

Project Name: North Highline Urban Greenspace – Seola Pond	
Project Location: Unincorporated King County – North Highline <i>(fill in City Name or “Unincorporated King County”)</i>	
Applicant’s Agency or Organization Name: King County Parks	
Proposed Project Acreage: 5.4 <i>(Identify the acreage targeted under this year’s funding request)</i>	CFT Funding Request: \$1,800,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 5.4 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: 0 <i>(King County projects, county open space grant dollars only: dollar amount of KC Parks Levy requested)</i>
Seeking a match waiver? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, applicant must submit “Supplemental Form #1.”)</i>	Total Funding Request: \$1,800,000 <i>(Sum of CFT + KCPL requests above)</i>
Type of Acquisition(s): <input type="checkbox"/> Fee Title <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Fee or easement TBD <input type="checkbox"/> Other:	
King County Council District in which project is located <sup>1</sup> : 8 - McDermott	
WRIA/watershed in which project is located <sup>2</sup> : 9 – Puget Sound	

**APPLICANT CONTACT INFORMATION**

Name: David Kimmett	Phone: 206-477-4573
Title: KC Parks - Open Space Project Manager	Email: david.kimmett@kingcounty.gov
Address: 201 S. Jackson St, Seattle, WA	Date: 03/06/2023

**SECTION 1. PROJECT SUMMARY**

*Please summarize your project in the space below.*

This proposal continues an ongoing effort to add more public urban greenspace in the urban unincorporated area of North Highline. This proposal builds upon recent North Highline acquisitions at Glendale Forest, White Center Heights Park, Dick Thurnau Park in White Center, and pending acquisitions at Hamm Creek Natural Area.

This project will acquire in fee or easement 2 parcels totaling 5.4 acres of undeveloped greenspace owned by the Grace Baptist Church. The parcels are located in the Roxbury Heights neighborhood. The parcels are immediately north of the 2-acre Seola Pond, a King County WLRD stormwater facility and wetland, creating a total of over 7 acres of public greenspace.

This will be submitted as a match waiver project as the Roxbury Heights neighborhood is an equity opportunity area.

<sup>1</sup> King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find\\_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)

<sup>2</sup> Find WRIA (“watershed resource inventory area”) here: <https://www5.kingcounty.gov/kcgisreports/wrialookup.aspx>

## SECTION 2. OPEN SPACE RESOURCES

- Before answering Sections 2 & 3, please review “Application Evaluation Criteria.”
  - Please mark an “X” in the checkbox for each criterion that applies to your project.
  - For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt  |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources              | <input checked="" type="checkbox"/> G. Park, open space, or natural corridor addition  |
| <input checked="" type="checkbox"/> C. Scenic resources                       | <input checked="" type="checkbox"/> H. Passive recreation opportunity in area with unmet needs   |
| <input checked="" type="checkbox"/> D. Community separator/green buffer       | <input checked="" type="checkbox"/> I. Project that seeks to redress historic disparities in access to open space in opportunity areas |
| <input type="checkbox"/> E. Historic/cultural resources                       |  |

A. Urban greenspace and wildlife habitat conservation through permanent protection from future development.

C. North Highline has minimal tree and forest canopy. These parcels provide some intact and healthy urban forest and tree cover but also present an opportunity to enhance the site and plant more trees.

D. The two target parcels provide an opportunity for a neighborhood park that provide permanent public access to greenspace.

F. The two parcels will provide an accessible greenbelt with wetland features.

G. Through restoration efforts, these parcels can add critical urban forest open space to North Highline.

H. These parcels could become a neighborhood park with walking trails, benches and possibly a small play area.

I. The Roxbury Heights neighborhood has no park or public greenspace and these parcels would add urban greenspace to this “equity opportunity” neighborhood.

### SECTION 3. ADDITIONAL FACTORS

- Please mark an “X” in the checkbox for each criterion that applies to your project.
- For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.

- A. Educational/interpretive opportunity
- B. Impact to open space resources
- C. Feasibility: ownership complexity/willing seller(s)/community support
- D. Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Rights (TDR) participation

A. It could be an excellent outdoor education classroom with urban forest and wetlands.

C. Before the pandemic King County DNRP staff held a noxious weed workshop at Grace Church. Community members asked if the church property could be permanently protected through a fee or easement purchase. At the time the church was not interested in selling any conservation rights to the property. There have been recent inquiries by the church about a possible purchase. More discussions with the church are needed.

D. Public use could be established through partnerships with the church, local schools and non-profits, such as the White Center Community Development Association, and the Washington Trails Association’s (WTA) urban trails program *The Trail Next Door*. Local non-profit partners would also qualify for a Healthy Communities Grant, one of the new grant programs under the current King County Parks Levy, to help build park amenities.

E. KC Parks Open Space Plan, KC Strategic Climate Action Plan, King County Land Conservation Initiative – Social Equity, 30-year Forest Plan.

F. We will collaborate with the King County TDR Program to transfer any available development rights off the property at the time of acquisition. Any development rights transferred will generate TDRs, the future sale of which will generate additional revenue for conservation.

## SECTION 4. PARCEL DETAILS

- A. Please provide information about the parcels that are current funding targets, as shown in red on your maps.
- *No need to list information on the future potential funding targets that are shown in yellow on your maps.*
  - *You can find this information on the “Assessor’s Report/Property Details” accessed through King County iMap (<https://gismaps.kingcounty.gov/iMap/>). Add more rows if needed.*

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning <sup>3</sup>	Assessor’s “Appraised Land Value” <sup>4</sup>	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
7262200175	2.89	R8	\$774,000	0	\$900,000	Fee
7694600351	2.52	R8	\$689,000	0	\$900,000	Fee

- B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc.).  
Estimate from assessor’s value.
- C. Describe project readiness, urgency, and potential to phase funding over multiple years.  
The project is still in development. The owners have expressed some interest but have not committed to a county purchase either in fee or easement.
- D. Are any parcels enrolled in the Current Use Taxation program, a voluntary conservation program?<sup>5</sup>  
No

## SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

- A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use? This can become a great public urban neighborhood greenspace that can include urban forest restoration and public access activation with walking trails, benches, play area etc.
- B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation? Parks staff via Park Levy. Great opportunity to partner with Washington Trails Association and their urban trail program, WLRD Healthy Lands Program to remove invasive plants, and work with local youth to plant native trees and shrubs.
- C. What are the biggest challenges you anticipate in managing this site? In the long term as we add more and more urban greenspace will need additional Parks Operations staff and resources.
- D. Are there any structures on the target parcel(s)? Explain the plans for the structures (typically demolition is needed to comply with CFT requirements). None
- E. Do you intend to hold out any part of the site for non-CFT-eligible activities, such as intensive recreation or retaining a structure or building a structure on a fee purchase? (Funds used for purchase of non-CFT-compliant portions of the site can’t count as CFT match.) No

<sup>3</sup> Please explain the zoning designation if it is hard to understand (usually most important for urban zoning designations).

<sup>4</sup> Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

<sup>5</sup> Visit [www.kingcounty.gov/incentives](http://www.kingcounty.gov/incentives), and use the “Interactive Map” to check enrollment for your target parcel(s).

## SECTION 6. PROJECT BUDGET

### FUNDING REQUEST

	<b>REQUESTED AMOUNT</b>
CFT Funding Request	\$ 1,800,000
KC Parks Levy (PL) Request <i>(county projects only)</i>	\$ 0
<b>TOTAL FUNDING REQUEST</b>	<b>\$ 1,800,000</b>

### TOTAL ESTIMATED PROJECT COSTS

Use this table to estimate the total cost to purchase the parcels that are the current funding targets

<b>ESTIMATED PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	\$ 1,760,000
Title and appraisal work	\$ 20,000
Closing, fees, taxes	\$ 5,000
Relocation costs	\$
Hazardous waste/environmental reports	\$ 5,000
Directly related staff, administration and legal costs	\$ 10,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$ 1,500,000</b>

### MATCH

What type of match will you be providing?

- Cash match
- Land match<sup>6</sup>
- Match waiver requested (must submit Supplemental Form #1)

If you are providing cash match, please complete this table.

<b>Cash Match – Secured</b> (list sources)	<b>Date Funding Secured</b>	<b>Dollar Amount</b>
<b>Cash Match – Still Sought</b> (list sources)	<b>Date Funding Anticipated</b>	<b>Dollar Amount</b>

If you are providing land match, please complete this table (add rows if necessary).

<b>Land Match Parcel #</b>	<b>Value</b>	<b>Already acquired?</b>	<b>Details (funding source, timing, etc.)</b>
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

### OTHER FUNDING

Do you have any funding that will contribute to the purchase, which you have not already listed above?

No

<sup>6</sup> Land match is described on Page 2 of “Application Guidance Materials.” Typically, this is donated land, or the cash value of recent open space purchases. Land match should be directly linked to the property under application and meet CFT conditions.

## SECTION 7. BOND FUNDING POTENTIAL

- These factors may make projects more competitive for bond funds (some projects may be a better fit for annual funds).
- Please mark the checkboxes for the criteria that apply to the current target parcels.
- For each criterion you marked, briefly describe in the space below how the project would meet that criterion.

<input type="checkbox"/>	A. Acquisition can occur in early 2024
<input type="checkbox"/>	B. Transaction is highly likely to be successful
<input type="checkbox"/>	C. Match is secured, or will be secured by early 2024
<input type="checkbox"/>	D. If property is purchased in fee, it will not be leased or surplus/sold for private benefit
<input type="checkbox"/>	E. Property is not being purchased from King County (e.g. King County Roads, Property Services, or Tax Foreclosure inventory)

***(Delete these pages if not submitting Supplemental Form #1 with application)***

## SUPPLEMENTAL FORM #1: MATCH WAIVER/ OPPORTUNITY AREA DETERMINATION

**ONLY complete Supplemental Form #1 if you request a match waiver, requiring a determination of whether your project is in an opportunity area.**

**Please take four actions:**

1. Review the guidance online at [www.kingcounty.gov/CFTmatchwaiver](http://www.kingcounty.gov/CFTmatchwaiver).
2. Review Data Report for your parcel with information that may help you complete this Supplemental Form; visit [interactive map viewer](#) or contact CFT Coordinator (email [Ingrid.Lundin@kingcounty.gov](mailto:Ingrid.Lundin@kingcounty.gov)). [Additional data sources](#) are also available to you.
3. Begin or continue community engagement around this project. Please focus on engagement with the local neighborhood or population that will be served by the project (outreaching to individuals and/or community-based organizations).
4. Attach two letters of support for the project, ideally from community-based organizations.

**Please remember:**

Community engagement is *extremely important* in this process. Please put in the work to reach out to community leaders, neighborhood residents, and community-based organizations to start conversations and begin co-developing a vision for this project. This is of very high interest to reviewers and is one of the more important actions you can take on your project. See [the Spectrum of Community Engagement to Ownership](#)<sup>7</sup> for a helpful toolkit on community engagement.

When you meet with the Committee, please be prepared to talk about how your local government is working on equitable community development and preventing displacement of residents in the neighborhood where you propose to add greenspace. If you don't know your agency's policies, please take the time to have conversations with others in your jurisdiction who work on these issues and consider asking them to join you for your presentation. See [Highlights from Research on Gentrification and Parks](#) for a summary of research on this topic.

1. On the data report, did you automatically qualify as an opportunity area under Method 1, meeting all three criteria?  Yes  No

<sup>7</sup> [https://d3n8a8pro7vhmx.cloudfront.net/facilitatingpower/pages/53/attachments/original/1596746165/CE2O\\_SPECTRUM\\_2020.pdf?1596746165](https://d3n8a8pro7vhmx.cloudfront.net/facilitatingpower/pages/53/attachments/original/1596746165/CE2O_SPECTRUM_2020.pdf?1596746165)

2. Please discuss why you believe your project location qualifies as an “opportunity area” and should be granted a match waiver.

- *All applicants complete this question, even if you marked “yes” in Question 1 above.*
- *Use information in the Data Report or other relevant information.*
- *Discuss how people who will be served by the project experience limited open space access and demonstrated hardships (e.g. income, health, social/demographic, environmental factors, etc).*

The acquisition project area in the Roxbury Heights neighborhood meets all three criteria: lack of access to existing public parks, income and hospitalization rates. With an investment in restoration and development, these parcels could add a neighborhood park with urban forest and wetlands. Public access and trails could easily be established through partnerships with local non-profits, such as the West Hill Community Association, Skyway Coalition, and the Washington Trails Association (WTA) which has just launched a new urban trails program The Trail Next Door. For example, King County Parks and WTA are currently working on activating Glendale Forest with a new public trail.

3. Describe in detail your recent engagement and collaboration with community-based organizations and/or members of the community regarding this project. In particular, focus on the local neighborhood or population served by the project. How have community voices been integrated into this process so far?

- *For example: direct engagement with nearby residents and/or trusted community leaders representing this area; holding an open forum or discussion with the neighborhood; carrying out a planning process for this area.*
- *If applicable, you can attach materials from your community engagement (e.g. announcements).*

Before the pandemic King County DNRP staff held a noxious weed workshop at Grace Church. Community members asked if the church property could be permanently protected through a fee or easement purchase. At the time the church was not interested in selling any conservation rights to the property. There have been recent inquiries by the church about a possible purchase. More discussions with the church and community are needed. In addition, there will be engagement with the North Highline Urban Area Council and the Southwest Youth and Family Services organization who have both supported ongoing efforts to add more urban greenspace in North Highline.

4. How will you engage the community in designing and developing this site?

*We encourage you to discuss in terms of the [“Spectrum of Community Engagement to Ownership.”](#)*

We will engage with the Grace Church and its members as well as the White Center Community Development Association for guidance on any site development and conduct targeted outreach in the immediate neighborhood including residents, schools, businesses and other churches.

5. What are your plans for public use on the site and how do these plans reflect the community’s desired outcomes?

In recent years at multiple community meetings related to community development residents have indicated a very strong desire for more public greenspace. This property presents an excellent opportunity to restore and create an urban forest oasis in a highly developed urban neighborhood. Development would include walking trails, bench areas with landscaping, a small play area for children and possibly a community garden space.

6. If you are not granted a match waiver, do you want to be considered for a CFT award for 50% of your original CFT request amount, which would require dollar-for-dollar match?  Yes  No

- *If you answered “yes,” please discuss how you intend to raise the matching funds*

If not granted a match waiver, this proposal should shift to 50% CFT + 50% Parks Levy request.



April 17, 2023

To: King County Conservation Futures Committee  
From: Steve Daschle, Executive Director, Southwest Youth and Family Services  
Re: Glendale urban greenspace acquisitions

I am writing in support of King County Parks' efforts to acquire open space properties in near Seola Pond located within the North Highline unincorporated urban area of King County.

Our services support families living in the North Highline unincorporated urban area who will benefit from these acquisitions.

SWYFS services include behavioral health, family support, education and youth development. Families living in North Highline would benefit greatly from increased park space designed to meet their needs. We look forward to working with Parks to ensure our clients have the information they need to best access and use the properties being considered for acquisition.

We strongly endorse the county's proposal and encourage the Conservation Futures committee to fully fund the Seola Pond acquisition proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Daschle".

Steve Daschle  
Executive Director



North Highline Unincorporated Area Council  
PMB 244  
1612 SW 114<sup>th</sup> St.  
White Center, WA 98146  
[www.northhighlineuac.org](http://www.northhighlineuac.org)

April 26, 2023

Land Conservation Initiative Directors  
c/o Mr. David Kimmett  
King County Open Space Project Manager  
David.Kimmett@kingcounty.gov

Dear Land Conservation Initiative Directors and Mr. Kimmett,

We are writing to express NHUAC's strong support for the acquisition of greenspace adjacent to Seola Pond in White Center and to ask that you prioritize this acquisition as it offers many benefits to this long-underserved community.

Poverty is prevalent in White Center, which has one of the lowest median incomes in King County. Parks and greenspaces are especially important to neighborhoods such as White Center because of the physical and mental benefits they offer people with limited options. Although it is underserved, the White Center community is growing and will continue to grow even more rapidly with the recently adopted high density upzoning. Meanwhile, the area has limited greenspaces and trees are disappearing.

In addition to addressing the lack greenspace and the inequitable distribution of urban amenities in our area, a park at Seola Pond will provide a much-needed space for outdoor activities, picnics, and community gatherings. Urbanization can lead to the loss of natural habitats and biodiversity, which have far-reaching impacts on humans. The creation of a park in an underserved community, such as White Center, provides a crucial role in preserving ecological diversity in an increasingly urban environment.

Seola Pond is part of the Seola Creek Drainage Basin, and was created as part of a stormwater facility retrofit. As well as reducing flooding and filtering surface water before it goes into Seola Creek and then into the Puget Sound, the pond is home to ducks and other wildlife and is well known to bird watchers.

By acquiring land adjacent to Seola Pond, we can create a space that benefits a deserving community and provides a habitat for local flora and fauna. With careful planning and management, we can ensure that the park is designed to promote biodiversity and support a healthy ecosystem, providing a valuable resource for generations to come.

Please support White Center by supporting the Seola Pond greenspace acquisition!

Sincerely,

Liz Giba  
President, NHUAC

**cc:** King County Executive Constantine  
Councilmember McDermott

April 28, 2023

**To:** Land Conservation Initiative Directors  
c/o Mr. David Kimmett  
King County Open Space Project Manager  
[David.Kimmett@kingcounty.gov](mailto:David.Kimmett@kingcounty.gov)

**From:** Sabina A Beg & White Center and surrounding communities' residents

**Re:** King County LCI proposal to acquire lands adjacent to Seola Pond

Land Conservation Initiative Directors and Mr. Kimmett,

As residents of White Center and the surrounding communities, we are writing in strong support of the funding proposal to acquire land adjacent to Seola Pond from Grace Church as part of the Land Conservation Initiative (LCI). Seola Pond. The adjacent land of Grace Church has served as an unofficial park and valued amenity to the residents in the surrounding area. In fact, Seola Pond and this land has an even wider draw as it attracts bird watchers from all over for the unique and diverse of bird wildlife found here.

As the population of White Center continues to grow and is slated to increase and densify with the approved upzoning in North Highline Subarea Plan, it is more imperative than ever to conserve our treasured open spaces before they get developed. By approving the funding to acquire the land adjacent to Seola Pond and create a park there is the opportunity address most if not all LCI's land priorities. The creation of this park would provide a much-needed space for outdoor activities, picnics, and community events addressing LCI's Urban Green Space Priority. Over half of White Centers residents are renters and although our physical, emotional, and community health are tied to accessible green spaces, increased density means green spaces like this are becoming even more rare in the communities in North Highline. The benefits of having a park in this underserved community are numerous, including improved mental and physical health outcomes, increased social interaction and community cohesion, and a boost to the local economy.

Currently, there is a trail that goes along Seola Pond that allows the community for people to walk along, get away from it all and get close to nature. By acquiring this land, this trail could be expanded into a network of trails, also addressing LCI's Land to connect trails and communities to increase livability & inspire healthy living. The land in question is also large enough that a pea patch garden for the community could be added and address the remaining LCI priority. This area can be a collective natural backyard for those of us not fortunate enough to have one and ensure more equitable access to the outdoors.

Seola Pond and the land in question, is not just habitat for local flora and fauna, but it is part of the Seola Creek Drainage Basin, which reduces flooding and filtering surface water before it goes into Seola Creek and then into the Puget Sound. This simultaneously address LCI's priorities of natural lands for wildlife, recreation, & resilience in an uncertain future; river corridors to sustain salmon and reduce flooding; and forestlands to support clean air, clean water, cooler summers, and recreation. If the land surrounding Seola Pond was to be developed and not preserved as green space, it would be a blow to the community and the ecology of this area.

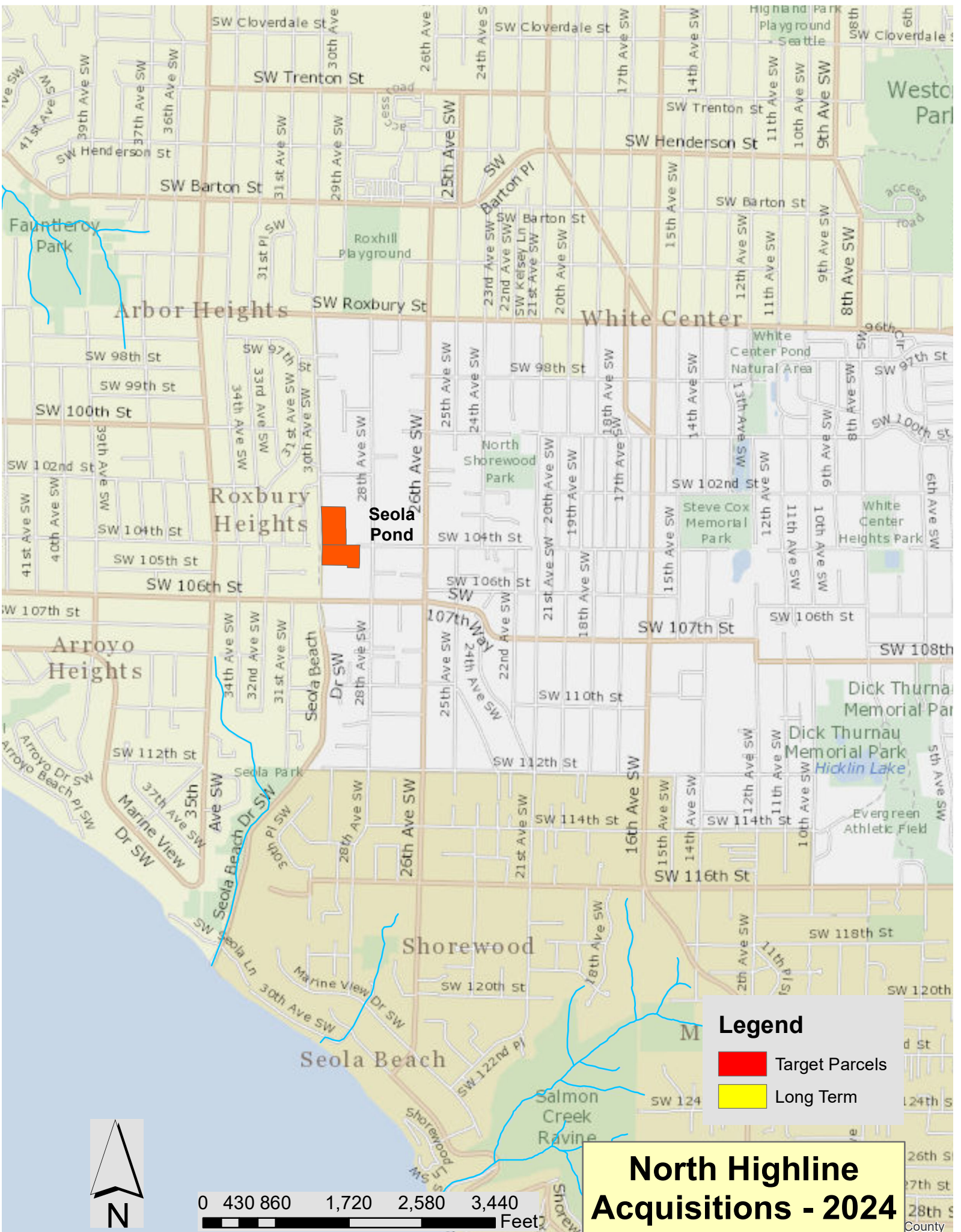
Please support acquiring these lands to create and protect a green space and recreational area for the community to enjoy, preserve and improve the habitat for wildlife in the urban environment and will serve the community as it exists to today but also for generations to come.

Sincerely,  
Sabina A Beg

Heidi Strunk  
Rosalie Daggett  
Lindsey Shelley  
Peggy Heim  
Gwyn Howard  
Cameron Spencer  
Leah Snyder  
Elizabeth Fike  
Amelia Cullinan  
Carolyn Kintner  
Sandra Hunt  
Mary Harvey  
Ken Wilkinson  
Laura Spencer  
Marianne Hudson  
Jan Sutphen-Mroz  
Steve Mroz  
bruce squier  
Flower grosskopf  
Ann Magyar  
Mike Herrett  
Annie Bezdenezhnykh  
Tiffany Satterfield  
Scott Hamilton  
Marguerite Boler  
June Poginy  
Sarah Rogers-Matte

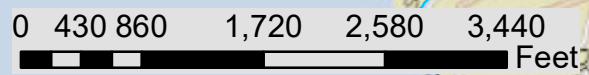
Lindsay Gonzalez  
Paulette elster  
Debra Congdon  
Joshua Villagomez  
Teylar Greer  
Nancy Gubatayao  
Leanne White  
Allison Hazen  
Lisa Mohr  
Rich Rosenthal  
Kate von Duering  
Adam Pimley  
Amy Hepburn  
kelly rae cunningham  
Amanda Hill  
Allison McCoy  
Leanna Ramsey  
Aidan Black  
Lisa Douglass  
Sara O'Hern  
Taj shade  
Amanda fulford  
Amie Macnab  
Alison Branstetter  
Jessica Zertuche  
Suzanna Eller  
Janay Destello

Justine Berk  
Laura M. Tyler  
Rosemary Warren  
Alexandra Thompson  
Roger Kelley  
Alexis Toma  
Kabila Williams  
Sarah Polda  
Bonnie Wells  
Aida Crone  
Sheri Stark  
Rachel Peach  
Scott Dolfay  
Yalined Rohena  
Rachel heenan  
Joe Heenan  
Meredith Ida  
Patrick K Allen  
Alex Harrington  
Kitty denny  
Sarah A'Hearn  
  
Amanda Snelson  
Leslie Allen  
Casey Borgen  
Annette Mitter  
Andrea Marcos



**Legend**

- Target Parcels
- Long Term



**North Highline Acquisitions - 2024**

SEATTLE

7262200175

Grace Church

7694600351

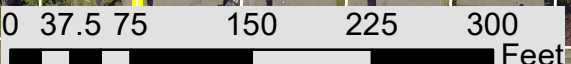
Right of Way

WLRD  
Seola Pond

**Legend**

 Target Parcels

**North Highline - Seola Pond  
Acquisitions - 2024**





## Opportunity Area Data Report

Report date: 2023-03-08

This report provides additional data to support the case that a proposed acquisition project may qualify as an Opportunity Area by serving communities that lack access to open space and experience demonstrated hardships. Use the [Opportunity Areas map](#) to find a property.

Please visit the [Conservation Futures match waiver webpage](#) for an explanation of Opportunity Areas. Additional links to potentially relevant data sources may be found in the [Additional Data Sources for Opportunity Area Projects](#). For more information about using this data with particular grant programs, please visit the [Conservation Futures match waiver](#) or [Healthy Communities and Parks Fund](#) webpages.

Enter a 10-digit parcel number (PIN) below, or [use the Opportunity Areas map](#) to find a property.

### PIN



## Property information

<b>Parcel number</b>	<b>7262200175</b>
<b>Address</b>	
<b>Jurisdiction</b>	King County
<b>ZIP Code</b>	98146
<b>Parcel area</b>	2.89 acres / 125,888 ft <sup>2</sup>
<b>Zoning</b>	R8
<b>Present Use</b>	Vacant(Single-family)
<b>Total appraised value</b>	\$774,000
<b>Census tract</b>	53033026600
<b>Census block group</b>	530330266002
<b>Elementary School</b>	Shorewood Elementary

## Assessor's Report


## Districts &amp; Development Report

## Does property meet all 3 specified criteria?

Yes, property meets all three criteria

Criterion	Is criterion met?	Criterion value	What does this value mean?
Lowest 1/3 of median household incomes	<input checked="" type="checkbox"/> Yes	33rd percentile	The household incomes in this area are higher than 33 percent of other areas of the county. <i>Lower percentile values may indicate a stronger case for being in an opportunity area.</i>
Highest 1/3 of hospitalization rates	<input checked="" type="checkbox"/> Yes	69th percentile	Hospitalization rates in this area are higher than 69 percent of other areas of the county. <i>Higher percentile values may indicate a stronger case for being in an opportunity area.</i>
Lacks access to open space	<input checked="" type="checkbox"/> Yes	0.31 miles to open space in an urban area	<i>If there are no parks within 0.25 miles in the urban area, or within 2 miles in the rural area, may indicate a stronger case for being in an opportunity area.</i>

## Additional Parcel Data

 Feel free to use this data to make the case in your application that your project serves an Opportunity Area.

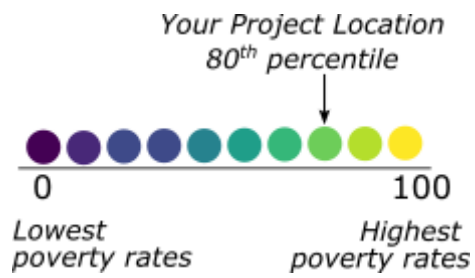
Data Points	Percentile	What does this value mean?
<i>For these first 8 data points, <b>higher</b> percentile values may indicate a stronger case for being in an opportunity area.</i>		
Poverty	86th percentile	The percentage of impoverished households (at or below 200% of the federal poverty level) in this area is higher than 86 percent of the county.
Free & reduced-price school meals	77th percentile	The rate of individuals using free & reduced-price school meals in this area is higher than 77 percent of the county.

<b>Data Points</b>	<b>Percentile</b>	<b>What does this value mean?</b>
Limited English-speaking households	47th percentile	The percentage of limited English-speaking households in this area is higher than 47 percent of the county.
Population under age 5	47th percentile	The percentage of people younger than 5 in this area is higher than 47 percent of the county.
Population that are people of color	71st percentile	The percentage of population that are people of color in this area is higher than 71 percent of the county.
Population with disabilities	17th percentile	The percentage of population with disabilities in this area is higher than 17 percent of the county.
Population with disabilities and lacking health insurance	79th percentile	The percentage of population with disabilities and without health insurance in this area is higher than 79 percent of the county.
Households receiving food stamps / SNAP with 1+ person with disabilities	57th percentile	The percentage of households receiving food stamps / SNAP with 1+ person with disabilities in this area is higher than 57 percent of the county.
<i>For these final 3 data points, <b>lower</b> percentile values may indicate a stronger case for being in an opportunity area.</i>		
Average life expectancy	25th percentile	The average life expectancy in this area is higher than 25 percent of the county, meaning that 75 percent of the county has a higher average life expectancy than this area.
Open space & park density per capita (acres per person)	42nd percentile	The open space and park density in this area is higher than 42 percent of the county, meaning that 58 percent of the county has higher open space and park density than this area.
Tree canopy (neighborhood "greenness")	55th percentile	The tree canopy in this area is higher than 55 percent of the county, meaning that 45 percent of the county has a higher degree of tree canopy than this area.

## How to interpret percentile

Percentiles tell you how your location ranks for that characteristic in relation to all other locations in King County, if they were ranked from 0 to 100.

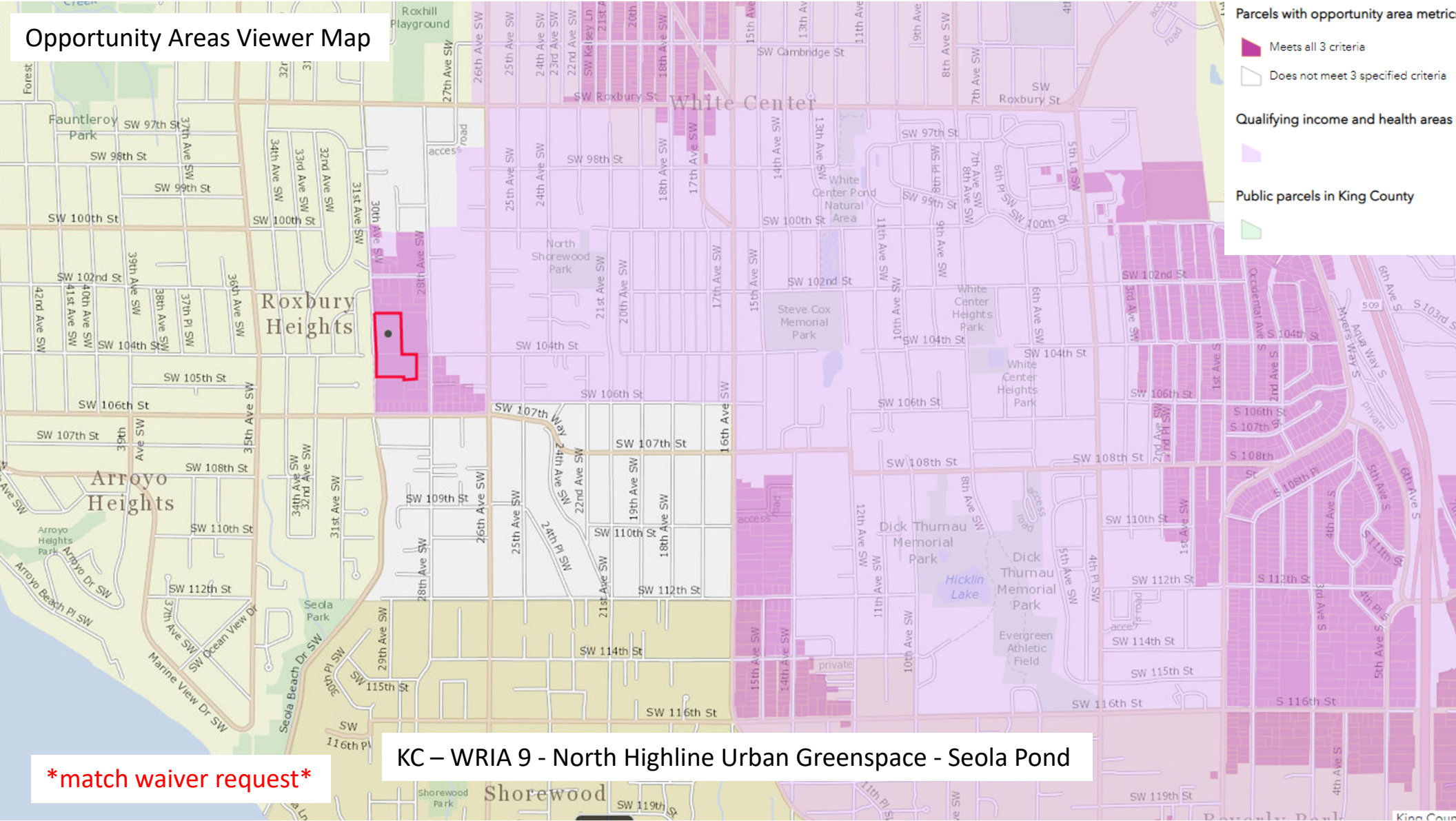
For example, if your location is at the 80th percentile for poverty rate, it means that 80% of census tracts have a *lower* poverty rate than your location, and only 20% of census tracts have a *higher* poverty rate.



- 0 – 33rd percentiles indicate lower level of the characteristic/trait
- 34 – 66th percentiles indicate middle level of the characteristic/trait
- 67 – 100th percentiles indicate higher level of the characteristic/trait

Last Updated November 9, 2022

# Opportunity Areas Viewer Map



Parcels with opportunity area metric

- Meets all 3 criteria
- Does not meet 3 specified criteria

Qualifying income and health areas



Public parcels in King County

KC - WRIA 9 - North Highline Urban Greenspace - Seola Pond


\*match waiver request\*

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KC – WRIA 9 - North Highline Urban Greenspace - Seola Pond