parcels under 20,000 square feet, this phase of analysis did not screen out properties based on current zoning.

County staff then conducted a manual review of this list to ensure parcels are owned by King County and have a combination of physical characteristics that make them potentially feasible for development of affordable housing. Parcels excluded through this manual review typically had difficult road access, steep slopes, or were storm water detention ponds not captured in the GIS screening process. Parcels that are primarily used as a storm drainage facility, but have some unused area, were included as potentially feasible.

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<sup>12</sup> Link to Home & Hope Mapping Tool criteria: <https://tinyurl.com/ycazxtut>

<sup>13</sup> The plan for this analysis states the inventory will include properties “either in high opportunity communities, such as those where households have access to good schools, transportation and economic opportunities to promote upward mobility, or in areas with close proximity to transit stations, as defined in RCW 9.91.025.” The U.S. Department of Housing and Urban Development uses this area median income threshold for funding eligibility. For the purposes of this report, “high opportunity areas” are census tracts in which fewer than 49.5 percent of its population have incomes at or below 80 percent of AMI.

County staff added 12 parcels due to their size, zoning capacity, or proximity to a future light rail station, or because staff from the landholding department identified them as potentially feasible for affordable housing. This resulted in a total of 214 parcels that are potentially feasible for development. Please see Appendix C for this list.

## **B. Potential Development Categories**

Affordable housing can be developed using numerous models, each of which are feasible under different conditions. After conducting a qualitative analysis of the list of potentially feasible parcels, staff identified three types of development to inform how and whether a given parcel should be prioritized.

### Multifamily Rental Housing

Affordable multifamily rental housing refers to apartment buildings that have received public subsidy and whose units are restricted to households with incomes at or below a certain income level. Most public funds available for the production of affordable housing are only feasible for multifamily rental housing. The Low Income Housing Tax Credit is the most robust public financing tool for income-restricted affordable rental housing, and is typically used for multifamily development rather than single family homes.<sup>14</sup> This is due to a number of factors, including banks' preference to finance larger loans<sup>15</sup>, the complexity of affordable housing financing tools discouraging smaller projects and developers,<sup>16</sup> and the affordability that comes from the smaller size of apartments as compared to single family homes. Parcels identified for this development category must have sufficient size and zoning capacity to be financially feasible.

### Affordable Homeownership

The low density characteristic of single family residential zones reduces the potential for affordable housing capacity, particularly because affordable housing developments are typically multifamily. In some contexts, however, affordable homeownership models, such as community land trusts, have been able to produce affordable housing in lower density zones. Community land trusts are nonprofit entities that provide affordable homeownership opportunities for lower-income households, while keeping ownership of the land in a central trust.<sup>17</sup> To ensure the home is affordable to the next buyer, the homeowner receives some, but not all, of the equity of the home when they sell.

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<sup>14</sup> U.S. Department of Housing and Urban Development, "What Happens to Low-Income Housing Tax Credit Properties at Year 15 and Beyond?", page 5: <https://tinyurl.com/y95ykhby>

<sup>15</sup> Urban Institute, "Single Family Rentals, a New Approach to Affordable Housing", page 5: <https://tinyurl.com/y8nl4vpg>

<sup>16</sup> Brookings Institute, "Making apartments more affordable starts with understanding the costs of building them": <https://tinyurl.com/y7soq78s>

<sup>17</sup> Grounded Solutions Network "Community Land Trusts": <https://tinyurl.com/yctnos57>

Homeownership is the primary source of wealth-building for the majority of Americans, and historically, communities of color have been largely excluded from federal subsidies for homeownership.<sup>18</sup> Transferring County-owned land for the development of permanently affordable homeownership housing could make development of affordable housing in single family residential zones feasible and help hundreds of families build intergenerational wealth over the next few decades.

The County currently has limited funding sources that can support opportunities for affordable homeownership development or preservation. The County is examining the feasibility of expanding homeownership through community land trusts in response to Motion 15539,<sup>19</sup> which requests the Executive conduct a study that identifies concrete actions that King County can take to develop and retain affordable housing in Skyway-West Hill and North Highline. While that analysis is focused on those unincorporated areas, Executive staff expect it will also enhance understanding of whether and what additional funding sources are needed to support permanently affordable homeownership.

#### Co-location of Housing and County Uses

The most desirable properties for affordable housing development are generally also desirable for other county uses. This creates a tension between needs for affordable housing and for providing essential government services in central or convenient locations. Co-location of affordable housing with complementary county uses could lead to synergistic outcomes, such as transit-oriented development. King County Metro owns the majority of the parcels that could be candidates for this strategy, but there are also opportunities for co-location of housing with district courts, parks, community and public health services, and other county office space.

The co-location strategy is particularly innovative, but more time-consuming and potentially more expensive to implement. This is in part because co-locating multiple uses on a single site will likely require a more complex and potentially taller structure. Construction using concrete and steel, which is typically required for buildings taller than six stories, increases the cost per square foot. However, developing affordable housing in centrally located areas with high access to opportunity may create a public benefit great enough to justify the complexity.

#### **C. Characteristics of Parcels to Prioritize**

This section identifies key characteristics that make a parcel particularly feasible for affordable housing based on the previous analysis in this report. The Executive used these characteristics to prioritize the 214 potentially developable parcels and produce the list found in “D. Priority Parcels with Near-term Feasibility.”

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<sup>18</sup> Economic Policy Institute “Housing discrimination underpins the staggering wealth gap between blacks and whites”: <https://tinyurl.com/y8kpultr>

<sup>19</sup> Link to Motion: <https://tinyurl.com/y87qlsu8>

### Zoning Capacity

Parcels zoned for higher densities have the greatest potential for affordable housing. This is due to three main factors: the zoning allows for more units on a given site; most available funding is only feasible for multifamily housing; and the economies of scale of larger buildings can reduce the cost per unit. Many of the County-owned parcels zoned for single family residential are located in high opportunity neighborhoods. In some cases, the public benefit of providing housing in these high opportunity areas may justify the increased per-unit cost.

### Size

Larger parcels have more capacity for affordable housing. Additionally, larger parcels are more economically feasible and therefore should be prioritized for development over smaller parcels identified in this analysis. HHCDD staff indicate that parcels that have the capacity for only one single family home are unlikely to be economically feasible for an affordable homeownership organization to develop, even if the land is donated at no cost. Even if a parcel is zoned for higher densities, it may be too small to allow for enough units to be financially feasible.

### High Opportunity Areas

All residents of King County should have convenient access to the services, education, and employment opportunities necessary for all persons to thrive, regardless of their income. Past and current discriminatory policies and practices have inequitably distributed those opportunities throughout the region, with higher income communities often having better amenities. Meanwhile, those same communities disproportionately lack affordable housing.<sup>20</sup> Additionally, there is some evidence that residents of affordable housing have better long term outcomes if they live in wealthier areas.<sup>21</sup> Therefore, this analysis places a priority on parcels in high opportunity areas or in particularly central locations.

### Proximity to High Capacity Transit

Transit-oriented affordable housing provides residents with access to jobs, services, and other amenities. Proactively developing affordable housing in areas with planned transit infrastructure investment can also mitigate displacement impacts. The GIS analysis for this report included County-owned parcels within a ¼ mile walk of a transit stop. However, not all transit stops are equal. Parcels in close proximity to high capacity transit, such as light rail or Rapid Ride bus service, were therefore prioritized for inclusion in the following section.

### Near-term Opportunities

Parcels that are vacant or have no active county uses could be developed in the near term without disrupting county operations, significantly increasing feasibility. Although this characteristic

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<sup>20</sup> Puget Sound Regional Council, “Fair Housing and Equity Assessment for the Central Puget Sound Region,” 2014. <https://tinyurl.com/y7x4l4hb>

<sup>21</sup> American Economic Review, “The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment.” <https://tinyurl.com/y87mfqf3>

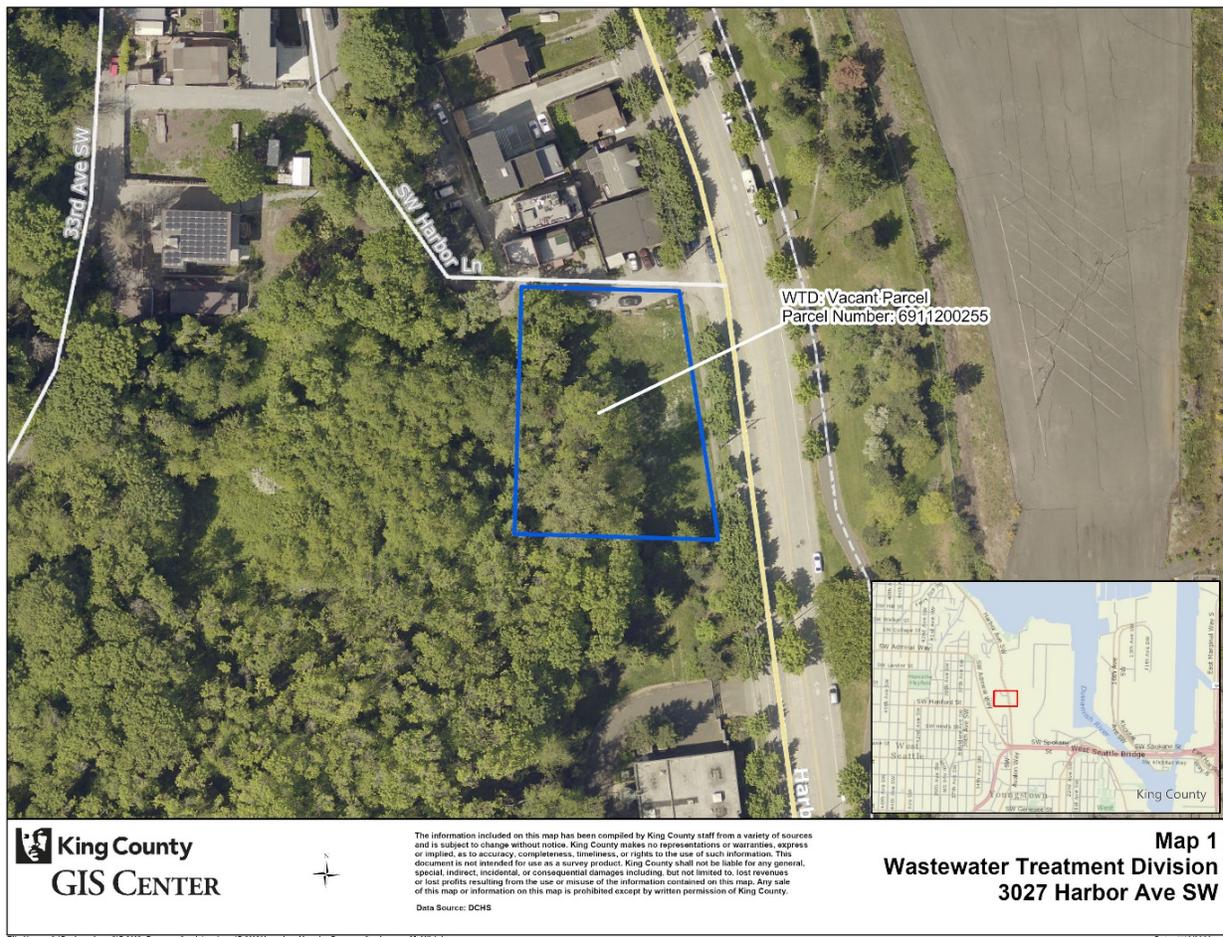
increases feasibility, it should be considered in context with other similarly important characteristics, as it does not indicate that a parcel is more desirable for future residents long-term.

## D. Priority Parcels with Near-term Feasibility

The following parcels have a combination of the characteristics described in the previous section that make them particularly desirable for affordable housing. The current zoning and county uses also make them more feasible in the near term. See more information about these parcels in Appendix A.

3027 Harbor Ave SW, Seattle WA 98126 (Parcel number 6911200255)

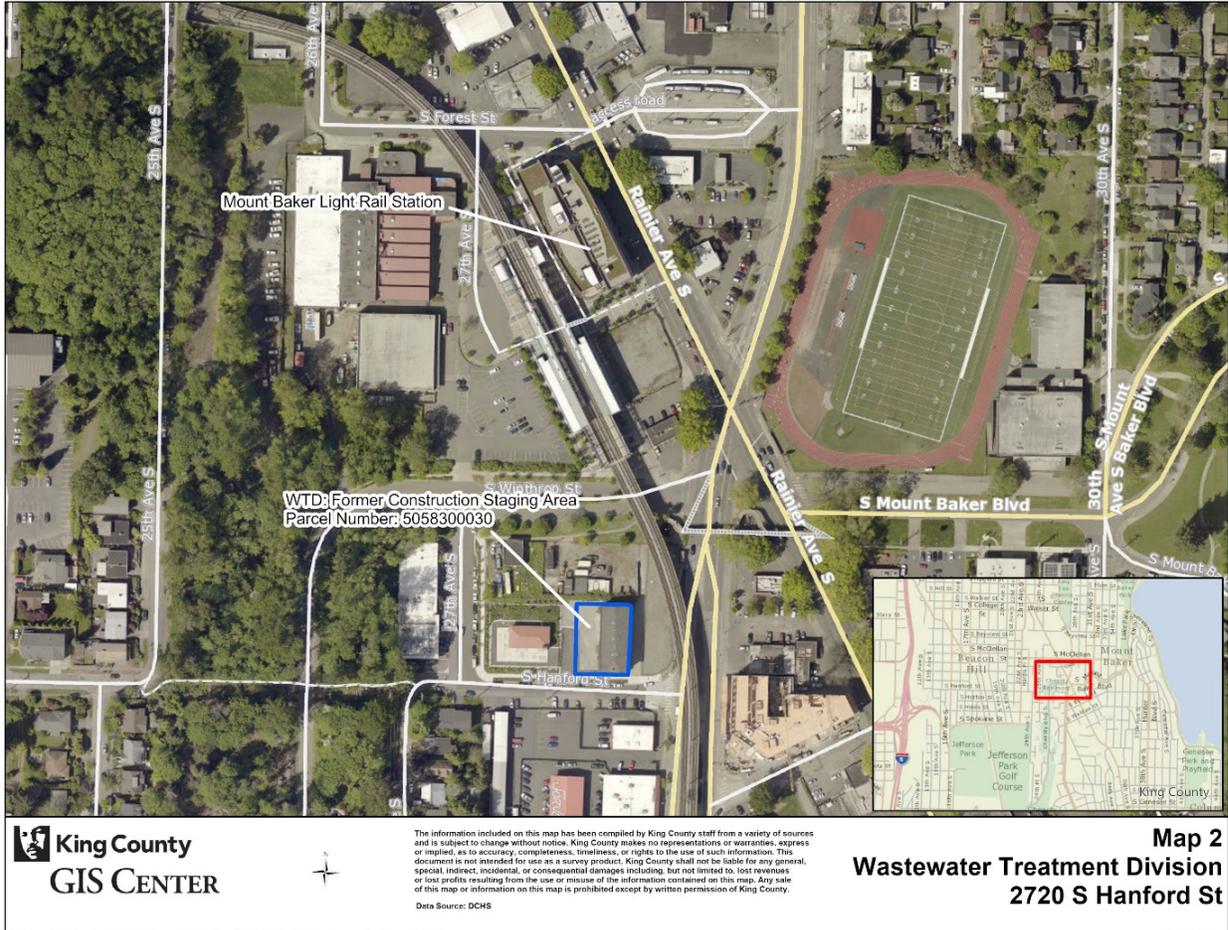
- Size: 0.53 acres
- Zoning: Commercial 1 – 55'
- Other Features: High Opportunity Area; Proximity to High Capacity Transit



This site is north of the West Seattle Bridge, over half an acre, vacant, and adjacent to a wastewater pumping station. The site is mostly flat and in close proximity to the Rapid Ride D line. King County also owns some adjacent parcels, parts of which could be included in the development of this site.

2720 S Hanford St, Seattle WA 98144 (Parcel Number 5058300030)

- Size: 0.22 acres
- Zoning: Neighborhood Commercial 3 – 55’ (M)
- Other Features: High Opportunity Area; Close Proximity to High Capacity Transit

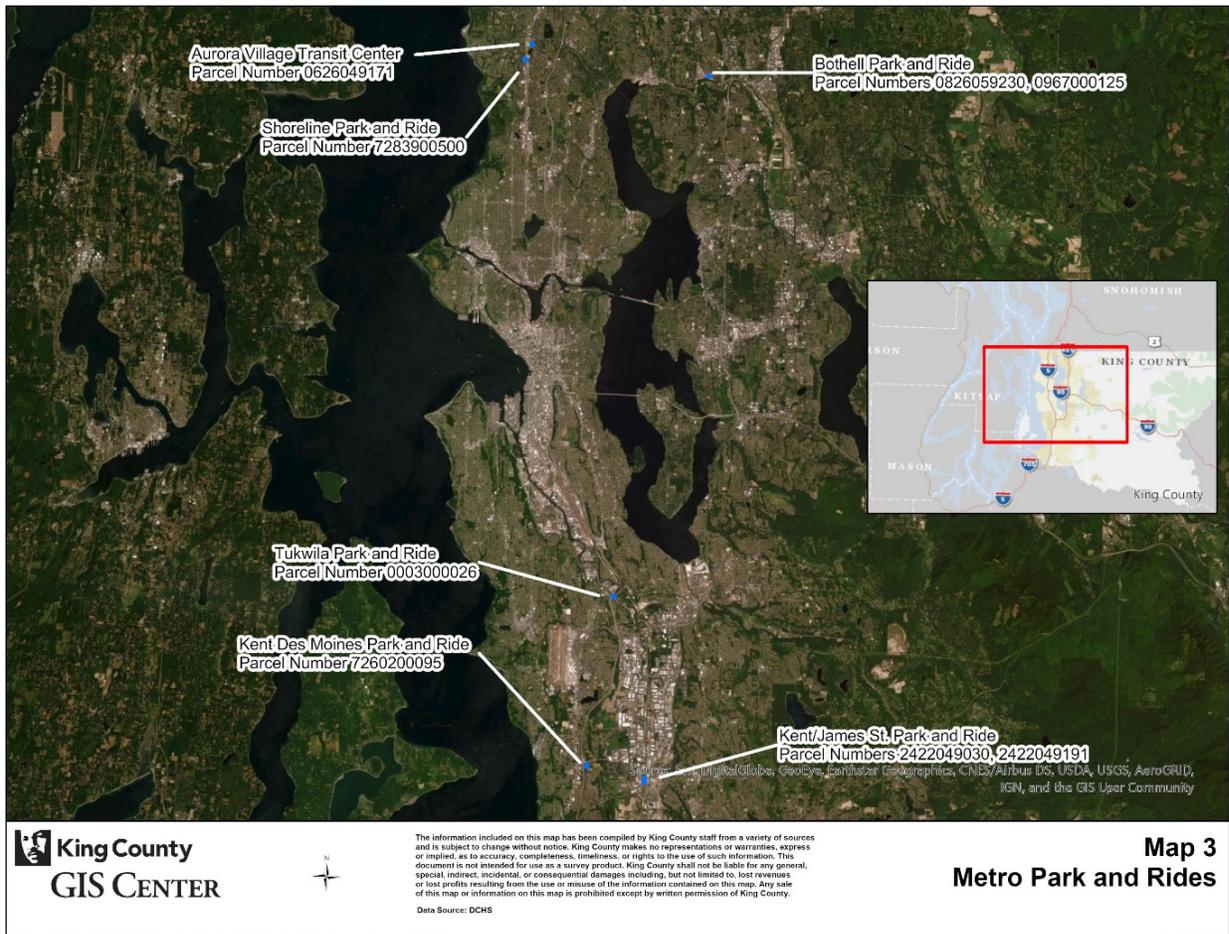


This site is only one block from the Mount Baker Light Rail Station and zoned for higher density development. The site was purchased as part of a Wastewater Treatment Division capital project but is not critical for ongoing operations. The site contains a two-story former church and is relatively small at 9,700 square feet.

Metro Park & Rides (Multiple Parcels)

**Park & Rides Zoned Multi-Family Not Currently Planned for Redevelopment**

Site	Size	Zoning	Other Features
Aurora Village Transit Center	4 acres	Mixed Business	Close Proximity to High Capacity Transit
Bothell Park & Ride	2.5 acres	Downtown Neighborhood	Close Proximity to Transit, High Opportunity Area
Kent Des Moines Park & Ride	5.3 acres	Community Commercial	Close Proximity to High Capacity Transit, High Opportunity Area
Kent/James St Park & Ride	9.6 acres	Downtown Commercial Enterprise	Close Proximity to High Capacity Transit
Shoreline Park & Ride	5.3 acres	Mixed Business	Close Proximity to High Capacity Transit, High Opportunity Area
Tukwila Park & Ride	4.1 acres	Regional Commercial Mixed Use	Close Proximity to Transit



King County is actively pursuing development of affordable housing at the Burien Transit Center, Kenmore Park & Ride, and Northgate Park & Ride. Six Park & Ride sites with surface parking only that are zoned for multifamily residential uses are not currently planned for redevelopment. These are outlined in the table above.

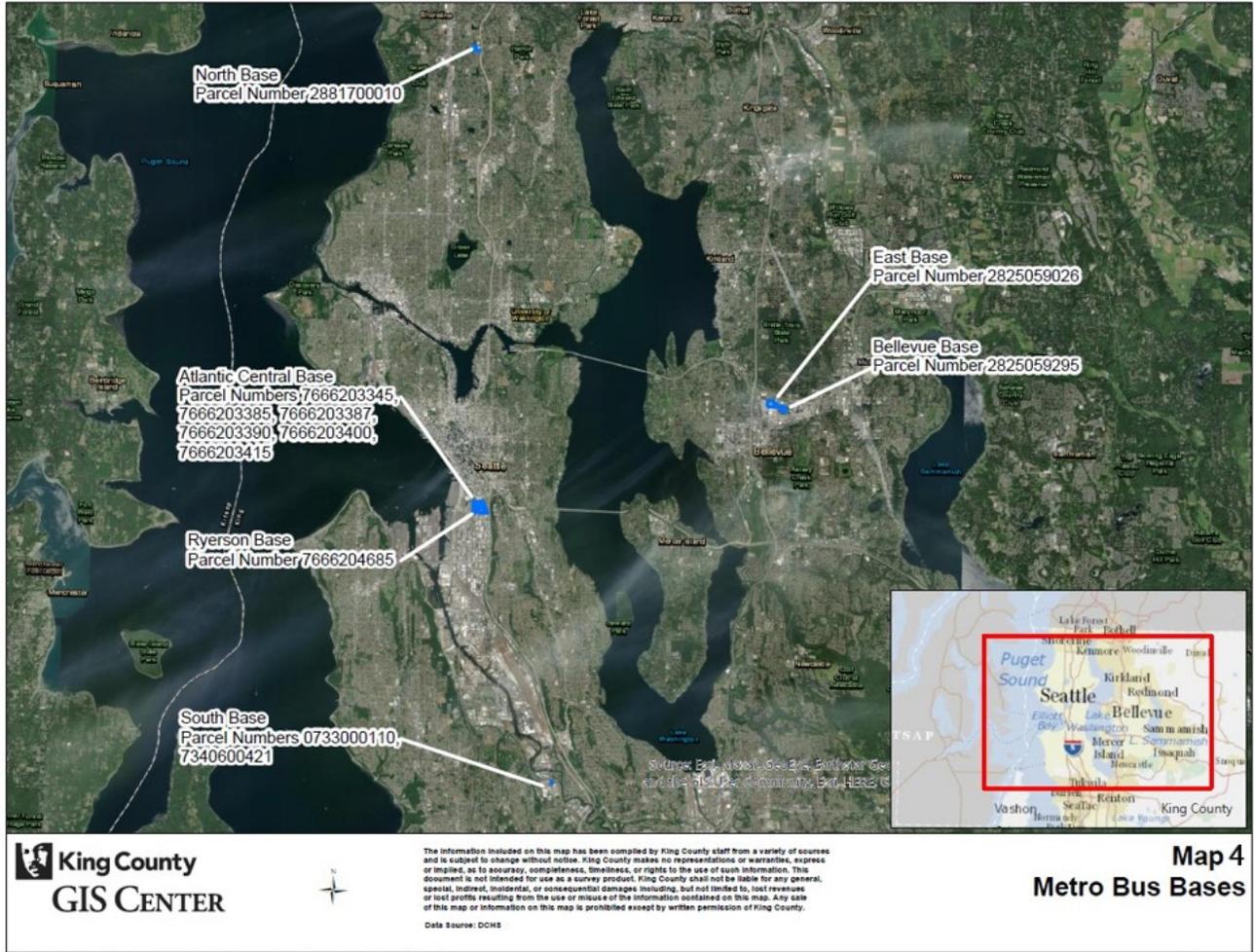
Park & Ride sites, particularly those that are currently entirely surface parking lots, are among the most feasible parcels for development of affordable housing. Many Park & Rides are large enough to develop both structured parking and multifamily housing such that the Park & Ride maintains or even expands its current capacity for parking. Metro implemented this approach at both the South Kirkland Park & Ride and the Village at Overlake Station sites.

**E. Priority Parcels to Monitor for Feasibility Long Term**

The following parcels are not currently feasible for the development of affordable housing, either due to zoning or active county uses. However, should conditions change, they are highly desirable County-owned properties from an affordable housing perspective. See more information about these parcels in Appendix B.

Metro Bases (Multiple Parcels)

Site	Size	Zoning	Other Features
Atlantic/Central Base	25.3 acres	Industrial/Manufacturing	Close Proximity to High Capacity Transit
East Base, Bellevue Base	24.9 acres	BelRed Office Residential-2, BelRed Residential	Close Proximity to Transit, High Opportunity Area
North Base	11.4 acres	Single-Family Residential, Multi-family Residential	Close Proximity to Transit
Ryerson Base	8.9 acres	Industrial/Manufacturing	Close Proximity to High Capacity Transit, High Opportunity Area
South Base	19.7 acres	Industrial/Manufacturing	Close Proximity to Transit



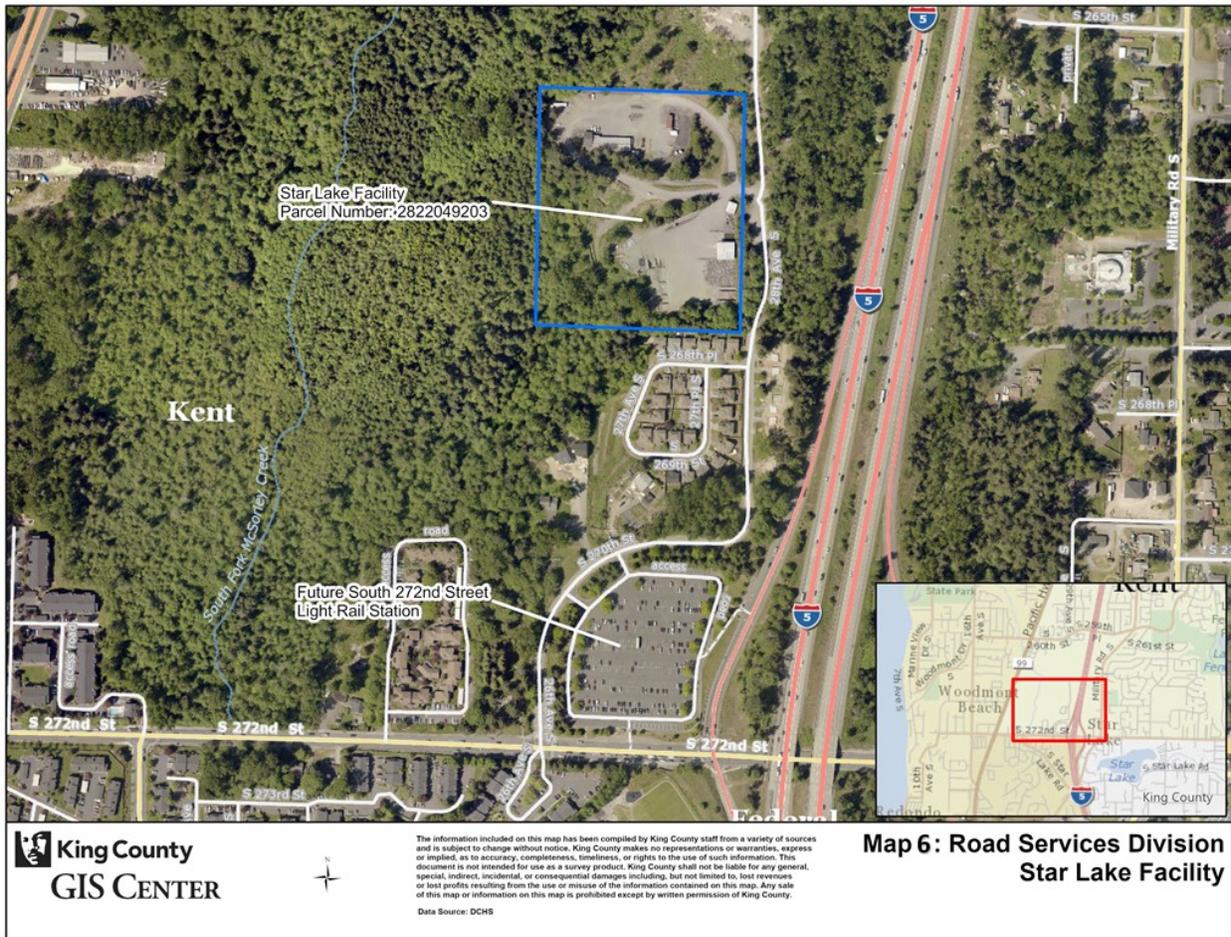
King County Metro requires a significant amount of land to conduct essential operations. Most of these parcels are zoned industrial and are not feasible for affordable housing at this time. Metro holds 34 acres in SODO, which are adjacent to the highest density neighborhoods in King County, yet only a few buildings on this site are taller than one story. Metro East and Bellevue Bases are near the Spring District in Bellevue, a high opportunity area with a future Light Rail station. Over the long term, co-location of housing may become a compatible use with some of Metro’s operations, particularly after the electric bus fleet conversion eliminates the environmental hazard of exhaust fumes. The King County Metro Equitable Transit-Oriented Communities Policy will provide direction on these and other Metro properties.



County staff report that the City of Maple Valley is eager for King County to develop or sell this property.

Roads Star Lake Facility, 26701 28th Ave S, Kent WA 98032 (Parcel Number 2822049203)

- Size: 10.7 acres
- Zoning: Single-Family Residential
- Other Features: Close Proximity to Future High Capacity Transit

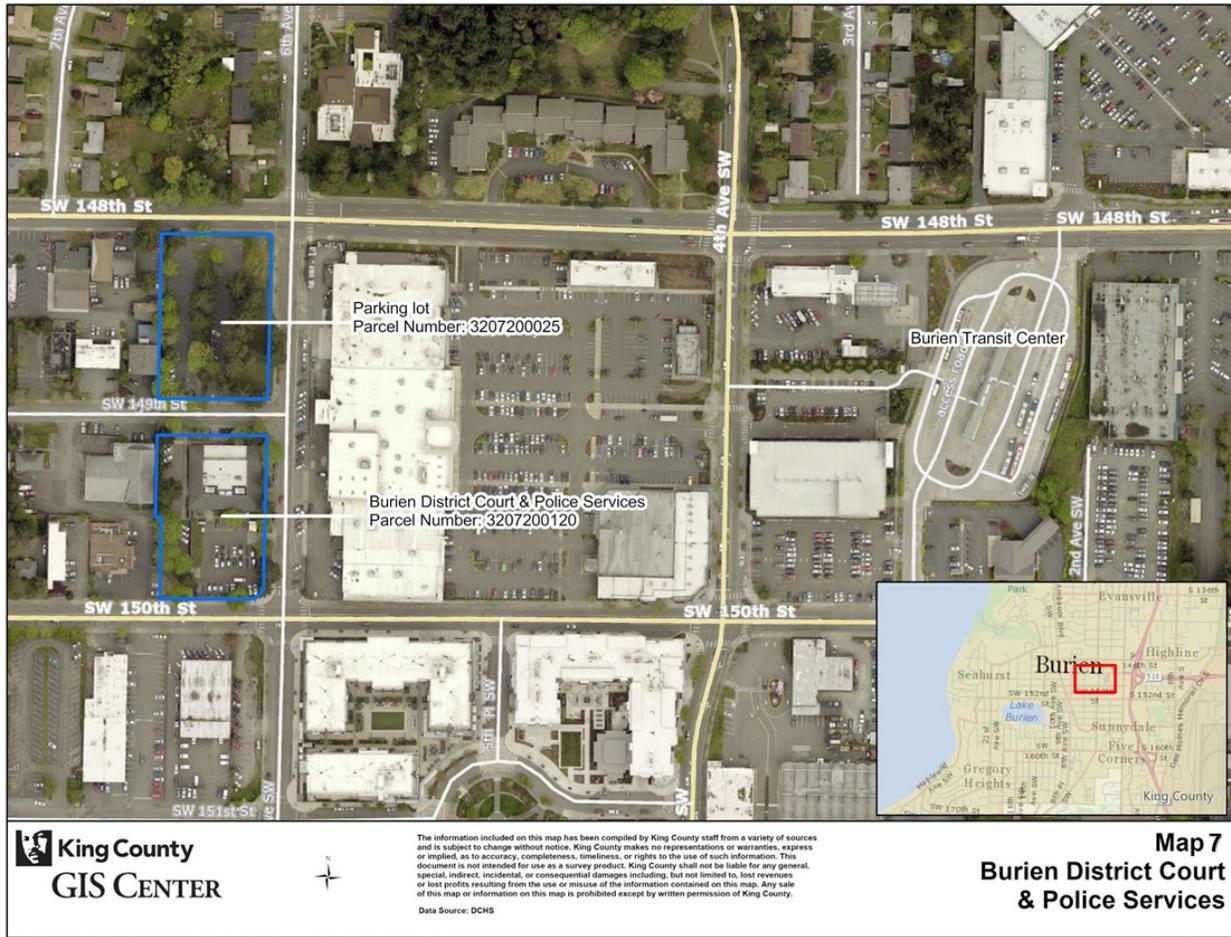


This Roads parcel is over ten acres in size and will be near the light rail station at South 272<sup>nd</sup> Street in Kent. About half of the parcel is sloped and not feasible for development.

This site is critical to Roads operations and is part of a shared use agreement with the Washington State Department of Transportation. Co-location would not be appropriate with the current industrial uses on the site. The site is also not currently zoned to allow multi-family residential, which significantly reduces feasibility of this site.

Burien District Court and Police Services, 601 SW 149th St, Burien WA 98166 (Parcel Numbers 3207200120 and 3207200025)

- Size: 2.2 acres
- Zoning: Downtown Commercial
- Other Features: Close Proximity to High Capacity Transit



Burien has experienced significant development of multifamily housing in its downtown core over recent years. This site is over two acres and less than half a mile from the Burien Transit Center. Half of the site is a parking lot. Any future redevelopment of this property must be coordinated with and address the needs of the District Court and King County Sheriff.

## F. Implementation Considerations

Before moving forward with development on any of the parcels identified in this report, King County must analyze numerous factors to determine the feasibility of a particular site. This report serves as an initial feasibility analysis and does not conduct an in-depth analysis of each potentially feasible parcel.<sup>22</sup> Going forward, DCHS will serve as the lead entity in coordinating

<sup>22</sup> Additional feasibility work required may include consultation with the relevant jurisdiction, surveys, environmental, geotechnical, and financial feasibility analyses, for example, and would require additional resources.

with landholding departments, local jurisdictions, and other entities interested in housing development on a County-owned parcel. DCHS will develop an appropriate process for selecting a developer to construct affordable housing, and coordinate with the Facilities Management Division for the property disposition process.

This section provides a brief overview of the most common factors that may limit feasibility of the development of affordable housing.

Zoning

A jurisdiction’s long-range comprehensive plan land use designation dictates the zoning of a particular parcel and has a significant impact on its feasibility for affordable housing. However, this report does not automatically rule out parcels in zones that do not allow for residential uses, as land use designations and zoning can change in the long term. The table below groups the 214 parcels in this analysis by broad zoning categories, as the specific classifications vary significantly from jurisdiction to jurisdiction.

<b>Zoning Category</b>	<b>Total Acres</b>	<b>Number of Parcels</b>
Single Family Residential	341	100
Mixed Use/Multi-Family Residential	232	43
Industrial/Manufacturing/Aviation and Transportation	204	43
Park/Open Space	48	7
Commercial or Office/Business Park	53	11
Central Business District	17	7
Public Use/Institutional	16	3

Availability of Financial Resources to Support Affordable Housing Development

Despite King County’s recent significant new investments in affordable housing, the region still lacks sufficient funding to meet the affordable housing needs. Currently, funds are not available to construct affordable housing on all feasible County-owned properties. Additionally, each fund source for affordable housing comes with specific restrictions, frequently related to geography or proximity to transit. These restrictions reduce feasibility for some County-owned parcels.

Legal Constraints to Transferring Land at Less than Fair Market Value

Whether surplus real property can be transferred at less than fair market value involves site by site analysis of individual properties. Depending on the property, a variety of statutory and legal restrictions could prevent transfer at less than fair market value, including contractual obligations; funding source restrictions; and statutory requirements. King County will need to conduct site-specific legal analyses to determine what restrictions may apply.

#### IV. CONCLUSION AND NEXT STEPS

As identified by the Regional Affordable Housing Task Force, the region will need to “employ all the tools it has available”<sup>23</sup> to build or preserve the units necessary to fully address the current affordable housing crisis. This report finds there are significant potential opportunities to address the countywide need for affordable housing through development of County-owned properties. However, this report does not recommend prioritizing funding for projects on County-owned property over other development opportunities that are more feasible and ready for development. The most feasible County-owned parcels are:

- large;
- flat;
- zoned for multifamily uses;
- have access to roads and utilities;
- have limited or no active county uses; and
- located in high opportunity areas with convenient access to high-capacity transit.

In alignment with the King County Strategic Plan, the Executive will undertake the following actions to further King County’s goal to increase access to quality housing that is affordable to all:<sup>24</sup>

(1) Prioritize the transfer of the first two priority properties identified in this report to organizations that are led by and serve Black, Indigenous, and people of color.

The Executive will seek to transfer the first two priority properties identified in this report (3027 Harbor Ave SW and 2720 S Hanford St) to organizations that are led by and serve Black, Indigenous, and people of color (BIPOC). The Executive will facilitate a community-driven planning process to envision the future use and ownership of these properties, informed by site-specific feasibility analyses conducted by Enterprise Community Partners. If this planning process determines the sites are not feasible for affordable housing development, the Executive will explore the potential for other community uses on the properties. The Executive will ensure financial feasibility for the envisioned projects before transferring any property to a BIPOC organization, and if there is no interest in these properties, the Executive will identify alternative properties.

(2) Continue to Develop a Pipeline of County Owned Properties for Affordable Housing

The methodology used in this report provides a basis for county departments to assess affordable housing feasibility as part of their ongoing property management and capital planning efforts. As part of the Capital Project Management Work Group, Metro, DNRP, Roads, FMD, and DCHS

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<sup>23</sup> Link to King County Regional Affordable Housing Task Force Final Report and Recommendations: <https://tinyurl.com/ybtgmfig>

<sup>24</sup> Link to King County Strategic Plan: <https://tinyurl.com/y7m8ddkg>

will continue to coordinate to develop a pipeline of affordable housing projects on County-owned property using the multifamily rental housing, permanent affordable homeownership, and co-location development categories identified in this report. The Executive will focus initial pipeline development efforts on the sites with near-term feasibility as identified in Section III. D of this report. King County will likely need to engage consultants, including through its existing Home & Hope contract with Enterprise Community Partners and as funding is available,<sup>25</sup> to further explore site feasibility for County-owned properties moving through this pipeline.

### (3) Establish Clear, Accessible, and Transparent Processes for Community Engagement and Equitable Development Regarding the Use of County-owned Properties for Affordable Housing

Recognizing that the input of communities is essential to developing County-owned property, the Executive will deliver a plan to the Council by September 30, 2021 establishing a clear, accessible, and transparent process for community engagement and equitable development of the properties identified in this report.

In addition, that plan will include strategies to facilitate community-driven development of County-owned properties in areas where residents are at high risk of displacement. The Executive will coordinate with DCHS, the Office of Performance, Strategy and Budget, RES, landholding departments, local jurisdictions, and community members to identify:

- information about processes, goals, and limitations related to affordable housing development and the transfer of County-owned property and how to share this information with the public;
- existing and potential new opportunities to provide input;
- methods to create flexibility within county plans, the property disposition process, funding restrictions, and other policies to respond to community vision for the properties identified in this report; and
- best practices to implement accountability to historically marginalized or disadvantaged communities in county decision-making processes.

King County will continue to leverage the best tools and properties available to increase the supply of affordable housing for residents across King County. Moving forward, the Executive will work with the Council to provide a midpoint update on the community engagement and equitable development plan in early 2021. In addition, DCHS will share this report and subsequent actions with the King County Affordable Housing Committee. Finally, the Executive will transmit an update to this report to the Council in 2024, in advance of the 2025-2026 budget.

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<sup>25</sup> In the 2017-2018 and 2019-2020 biennium budgets, King County allocated \$125,000 and \$390,000, respectively, to the Hope & Hope program.

**V. APPENDICES**

The following appendices provide more detailed information for priority parcels with near-term feasibility (Appendix A), parcels that are not currently feasible, but should be monitored for feasibility long term (Appendix B), and all potentially developable parcels (Appendix C). Each appendix is first organized by the landholding department or division, followed by parcel number in ascending order. The data for these tables come from the King County Assessor’s Office, the Enterprise Community Partners Home & Hope Mapping Tool, and King County staff.

**Appendix A: Priority Parcels with Near-term Feasibility for Development of Affordable Housing**

Department/Division	Parcel Number	Current Use/Name	Comments/Notes/Future Plans	Square Feet	Zoning Category	Council District	Jurisdiction	Address	Zip code
King County Transit	0003000026	Tukwila Park and Ride	Near-term opportunity for affordable housing	178,640	Mixed Use Commercial/Office	District 8	Tukwila	13445 Interurban Ave S, Tukwila	98168
King County Transit	0626049171	Aurora Village Transit Center	Near-term opportunity for affordable housing	173,687	Mixed Use Commercial/Office	District 1	Shoreline	1524 N 200th St, Shoreline	98133
King County Transit	0826059230	Bothell Park and Ride	Near-term opportunity for affordable housing	106,821	Mixed Use	District 1	Bothell	10320 Woodinville Dr, Bothell	98011
King County Transit	2422049030	Kent/James Park and Ride	Near-term opportunity for affordable housing	70,240	Central Business District	District 5	Kent	902 W James St, Kent	98032
King County Transit	2422049191	Kent/James Park and Ride	Near-term opportunity for affordable housing	347,032	Central Business District	District 5	Kent	902 W James St, Kent	98032
King County Transit	7260200095	Kent Des Moines Park and Ride	Near-term opportunity for affordable housing	231,739	Mixed Use	District 5	Kent	23405 Military Rd S, Kent	98032
King County Transit	7283900500	Shoreline Park and Ride	Near-term opportunity for affordable housing	232,544	Mixed Use Commercial/Office	District 1	Shoreline	18821 Aurora Ave N, Shoreline	98133
King County Wastewater Treatment Division	5058300030	Former church	Near-term opportunity for affordable housing	9,730	Mixed Use	District 2	Seattle	2720 S Hanford St, Seattle	98144
King County Wastewater Treatment Division	6911200255	Vacant	Near-term opportunity for affordable housing	23,083	Commercial	District 8	Seattle	3027 Harbor Ave SW, Seattle	98126

**Appendix B: Priority Parcels to Monitor Long-term for Feasibility for Development of Affordable Housing**

Department/Division	Parcel Number	Current Use/Name	Comments/Notes/Future Plans	Square Feet	Zoning Category	Council District	Jurisdiction	Address	Zip code
Facilities Management Division (District Court)	3207200120	District Court and Police Services	Long-term opportunity for affordable housing	47,051	Central Business District	District 8	Burien	601 SW 149th St, Burien	98166
Facilities Management Division (King County Sheriff)	3207200025	Parking Lot	Long-term opportunity for affordable housing	48,538	Central Business District	District 8	Burien	600 SW 148th St, Burien	98166
King County Road Services Division	2822049203	Star Lake Facility	Long-term opportunity for affordable housing	466,963	Single-Family Residential	District 5	Kent	26701 28th Ave S, Kent	98032
King County Road Services Division	3422069006	Summit Place	Long-term opportunity for affordable housing	5,347,346	Mixed Use	District 9	Maple Valley	N/A	98038
King County Transit	0733000071	South Base	Long-term opportunity for affordable housing	8,466	Industrial/Manufacturing	District 8	Tukwila	N/A	98168
King County Transit	0733000110	South Base	Long-term opportunity for affordable housing	24,000	Industrial/Manufacturing	District 8	Tukwila	N/A	98168
King County Transit	2067800010	North Base	Long-term opportunity for affordable housing	122,400	Multi-Family Residential	District 1	Shoreline	2141 N 165th St, Shoreline	98133
King County Transit	2825059026	East Base	Long-term opportunity for affordable housing	717,620	Mixed Use	District 6	Bellevue	1975 124th Ave NE, Bellevue	98005
King County Transit	2825059295	Bellevue Base	Long-term opportunity for affordable housing	367,180	Multi-Family Residential	District 6	Bellevue	1790 124th Ave NE, Bellevue	98005
King County Transit	2881700010	North Base	Long-term opportunity for affordable housing	178,942	Single-Family Residential	District 1	Shoreline	16300 Meridian Ave N, Shoreline	98133
King County Transit	2881700160	North Base	Long-term opportunity for affordable housing	166,300	Single-Family Residential	District 1	Shoreline	N/A	98133
King County Transit	2881700161	North Base	Long-term opportunity for affordable housing	27,000	Single-Family Residential	District 1	Shoreline	2141 N 165th St, Shoreline	98133
King County Transit	7340600421	South Base	Long-term opportunity for affordable housing	847,677	Industrial/Manufacturing	District 8	Tukwila	12100 E Marginal Way S, Tukwila	98168
King County Transit	7666203345	Atlantic Central Base	Long-term opportunity for affordable housing	190,839	Industrial/Manufacturing	District 8	Seattle	1523 Airport Way S, Seattle	98134
King County Transit	7666203385	Atlantic Central Base	Long-term opportunity for affordable housing	32,100	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666203387	Atlantic Central Base	Long-term opportunity for affordable housing	287,304	Industrial/Manufacturing	District 8	Seattle	1333 Airport Way S, Seattle	98134
King County Transit	7666203390	Atlantic Central Base	Long-term opportunity for affordable housing	32,100	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666203400	Atlantic Central Base	Long-term opportunity for affordable housing	31,264	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666203415	Atlantic Central Base	Long-term opportunity for affordable housing	461,929	Industrial/Manufacturing	District 8	Seattle	1500 6th Ave S, Seattle	98134
King County Transit	7666204660	Atlantic Central Base	Long-term opportunity for affordable housing	18,650	Industrial/Manufacturing	District 8	Seattle	1523 6th Ave S, Seattle	98134
King County Transit	7666204665	Atlantic Central Base Operations	Long-term opportunity for affordable housing	48,070	Industrial/Manufacturing	District 8	Seattle	1505 6th Ave S, Seattle	98134
King County Transit	7666204685	Ryerson Base	Long-term opportunity for affordable housing	386,174	Industrial/Manufacturing	District 8	Seattle	1200 4th Ave S, Seattle	98134

**Appendix C: King County-Owned Parcels Potentially Feasible for Development of Affordable Housing (inclusive of parcels in Appendix A and B)**

Department/Division	Parcel Number	Current Use/Name	Comments/Notes/Future Plans	Square Feet	Zoning Category	Council District	Jurisdiction	Address	Zip code
Facilities Management Division	0623049375	Former Wilderness Technology Alliance Site	Redevelopment for COVID isolation and recovery	36,465	Multi-Family Residential	District 8	King County	206 SW 112th St, Seattle	98146
Facilities Management Division	0623049405	Food Bank and Mary's Place Shelter	Planned for redevelopment for affordable housing	122,317	Single-Family Residential	District 8	King County	10821 8th Ave SW, Seattle	98146
Facilities Management Division	0739850060	Vacant	Tax Title Property	16,574	Single-Family Residential	District 5	Kent	N/A	98031
Facilities Management Division	0741500180	Vacant	Tax Title Property	16,255	Single-Family Residential	District 5	Renton	N/A	98058
Facilities Management Division	0942000860	King County Courthouse	Downtown Civic Campus Planning	57,120	Mixed Use Commercial/Office	District 8	Seattle	516 3rd Ave, Seattle	98104
Facilities Management Division	0942000920	County Admin Building	Downtown Civic Campus Planning	59,280	Mixed Use Commercial/Office	District 8	Seattle	500 4th Ave, Seattle	98104
Facilities Management Division	0942001010	King County Correctional Facility	Downtown Civic Campus Planning	57,256	Mixed Use Commercial/Office	District 8	Seattle	500 5th Ave, Seattle	98104
Facilities Management Division	0942001050	Goat Hill Parking Garage	Downtown Civic Campus Planning	82,432	Mixed Use Commercial/Office	District 8	Seattle	415 6th Ave, Seattle	98104
Facilities Management Division	0942001095	Jefferson Day Center	Downtown Civic Campus Planning	4,260	Mixed Use Commercial/Office	District 8	Seattle	420 4th Ave, Seattle	98104
Facilities Management Division	0942001105	Chinook Building	Downtown Civic Campus Planning	28,320	Mixed Use Commercial/Office	District 8	Seattle	401 5th Ave, Seattle	98104
Facilities Management Division	0942001150	Yesler Building	Downtown Civic Campus Planning	16,266	Mixed Use	District 8	Seattle	400 Yesler Way, Seattle	98104
Facilities Management Division	1024059050	Eastgate Public Health	Continue current use	179,903	Mixed Use Commercial/Office	District 6	Bellevue	14350 SE Eastgate Way, Bellevue	98007
Facilities Management Division	1079450470	Vacant	Tax Title Property	55,756	Single-Family Residential	District 9	King County	N/A	98059
Facilities Management Division (DCHS)	1148300010 – 1148300500	Brooks Village <sup>26</sup>	Critical areas and difficult road access	199,937	Single-Family Residential	District 2	King County	N/A	98178
Facilities Management Division	1224059163	Vacant	Tax Title Property	64,033	Single-Family Residential	District 6	Bellevue	N/A	98008
Facilities Management Division	1322049158	Former Econolodge	Motel for COVID isolation and recovery	67,865	Mixed Use Commercial/Office	District 5	Kent	1233 Central Ave N	98032
Facilities Management Division	1622059005	Vacant	Critical areas and steep slope	1,742,400	Single-Family Residential	District 5	Kent	N/A	98031
Facilities Management Division	1722800985	Fleet Maintenance Facility	Continue current use	78,357	Industrial/Manufacturing	District 8	Seattle	5815 Padilla Pl S, Seattle	98108

<sup>26</sup> Brooks Village was previously platted for single family development and is comprised of 44 lots. For the purpose of this report, it is referred to as a single parcel.

Facilities Management Division	1759701890	Houghton Landfill	Continue current use	1,106,859	Park/Golf Course/Trail/Open Space	District 6	Kirkland	11724 NE 60th St, Kirkland	98033
Facilities Management Division	1790300450	Vacant	Tax Title Property	33,666	Single-Family Residential	District 9	Kent	N/A	98042
Facilities Management Division	1924049051	Ardagh Glass Site	Currently leased to private company	203,375	Industrial/Manufacturing	District 8	Seattle	5245 E Marginal Way S, Seattle	98108
Facilities Management Division	1924049070	Manson Construction Lease	Currently leased to private company	201,324	Industrial/Manufacturing	District 8	Seattle	N/A	98108
Facilities Management Division	2124049241	Historic Comet Lodge Cemetery	Continue current use	89,600	Single-Family Residential	District 2	Seattle	2000 S Graham St, Seattle	98108
Facilities Management Division	2426049132	Vacant	Critical areas and steep slope	375,303	Single-Family Residential	District 1	Kirkland	N/A	98034
Facilities Management Division	2822069003	Vacant	Tax Title Property, critical area	25,954	Park/Golf Course/Trail/Open Space	District 9	Maple Valley	N/A	98038
Facilities Management Division	2908700085	Youth Detention Center	Evaluate surplus area for affordable housing	365,674	Mixed Use	District 8	Seattle	300 12th Ave, Seattle	98122
Facilities Management Division	3026049025	Parking lot to Meridian property	Continue current use	77,889	Mixed Use	District 4	Seattle	10501 Meridian Ave N, Seattle	98133
Facilities Management Division	3026049147	Meridian Center for Health	Continue current use	60,273	Mixed Use	District 4	Seattle	10521 Meridian Ave N, Seattle	98133
Facilities Management Division	3579000850	Vacant	Tax Title Property, steep slope	122,539	Park/Golf Course/Trail/Open Space	District 1	Kenmore	N/A	98028
Facilities Management Division	5247800795	King Street Center	Continue current use	57,437	Mixed Use	District 8	Seattle	201 S Jackson St, Seattle	98104
Facilities Management Division	6187100710	Vacant	Tax Title Property	54,885	Single-Family Residential	District 5	Kent	N/A	98042
Facilities Management Division	7681900070	Federal Way Public Health	Continue current use	113,274	Office/Business Park	District 7	Federal Way	33431 13th Pl S, Federal Way	98003
Facilities Management Division	7696630490	Vacant	Tax Title Property	10,774	Single-Family Residential	District 7	King County	N/A	98001
Facilities Management Division	7805460820	Vacant	Tax Title Property	64,016	Single-Family Residential	District 6	Bellevue	N/A	98006
Facilities Management Division	7812500340	Vacant	Tax Title Property	6,493	Single-Family Residential	District 2	King County	N/A	98178
Facilities Management Division	7949300095	Youth Detention Center	Evaluate surplus area for affordable housing	27,280	Commercial	District 8	Seattle	N/A	98122
Facilities Management Division	8061000040	County Archives	Continue current use	24,807	Commercial	District 8	Seattle	1215 E Fir St, Seattle	98122
Facilities Management Division	8159620370	Vacant	Tax Title Property	125,888	Single-Family Residential	District 7	King County	N/A	98001
Facilities Management Division	8820900005	Vacant	Tax Title Property	8,550	Single-Family Residential	District 1	Seattle	N/A	98125

Facilities Management Division	8833510370	Vacant	Tax Title Property	40,344	Park/Golf Course/Trail/Open Space	District 1	Kenmore	N/A	98028
Facilities Management Division	8890000010	Vacant, Cell tower	Tax Title Property	35,337	Single-Family Residential	District 3	Issaquah	5328 Highlands Dr NE, Issaquah	98029
Facilities Management Division (District Court)	0225059233	District Court	Continue current use	89,116	Park/Golf Course/Trail/Open Space	District 3	Redmond	8601 160th Ave NE, Redmond	98052
Facilities Management Division (District Court)	2124069095	District Court	Continue current use	152,045	Mixed Use	District 3	Issaquah	5415 220th Ave SE, Issaquah	98027
Facilities Management Division (District Court)	2224700075	District Court	Continue current use	122,408	Single-Family Residential	District 1	Shoreline	18050 Meridian Ave N, Shoreline	98133
Facilities Management Division (District Court)	3207200120	District Court and Police Services	Long-term opportunity for affordable housing	47,051	Central Business District	District 8	Burien	601 SW 149th St, Burien	98166
Facilities Management Division (Harborview)	8590400545	Harborview Medical Center	Capital Planning Leadership Group	186,352	Mixed Use	District 8	Seattle	325 9th Ave, Seattle	98104
Facilities Management Division (Harborview)	8590900185	Harborview Medical Center	Capital Planning Leadership Group	7,200	Mixed Use	District 8	Seattle	908 Jefferson St, Seattle	98104
Facilities Management Division (Harborview)	8590900186	Harborview Medical Center	Capital Planning Leadership Group	7,200	Mixed Use	District 8	Seattle	N/A	98104
Facilities Management Division (Harborview)	8590900220	Harborview Medical Center	Capital Planning Leadership Group	180,211	Mixed Use	District 8	Seattle	301 Terry Ave, Seattle	98104
Facilities Management Division (Harborview)	9821700010	Harborview Medical Center	Capital Planning Leadership Group	145,214	Mixed Use	District 8	Seattle	778 Alder St, Seattle	98104
Facilities Management Division (King County Sheriff)	1622069143	Maple Valley Sheriff Office	Continue current use	299,842	Public Use/Institutional	District 9	Maple Valley	22300 SE 231st St, Maple Valley	98038
Facilities Management Division (King County Sheriff)	3207200025	Parking Lot	Long-term opportunity for affordable housing	48,538	Central Business District	District 8	Burien	600 SW 148th St, Burien	98166
Facilities Management Division (King County Sheriff)	7376600737	King County Sheriff warehouse	Continue current use	31,692	Industrial/Manufacturing	District 8	Seattle	4623 7th Ave S, Seattle	98108
King County Parks	1434000012	Parks Maintenance	Redevelopment planned for County operations	248,672	Industrial/Manufacturing	District 9	Renton	3005 NE 4th St, Renton	98056
King County Road Services Division	0322059202	Vacant	No active County use	32,780	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	0725069041	Cadman regional maintenance shop	Continue current use	966,811	Office/Business Park	District 3	Redmond	19101 Union Hill Rd, Redmond	98052
King County Road Services Division	1126059153	Vacant	Continue current use	97,817	Single-Family Residential	District 1	Woodinville	N/A	98072
King County Road Services Division	1434000010	Roads and Fleet maintenance facility	Continue current use	2,356,899	Industrial/Manufacturing	District 9	Renton	3021 NE 4th St, Renton	98056
King County Road Services Division	1434000020	Fleet Services and Transit facilities	Power lines overhead	349,184	Industrial/Manufacturing	District 9	Renton	3005 NE 4th St, Renton	98056
King County Road Services Division	1521049016	Hatfield Pit	Continue current use	149,410	Single-Family Residential	District 7	Federal Way	N/A	98001

King County Road Services Division	1623059139	Vacant	Steep slope	652,964	Park/Golf Course/Trail/Open Space	District 9	Renton	N/A	98056
King County Road Services Division	2026059104	Vacant	At council for approval of sale to City of Kirkland	27,878	Single-Family Residential	District 1	Kirkland	N/A	98034
King County Road Services Division	2223059159	Vacant	No active County use	5,702	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	2224069003	Vacant	No active County use	25,923	Single-Family Residential	District 3	Issaquah	N/A	98029
King County Road Services Division	2592400390	Vacant	No active County use	9,140	Single-Family Residential	District 6	Kirkland	N/A	98034
King County Road Services Division	2723059002	Vacant	No active County use	13,500	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	2822049203	Star Lake Facility	Long-term opportunity for affordable housing	466,963	Single-Family Residential	District 5	Kent	26701 28th Ave S, Kent	98032
King County Road Services Division	2823059032	Vacant	No active County use	18,860	Single-Family Residential	District 5	Renton	N/A	98058
King County Road Services Division	3022059006	Titus Pit	No active County use	1,804,690	Single-Family Residential	District 5	Kent	26220 Green River Rd S, Kent	98030
King County Road Services Division	3422069006	Summit Place	Long-term opportunity for affordable housing	5,347,346	Mixed Use	District 9	Maple Valley	N/A	98038
King County Road Services Division	3423059016	Vacant	No active County use	11,125	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059064	Vacant	No active County use	148,975	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059082	Vacant	No active County use	8,815	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059088	Vacant	No active County use	44,431	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059089	Vacant	No active County use	8,438	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059098	Vacant	No active County use	11,265	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059102	Vacant	No active County use	10,731	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059128	Vacant	No active County use	11,132	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059133	Vacant, Storm Drainage Facility	No active County use	99,000	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059135	Vacant	No active County use	16,125	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059148	Vacant	No active County use	8,639	Single-Family Residential	District 9	King County	N/A	98058

King County Road Services Division	3423059154	Vacant	No active County use	13,780	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	3423059204	Vacant	No active County use	45,032	Single-Family Residential	District 9	King County	N/A	98058
King County Road Services Division	9183705575	Titus Pit	No active County use	305,335	Single-Family Residential	District 5	Kent	26220 Green River Rd S, Kent	98030
King County Solid Waste Division	1024059101	Parking Lot	Planned for shelter/affordable housing, temporary COVID assessment and recovery	427,142	Industrial/Manufacturing	District 6	Bellevue	13620 SE Eastgate Way, Bellevue	98005
King County Solid Waste Division	2065600030	Single family home	No active County use	9,112	Single-Family Residential	District 1	Shoreline	16504 Meridian Ave N, Shoreline	98133
King County Solid Waste Division	2065600035	Single family home	No active County use	9,494	Single-Family Residential	District 1	Shoreline	2114 N 165th St, Shoreline	98133
King County Solid Waste Division	2191600870	Vacant, former landfill	Continue current use	309,240	Single-Family Residential	District 7	King County	N/A	98003
King County Solid Waste Division	5453300320	Factoria Transfer Station	Continue current use	679,713	Industrial/Manufacturing	District 6	Bellevue	13433 SE 30th St, Bellevue	98005
King County Transit	0000800021	Auburn Park and Ride	Evaluate for TOD	198,762	Public Use/Institutional	District 7	Auburn	101 15th St NE, Auburn	98002
King County Transit	0003000026	Tukwila Park and Ride	Near-term opportunity for affordable housing	178,640	Mixed Use Commercial/Office	District 8	Tukwila	13445 Interurban Ave S, Tukwila	98168
King County Transit	0114100920	Kenmore Park and Ride	Planned for TOD redevelopment	216,204	Public Use/Institutional	District 1	Kenmore	7340 NE Bothell Way, Kenmore	98028
King County Transit	0125059107	Bear Creek Park and Ride	Evaluate for TOD	39,460	Industrial/Manufacturing	District 3	Redmond	N/A	98052
King County Transit	0225059025	Redmond Park and Ride garage	Continue current use	61,165	Mixed Use	District 3	Redmond	16201 NE 83rd St, Redmond	98052
King County Transit	0225059143	Redmond Transit Center	Continue current use	52,253	Mixed Use	District 3	Redmond	16160 NE 83rd St, Redmond	98052
King County Transit	0626049171	Aurora Village Transit Center	Near-term opportunity for affordable housing	173,687	Mixed Use Commercial/Office	District 1	Shoreline	1524 N 200th St, Shoreline	98133
King County Transit	0733000071	South Base	Long-term opportunity for affordable housing	8,466	Industrial/Manufacturing	District 8	Tukwila	N/A	98168
King County Transit	0733000110	South Base	Long-term opportunity for affordable housing	24,000	Industrial/Manufacturing	District 8	Tukwila	N/A	98168
King County Transit	0826059230	Bothell Park and Ride	Near-term opportunity for affordable housing	106,821	Mixed Use	District 1	Bothell	10320 Woodinville Dr, Bothell	98011
King County Transit	0925059052	Houghton Park and Ride	Evaluate for TOD	67,082	Single-Family Residential	District 6	Kirkland	N/A	98033
King County Transit	0925059138	Houghton Park and Ride	Evaluate for TOD	11,325	Single-Family Residential	District 6	Kirkland	N/A	98033
King County Transit	0925059141	Houghton Park and Ride	Evaluate for TOD	11,761	Single-Family Residential	District 6	Kirkland	N/A	98033

King County Transit	0967000125	Bothell Park and Ride	Near-term opportunity for affordable housing	30,483	Mixed Use	District 1	Bothell	N/A	98011
King County Transit	0976000054	Substation	Continue current use	5,080	Single-Family Residential	District 4	Seattle	2610 5th Ave W, Seattle	98119
King County Transit	1023049066	South Campus Training Facility	Planned for redevelopment for County operations	737,343	Industrial/Manufacturing	District 8	Tukwila	11911 E Marginal Way S, Tukwila	98168
King County Transit	1225059058	Bear Creek Park and Ride	Evaluate for TOD	187,327	Industrial/Manufacturing	District 3	Redmond	7760 178th Pl NE, Redmond	98052
King County Transit	1759700270	Houghton Park and Ride	Evaluate for TOD	23,652	Single-Family Residential	District 6	Kirkland	N/A	98033
King County Transit	1759700275	Houghton Park and Ride	Evaluate for TOD	27,732	Single-Family Residential	District 6	Kirkland	N/A	98033
King County Transit	1759700330	Houghton Park and Ride	Evaluate for TOD	52,640	Single-Family Residential	District 6	Kirkland	N/A	98033
King County Transit	1923049367	Burien Transit Center	Continue current use	128,734	Central Business District	District 8	Burien	209 SW 148th St, Burien	98166
King County Transit	1923049371	Burien Transit Center garage	Continue current use	65,110	Central Business District	District 8	Burien	14900 4th Ave SW, Burien	98166
King County Transit	1923049393	Burien Transit Center surface parking lot	Planned for TOD redevelopment	32,014	Central Business District	District 8	Burien	N/A	98166
King County Transit	1926049293	Substation	Continue current use, temporary COVID isolation and quarantine site	98,010	Commercial	District 4	Seattle	12525 Stone Ave N, Seattle	98133
King County Transit	2021049028	S Federal Way Park and Ride	Evaluate for TOD	372,191	Commercial	District 7	Federal Way	901 S 348th St, Federal Way	98003
King County Transit	2025059081	S Kirkland Park and Ride	Evaluate for TOD	168,343	Multi-Family Residential	District 6	Bellevue	3677 108th Ave NE, Kirkland	98004
King County Transit	2025059230	S Kirkland Park and Ride	Evaluate for TOD	55,277	Aviation and Transportation-Related	District 6	Kirkland	3677 108th Ave NE, Kirkland	98033
King County Transit	2067800010	North Base	Long-term opportunity for affordable housing	122,400	Multi-Family Residential	District 1	Shoreline	2160 N 163rd St, Shoreline	98133
King County Transit	2224069158	Issaquah Highlands Park and Ride garage	Continue current use	171,631	Mixed Use	District 3	Issaquah	1755 Highlands Dr NE, Issaquah	98029
King County Transit	2421039048	S Federal Way Park and Ride	Evaluate for TOD	232,564	Single-Family Residential	District 7	Federal Way	N/A	98023
King County Transit	2422049030	Kent James Park and Ride	Near-term opportunity for affordable housing	70,240	Central Business District	District 5	Kent	902 W James St, Kent	98032
King County Transit	2422049191	Kent James Park and Ride	Near-term opportunity for affordable housing	347,032	Central Business District	District 5	Kent	902 W James St, Kent	98032
King County Transit	2822059072	Lake Meridian Park and Ride	Evaluate for TOD	268,000	Single-Family Residential	District 5	Kent	26805 132nd Ave SE, Kent	98030
King County Transit	2825059026	East Base	Long-term opportunity for affordable housing	717,620	Mixed Use	District 6	Bellevue	1975 124th Ave NE, Bellevue	98005

King County Transit	2825059295	Bellevue Base	Long-term opportunity for affordable housing	367,180	Multi-Family Residential	District 6	Bellevue	1790 124th Ave NE, Bellevue	98005
King County Transit	2881700010	North Base	Long-term opportunity for affordable housing	178,942	Single-Family Residential	District 1	Shoreline	16300 Meridian Ave N, Shoreline	98133
King County Transit	2881700160	North Base	Long-term opportunity for affordable housing	166,300	Single-Family Residential	District 1	Shoreline	N/A	98133
King County Transit	2881700161	North Base	Long-term opportunity for affordable housing	27,000	Single-Family Residential	District 1	Shoreline	2141 N 165th St, Shoreline	98133
King County Transit	3226049003	Northgate East surface parking lot	Planned for TOD redevelopment	70,308	Commercial	District 1	Seattle	301 NE 103rd St, Seattle	98125
King County Transit	3226049325	Northgate East surface parking lot	Planned for TOD redevelopment	77,313	Commercial	District 1	Seattle	301 NE 103rd St, Seattle	98125
King County Transit	3320500040	Substation	Continue current use	8,380	Mixed Use	District 2	Seattle	1269 S King St, Seattle	98144
King County Transit	3322049012	Redondo Heights	Transfer in progress	443,005	Commercial	District 7	Federal Way	27454 Pacific Highway S, Federal Way	98003
King County Transit	6795100745	South Sammamish Park and Ride	Evaluate for TOD	145,876	Single-Family Residential	District 3	Sammamish	N/A	98075
King County Transit	7129302080	substation	Continue current use	5,650	Single-Family Residential	District 2	Seattle	9757 62nd Ave S, Seattle	98118
King County Transit	7260200095	Kent Des Moines Park and Ride	Near-term opportunity for affordable housing	231,739	Mixed Use	District 5	Kent	23405 Military Rd S, Kent	98032
King County Transit	7283900500	Shoreline Park and Ride	Near-term opportunity for affordable housing	232,544	Mixed Use Commercial/Office	District 1	Shoreline	18821 Aurora Ave N, Shoreline	98133
King County Transit	7340600421	South Base	Long-term opportunity for affordable housing	847,677	Industrial/Manufacturing	District 8	Tukwila	12100 E Marginal Way S, Tukwila	98168
King County Transit	7666203345	Atlantic Central Base	Long-term opportunity for affordable housing	190,839	Industrial/Manufacturing	District 8	Seattle	1523 Airport Way S, Seattle	98134
King County Transit	7666203385	Atlantic Central Base	Long-term opportunity for affordable housing	32,100	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666203387	Atlantic Central Base	Long-term opportunity for affordable housing	287,304	Industrial/Manufacturing	District 8	Seattle	1333 Airport Way S, Seattle	98134
King County Transit	7666203390	Atlantic Central Base	Long-term opportunity for affordable housing	32,100	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666203400	Atlantic Central Base	Long-term opportunity for affordable housing	31,264	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666203415	Atlantic Central Base	Long-term opportunity for affordable housing	461,929	Industrial/Manufacturing	District 8	Seattle	1500 6th Ave S, Seattle	98134
King County Transit	7666204650	Atlantic Central Base Pole Yard	Redevelopment planned for County operations	27,500	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666204660	Atlantic Central Base	Long-term opportunity for affordable housing	18,650	Industrial/Manufacturing	District 8	Seattle	1523 6th Ave S, Seattle	98134

King County Transit	7666204665	Atlantic Central Base Operations	Long-term opportunity for affordable housing	48,070	Industrial/Manufacturing	District 8	Seattle	1505 6th Ave S, Seattle	98134
King County Transit	7666204685	Ryerson Base	Long-term opportunity for affordable housing	386,174	Industrial/Manufacturing	District 8	Seattle	1200 4th Ave S, Seattle	98134
King County Transit	7666204695	Information Distribution	Redevelopment planned for county operations	39,850	Industrial/Manufacturing	District 8	Seattle	1263 6th Ave S, Seattle	98134
King County Transit	7666204705	Information Distribution	Redevelopment planned for county operations	20,064	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666204710	Employee garage	Continue current use	21,863	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666204715	Employee garage	Continue current use	10,112	Industrial/Manufacturing	District 8	Seattle	1233 6th Ave S, Seattle	98134
King County Transit	7666204720	Employee garage	Continue current use	25,296	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666204740	Employee garage	Continue current use	10,910	Industrial/Manufacturing	District 8	Seattle	N/A	98134
King County Transit	7666205180	Power Distribution HQ	Evaluate for TOD	54,000	Industrial/Manufacturing	District 8	Seattle	2255 4th Ave S, Seattle	98134
King County Transit	7857003150	Substation	Continue current use	7,361	Single-Family Residential	District 2	Seattle	7340 Beacon Ave S, Seattle	98108
King County Transit	8807850010	Van Distribution Center	Continue current use	349,436	Industrial/Manufacturing	District 3	Redmond	18655 NE Union Hill Rd, Redmond	98052
King County Wastewater Treatment Division	0126049107	Pumping station	Continue current use	63,385	Park/Golf Course/Trail/Open Space	District 1	Kenmore	19420 80th Ave NE, Kenmore	98028
King County Wastewater Treatment Division	0148000272	Vacant	No active County use	16,593	Single-Family Residential	District 8	Seattle	N/A	98116
King County Wastewater Treatment Division	0226039358	Vacant	No active County use	13,390	Single-Family Residential	District 1	Shoreline	N/A	98177
King County Wastewater Treatment Division	0924059178	Vacant	No active County use	33,541	Industrial/Manufacturing	District 6	Bellevue	N/A	98005
King County Wastewater Treatment Division	1235700130	Vacant	Critical areas and steep slope	136,300	Single-Family Residential	District 6	Kirkland	N/A	98033
King County Wastewater Treatment Division	2124700145	Vacant	No active County use	5,845	Single-Family Residential	District 2	Seattle	4201 S Henderson St, Seattle	98118
King County Wastewater Treatment Division	2124700205	Combined Sewer Overflow Facility	Continue current use	5,710	Single-Family Residential	District 2	Seattle	4201 S Fairbanks St, Seattle	98118
King County Wastewater Treatment Division	2623059006	Vacant	Critical areas and steep slope	3,033,954	Single-Family Residential	District 9	King County	N/A	98058
King County Wastewater Treatment Division	2723059001	Vacant	Critical areas and steep slope	345,866	Single-Family Residential	District 9	King County	N/A	98058
King County Wastewater Treatment Division	2723059023	Easement part of Madsen Creek project	Power lines overhead	1,518,937	Single-Family Residential	District 9	King County	N/A	98058

King County Wastewater Treatment Division	2723059024	Vacant	Power lines overhead	710,463	Single-Family Residential	District 9	King County	N/A	98058
King County Wastewater Treatment Division	3211900050	Pumping station	Continue current use	29,900	Single-Family Residential	District 6	Bellevue	3541 163rd Ave SE, Bellevue	98008
King County Wastewater Treatment Division	3586500885	Pumping station	Continue current use	50,094	Single-Family Residential	District 1	Shoreline	16700 10th Ave NW, Shoreline	98177
King County Wastewater Treatment Division	4092301880	Lake City Regulator, City of Seattle P-Patch	Continue current use	35,100	Mixed Use	District 2	Seattle	4000 7th Ave NE, Seattle	98105
King County Wastewater Treatment Division	5058300005	Rainier Valley Wet Weather Storage	Continue current use	13,440	Mixed Use	District 2	Seattle	2700 S Hanford St, Seattle	98144
King County Wastewater Treatment Division	5058300030	Former church	Near-term opportunity for affordable housing	9,730	Mixed Use	District 2	Seattle	2720 S Hanford St, Seattle	98144
King County Wastewater Treatment Division	5203100050	Underground pipes	Continue current use	9,119	Single-Family Residential	District 1	Seattle	N/A	98115
King County Wastewater Treatment Division	5207200575	Underground pipes	Continue current use	7,250	Single-Family Residential	District 1	Seattle	9121 Matthews Ave NE, Seattle	98115
King County Wastewater Treatment Division	5315101945	Vacant	Redevelopment planned for county operations	16,497	Single-Family Residential	District 6	Mercer Island	SE 22nd St, Mercer Island	98040
King County Wastewater Treatment Division	5367200300	Georgetown Wet Weather Treatment facility	Redevelopment planned for county operations	21,128	Industrial/Manufacturing	District 8	Seattle	N/A	98108
King County Wastewater Treatment Division	5367200445	Georgetown Wet Weather Treatment facility	Redevelopment planned for county operations	46,421	Industrial/Manufacturing	District 8	Seattle	N/A	98108
King County Wastewater Treatment Division	5367200446	Georgetown Wet Weather Treatment facility	Redevelopment planned for county operations	31,051	Industrial/Manufacturing	District 8	Seattle	6185 4th Ave S, Seattle	98108
King County Wastewater Treatment Division	5367200447	Georgetown Wet Weather Treatment facility	Redevelopment planned for county operations	36,911	Industrial/Manufacturing	District 8	Seattle	N/A	98108
King County Wastewater Treatment Division	6911200270	Pumping station	Continue current use	112,385	Commercial	District 8	Seattle	3051 Harbor Ave SW, Seattle	98126
King County Wastewater Treatment Division	6911200255	Vacant	Near-term opportunity for affordable housing	23,083	Commercial	District 8	Seattle	3027 Harbor Ave SW, Seattle	98126
King County Wastewater Treatment Division	6979200060	Pumping station	Continue current use	89,298	Mixed Use	District 1	Bothell	N/A	98011
King County Wastewater Treatment Division	6979200070	Pumping station	Continue current use	132,360	Mixed Use	District 1	Bothell	18707 North Creek Parkway, Bothell	98011
King County Wastewater Treatment Division	7192800260	Vacant	Steep slope	9,775	Single-Family Residential	District 8	Seattle	N/A	98126
King County Wastewater Treatment Division	7417700291	Portal for Brightwater Conveyance pipe	Continue current use	14,636	Mixed Use Commercial/Office	District 1	Shoreline	20031 Ballinger Way NE, Shoreline	98155
King County Wastewater Treatment Division	7442001430	Water Quality Lab	Continue current use	42,157	Industrial/Manufacturing	District 4	Seattle	322 W Ewing St, Seattle	98119
King County Wastewater Treatment Division	7666201152	Combined Sewer Overflow Facility	Continue current use	34,253	Industrial/Manufacturing	District 4	Seattle	1500 23rd Ave W, Seattle	98119

King County Wastewater Treatment Division	7666202035	Parking lot	Modular shelter site for sheltering de-intensification	77,064	Industrial/Manufacturing	District 4	Seattle	531 Elliott Ave W, Seattle	98119
King County Wastewater Treatment Division	7666202060	Pumping station	Continue current use	52,053	Industrial/Manufacturing	District 4	Seattle	545 Elliott Ave W, Seattle	98119
King County Wastewater Treatment Division	7883600720	Vacant	No active County use	9,000	Mixed Use	District 8	Seattle	553 S Sullivan St, Seattle	98108
King County Wastewater Treatment Division	7883605060	Vacant	No active County use	10,200	Single-Family Residential	District 8	Seattle	N/A	98108
King County Wastewater Treatment Division	9399700610	Vacant	No active County use	8,000	Multi-Family Residential	District 6	Bellevue	N/A	98005
King County Water and Land Resources Division	0323059274	Storm Drainage facility	Continue current use	7,211	Single-Family Residential	District 9	King County	N/A	98059
King County Water and Land Resources Division	1442730280	Vacant	Steep slope	22,005	Single-Family Residential	District 9	Maple Valley	N/A	98038
King County Water and Land Resources Division	1822500550	Storm Drainage facility	Continue current use	44,431	Single-Family Residential	District 7	King County	N/A	98003
King County Water and Land Resources Division	2473520960	Storm Drainage facility	Continue current use	11,220	Single-Family Residential	District 9	King County	N/A	98058
King County Water and Land Resources Division	2473520990	Storm Drainage facility	Continue current use	41,619	Single-Family Residential	District 9	King County	N/A	98058
King County Water and Land Resources Division	2595650760	Storm Drainage facility	Continue current use	32,801	Single-Family Residential	District 7	King County	N/A	98001
King County Water and Land Resources Division	4127950190	Storm Drainage facility	Continue current use	7,190	Single-Family Residential	District 9	King County	N/A	98058
King County Water and Land Resources Division	5412101200	Storm Drainage facility	Continue current use	24,617	Single-Family Residential	District 7	King County	N/A	98001
King County Water and Land Resources Division	5624200762	Vacant	Steep slope	24,500	Single-Family Residential	District 8	King County	N/A	98168
King County Water and Land Resources Division	6618500210	Storm Drainage facility	Continue current use	6,625	Single-Family Residential	District 7	King County	N/A	98001
King County Water and Land Resources Division	7202300650	Storm Drainage facility	Continue current use	149,423	Single-Family Residential	District 3	King County	N/A	98053
King County Water and Land Resources Division	7202331610	Storm Drainage facility	Continue current use	6,289	Single-Family Residential	District 3	King County	N/A	98053
King County Water and Land Resources Division	7349400570	Vacant	No active County use	12,012	Single-Family Residential	District 7	Auburn	1610 Riverview Dr NE, Auburn	98002
King County Water and Land Resources Division	7461420950	Storm Drainage facility	Continue current use	65,340	Single-Family Residential	District 9	King County	N/A	98058
King County Water and Land Resources Division	7732501090	Storm Drainage facility	Continue current use	21,896	Single-Family Residential	District 3	King County	N/A	98052
King County Water and Land Resources Division	7812500350	Storm Drainage facility	Continue current use	9,681	Single-Family Residential	District 2	King County	N/A	98178

King County Water and Land Resources Division	7955080500	Vacant	Critical areas and steep slope	27,979	Single-Family Residential	District 9	King County	N/A	98058
King County Water and Land Resources Division	7967650180	Storm Drainage facility	Continue current use	6,865	Single-Family Residential	District 7	King County	N/A	98001
King County Water and Land Resources Division	8123550270	Storm Drainage facility	Continue current use	27,700	Single-Family Residential	District 3	King County	N/A	98052
King County Water and Land Resources Division	8159630400	Vacant	Critical areas	163,350	Single-Family Residential	District 7	King County	N/A	98001
King County Water and Land Resources Division	8960200570	Vacant	Critical areas	8,151	Single-Family Residential	District 5	Kent	N/A	98058
King County Water and Land Resources Division	9264450560	Storm Drainage facility	Continue current use	37,269	Single-Family Residential	District 7	King County	N/A	98001
King County Water and Land Resources Division	9510930600	Storm Drainage facility	Continue current use	83,098	Single-Family Residential	District 7	King County	N/A	98001