

# State Surplus Property Program



2020 Annual Report Inventory of State-Owned Real Properties and  
Recommendations per RCW 43.63A.510

# Acknowledgments

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# Executive Summary

## Overview

In many Washington communities, the rising cost of land and construction negatively affects the ability of affordable housing providers to develop housing for people with low incomes. This is especially true in high-cost areas like the Puget Sound region.

Since 1993, the Department of Commerce (Commerce) has worked with designated agencies to provide an annual inventory of real property that is state-owned and available for lease. Starting in 2018, the designated agencies include the Washington State Patrol (WSP), the State Parks and Recreation Commission (PARKS), and the Departments of Natural Resources (DNR), Social and Health Services (DSHS), Corrections (DOC), and Enterprise Services (DES). The purpose of this inventory is to encourage effective use of surplus property for the development of affordable housing.

**Table 1: State Surplus Property Totals**

Designated Agencies under RCW 43.63A.510	Surplus Properties	Suitable Properties
Department of Corrections	0	0
Department of Enterprise Services	0	0
Department of Natural Resources	12	5
Department of Social & Health Services	0	0
State Parks & Recreation Commission	17	2
Washington State Patrol	0	0
Agency Surplus Property Requested	Surplus Properties	Suitable Properties
Department of Transportation	14	4
	Total Properties	Total Suitable Properties
	43	11

RCW 43.63A.510 requires Commerce to consolidate surplus property inventories into two groups: properties suitable for consideration in affordable housing development and properties that are not suitable for consideration. In addition to categorizing the suitability of properties for affordable housing development, this report provides more detail about the surplus property that state agencies own. This includes distances to nearby transit lines, child care centers, schools, and grocery stores, among other such points of consideration in the Washington State Affordable Housing Combined Funders Standards and Evergreen Sustainability Development Standards.

## Key Findings and Highlights

Of the six designated agencies required to report their inventories, four reported no surplus properties and two reported 29 surplus properties that are vacant or available for sale or lease. Commerce also requested the surplus property inventory of the Washington State Department of Transportation (WSDOT), which reported a further 14 properties.

The designated agencies did not dispose of any public properties for affordable housing under the authority of [RCW 39.33.015](#), during the one-year period starting Nov. 1, 2019 and ending Nov. 1, 2020.

Of the 43 surplus properties inventoried, the State Surplus Property Program determined that 11 are suitable for consideration for affordable housing development, and 32 are not.

RCW 43.63A.510 requires designated state agencies to report by Nov. 1 and Commerce to submit its analysis to the Legislature by Dec. 1. Therefore, this preliminary determination of suitability for development is based on a swift analysis of state agency reports in which properties that were clearly unsuitable for affordable housing development were eliminated.

## Conclusions

The State Surplus Property Program inventory list consolidated 43 properties in 2020:

- Eleven properties (26%) of the surplus property inventory are suitable for affordable housing development.
- Thirty-two properties (74%) of the surplus property inventory are unsuitable for affordable housing development.
- Ten suitable properties are located in western Washington and one suitable property is located in eastern Washington.
- No properties from the 2019 State Surplus Property Program Report were transferred, leased, or disposed for affordable housing development under the authority of [RCW 39.33.015](#).

Despite the ongoing shortage of affordable housing, no properties on the State Surplus Property Program's inventory list were used for affordable housing development throughout 2020. Programs within Commerce note a substantial need for this type of development in Washington.<sup>1</sup> In the future, the State Surplus Program plans to focus research efforts on site information that was not explored in previous iterations of this report, but is of key interest to affordable housing developers. In addition, the program will work on strategic outreach to stakeholders with the intent to match developers with suitable development sites. The State Surplus Program is going to work within Commerce to harmonize applicable programs that will elevate the visibility and practicality of the State Surplus Report. The overarching goal of these efforts is to provide interested stakeholders with a report that serves as a development resource, with more pertinent information about "shovel-ready" sites than prior reports.

## Program History and Authorizing Legislation

The potential to use available state properties for capital investments has gained attention among lawmakers in recent years. In 2018 the Washington State Legislature directed Commerce to produce a report on state surplus properties that could be developed into affordable housing.

Prior to legislation enacted in 2018<sup>2</sup> Commerce received inventories of vacant surplus properties from five state agencies. In 2018, the number of designated agencies that report surplus property inventory to Commerce grew to six. More detail on the history of this program is in the [2018 State Surplus Property Program Report](#). [RCW 43.63A.510](#) established statutory requirements for the State Surplus Property Program, creating the framework for the property suitability criteria the program uses.

### **RCW 43.63A.510 - Affordable housing—Inventory of state-owned land.**

(1) The department must work with the designated agencies to identify, catalog, and recommend best use of under-utilized, state-owned land and property suitable for the development of affordable housing for very low-income, low-

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<sup>1</sup> Washington State Department of Commerce, Affordable Housing Advisory Board, [2019 Annual Report](#); Bond Cap Allocation Program, [2020 Bond Cap Biennial Report](#); Community Development Block Grant Program, [2020-2024 Consolidated Housing Plan](#)

<sup>2</sup> [3SHB 2382](#)

income or moderate-income households. The designated agencies must provide an inventory of real property that is owned or administered by each agency and is vacant or available for lease or sale. The department must work with the designated agencies to include in the inventories a consolidated list of any property transactions executed by the agencies under the authority of RCW [39.33.015](#), including the property appraisal, the terms and conditions of sale, lease, or transfer, the value of the public benefit, and the impact of transaction to the agency. The inventories with revisions must be provided to the department by November 1st of each year.

(2) The department must consolidate inventories into two groups: Properties suitable for consideration in affordable housing development; and properties not suitable for consideration in affordable housing development. In making this determination, the department must use industry accepted standards such as: Location, approximate lot size, current land use designation, and current zoning classification of the property. The department shall provide a recommendation, based on this grouping, to the office of financial management and appropriate policy and fiscal committees of the legislature by December 1st of each year.

(3) Upon written request, the department shall provide a copy of the inventory of state-owned and publicly owned lands and buildings to parties interested in developing the sites for affordable housing.

(4) As used in this section:

(a) "Affordable housing" means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income.

(b) "Very low-income household" means a single person, family, or unrelated persons living together whose income is at or below fifty percent of the median income, adjusted for household size, for the county where the affordable housing is located.

(c) "Low-income household" means a single person, family, or unrelated persons living together whose income is more than fifty percent but is at or below eighty percent of the median income where the affordable housing is located.

(d) "Moderate-income household" means a single person, family, or unrelated persons living together whose income is more than eighty percent but is at or below one hundred fifteen percent of the median income where the affordable housing is located.

(e) "Affordable housing development" means state-owned real property appropriate for sale, transfer, or lease to an affordable housing developer capable of:

(i) Receiving the property within one hundred eighty days; and

(ii) Creating affordable housing units for occupancy within thirty-six months from the time of transfer.

(f) "Designated agencies" means the Washington state patrol, the state parks and recreation commission, and the departments of natural resources, social and health services, corrections, and enterprise services.

# State Surplus Property Results

## Properties Suitable for Consideration in Affordable Housing Development

Of the 43 surplus properties consolidated in the State Surplus Program's 2020 inventory, 11 are suitable for further consideration for affordable housing development, and 32 are unsuitable. Table 3 lists the properties that are suitable for consideration in affordable housing development. The table provides a link to the county assessor's map for each property with relevant parcel data, the street or nearest intersection of the property, the land-use designation of the parcel, and city or county zoning code information of the parcel. The first column also includes the page number where more detailed parcel information can be found in [Appendix E](#).

**Table 3: Surplus Properties Suitable for Consideration in Affordable Housing Development**

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">S Forest St &amp; W Newell Ave (Lot 1 of 3)</a> <a href="#">Page 25</a>	Westport 98595 Grays Harbor	Access is on private driveway off S Forrest St. Undeveloped with native tree growth on parcel.	0.79	<a href="#">R-2</a>	<a href="#">R-2</a>	Vacant, Undeveloped	Minimum lot size is 5,000 sq. ft.	DNR
<a href="#">S Forest St &amp; W Newell Ave (Lot 2 of 3)</a> <a href="#">Page 25</a>	Westport 98595 Grays Harbor	Split lot along S Forrest St. Undeveloped with native tree growth on parcel	0.85	<a href="#">MUTC-1</a>	<a href="#">MUTC-1</a>	Vacant	These parcels are in the same neighborhood but have a different zoning.	DNR
<a href="#">S Forest St &amp; W Newell Ave (Lot 3 of 3)</a> <a href="#">Page 25</a>	Westport 98595 Grays Harbor	Access to W Newell Ave. Undeveloped with native tree growth on parcel.	0.62	<a href="#">R-2</a>	<a href="#">MUTC-1</a>	Vacant	These parcels are in the same neighborhood but have a different zoning.	DNR
<a href="#">Nolte-Veazie Cumberland Rd SE/304th Ave SE</a> <a href="#">Page 29</a>	Black Diamond 98010 King	Public road access. Adjacent to Nolte State Park and Deep Lake. Undeveloped parcel with heavy evergreen tree growth.	27.00	<a href="#">RA-5</a>	<a href="#">RA-5</a>	Vacant	About 5 miles from Black Diamond. No mapped erosion, landslide, or flood plain designations.	PARKS
<a href="#">SE 344th St. Twin Lakes Park &amp; Ride</a> <a href="#">Page 32</a>	Federal Way 98023 King	Relatively flat and covered with a mix of foliage and evergreen trees.	6.79	<a href="#">Urban Residential</a>	<a href="#">RS 7.2</a>	Vacant, Undeveloped	Portion of lot is being used as a Park & Ride.	WSDOT

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">S Donovan St. &amp; West I-99 in South Park</a> <a href="#">Page 35</a>	Seattle 98108 King	Relatively flat and covered with a mix of foliage and native trees.	0.14	<a href="#">SF 5000</a>	<a href="#">SF 5000</a>	Vacant, Undeveloped	Portion of Lots 13 thru 18 Incl., Block 13, South Park	WSDOT
<a href="#">Willapa Hills Trail – E Robert Bush Dr./Summit Ave</a> <a href="#">Page 38</a>	South Bend 98586 Pacific	Access via Summit St and private drive. Lots intersected by private drive. Undeveloped parcel with native trees.	3.00	<a href="#">C-C</a>	<a href="#">C-C</a>	Vacant	Lots are near mill site, access to the mill runs goes through this parcel. C-C zoning allows for multifamily development.	PARKS
<a href="#">XXX E 57th ST/ E Q St</a> <a href="#">Page 41</a>	Tacoma 98404 Pierce	Critical areas are close to this lot and will need a feasibility study done to see how much wetlands are on the lot for a building lot.	0.55	<a href="#">Urban Residential</a>	<a href="#">R-2</a>	Vacant	Undeveloped land. Minimum lot size is 5,000 sq. ft. The property does have sewer, water, and power at site.	DNR
<a href="#">17431 State Route 92 NE</a> <a href="#">Page 44</a>	Granite Falls 98252 Snohomish	The parcel has rolling to level wooded terrain that slopes downward from SR 92, and is covered in vegetation and trees. There is a 30-foot tree buffer that runs along the southerly property line.	3.19	<a href="#">R-5</a>	<a href="#">R-5</a>	Vacant	No development will be allowed in this buffer. A single driveway access no greater than 15 feet in width will be permitted within the buffer.	WSDOT
<a href="#">One-way Highway Off Ramp at 3rd Avenue SE</a> <a href="#">Page 47</a>	Lacey 98516 Thurston	The parcel is mostly level to gently sloping and is at street grade. Parcel is lightly treed, has some open space with native grasses.	0.69	<a href="#">WD – Urban Neighborhood 1</a>	<a href="#">WD</a>	Undeveloped	Parcel has a natural tree buffer over most of the common property line along Interstate 5.	WSDOT
<a href="#">W 5th Avenue &amp; S Beech Street</a> <a href="#">Page 50</a>	Toppenish 98948 Yakima	Access via W 5th Avenue. Vacant lot with grasses. Flat topography with no site impediments.	0.16	<a href="#">Residential (Incorporated/UGA)</a>	<a href="#">R-1, R-2</a>	Vacant	Possible trespass. There are several cars on property.	DNR



The results of this report are not conclusive; they merely reflect data provided by participating state agencies – Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation – and digitally accessible data.

Site-specific visits would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

## Supplemental State Surplus Property Results and Information

### Definitions

[Appendix A](#) provides a review of the definitions contained in RCW 43.63A.510 "Affordable Housing--Inventory of State-owned Land," and RCW 39.33.015 "Transfer, Lease, Disposal of Public Property for Affordable Housing."

### Zoning Codes Found in the State Surplus Report

[Appendix B](#) includes an explanation of the zoning and land-use designations for all properties in the State Surplus Program's inventory list in Appendix B Table 1.

### State Surplus Properties that are Unsuitable for Affordable Housing Development Consideration

The list of surplus properties that are unsuitable for consideration in affordable housing development is available in [Appendix C](#) Table 1.

### Expanded Property Methodology and Information

[Appendix D](#) contains the methodology for the expanded data collected for potentially suitable properties in the state surplus inventory. [Appendix E](#) has detailed information on 11 properties that were determined to be potentially suitable for affordable housing. [Appendix F](#) provides a hyperlink to the State Surplus Program website, for additional information on the 32 state surplus properties that are unsuitable for affordable housing consideration. This report includes information on distances to nearby transit lines, child care centers, schools, and grocery stores, among other such points of consideration in Evergreen Sustainability Development Standards and the Washington State Affordable Housing Combined Funders standards. If the State Surplus Program were to expand to require more state agencies to report surplus property inventory, this information would be a valuable resource to prospective affordable housing developers.

# Determination of Affordable Housing Suitability

## Affordable Housing Suitability Criteria

As required by RCW 43.63A.510 (2), Commerce must consolidate the inventories of certain state agencies and determine which properties are suitable for consideration in developing affordable housing. In developing the suitability criteria, Commerce aligned the four industry-accepted standards in Table 4 with the goals and standards used in the Washington State Growth Management Act (GMA)<sup>3</sup> and Washington State Affordable Housing Combined Funders application.<sup>4</sup> Factors from the Combined Funders application set best practices governing the development of publicly funded affordable housing sites in Washington. A number of affordable housing development entities adhere to the Combined Funders standards, including:

- Washington State Housing Trust Fund
- City of Seattle Office of Housing
- King County and Snohomish County local and HUD-funded affordable housing programs
- A Regional Coalition for Housing (ARCH)
- Washington State Housing Finance Commission for Low-Income Housing Tax Credits

Table 4 details Commerce’s criteria in determining the property’s suitability for affordable housing development. The first column describes criteria that suggest a property might be suitable for consideration. The second column in Table 4 describes criteria that tend to exclude a property from being suitable, absent significant extenuating circumstances.

**Table 4: Affordable Housing Suitability Criteria**

Industry-Accepted Standards	Criteria for Properties Suitable for Consideration in Affordable Housing Development	Criteria for Properties NOT Suitable for Consideration in Affordable Housing Development
Location	No impediments to development, such as steep slopes and the presence of significant critical areas Located near population centers and services, preferably inside the urban growth area Infrastructure (streets and utilities) in place Property must be legally accessible	Impediments to development, such as steep slopes, wetlands or flooding Remote location (too far from population centers, services and transit) No infrastructure (streets and utilities) in place No legal or feasible ingress/egress
Approximate Lot Size	Dimensions of lot allow development under existing zoning	Not developable per codes, or some parcels appear to be too small to develop

<sup>3</sup> [The Growth Management Act](#), The GMA (Chapter 36.70 RCW, 1990, and WAC 365-196) requires cities and counties develop comprehensive plans containing specific information and analysis. The goal is to focus urban growth and protect rural and resource lands from sprawl. All development in counties and cities that plan under the GMA must adhere to the city and county comprehensive plans.

<sup>4</sup> [Washington State Affordable Housing Combined Funders Application](#)

Current Land-Use Designation	Should be residential, ideally within urban growth area; parcels in rural areas outside urban growth areas can be zoned at a density that would not allow for affordable housing unless in a “limited area of more intensive rural development” (LAMIRD)	Natural Resource designation (forest, agricultural, mineral) because they are generally very large parcels that are remote from urban services. Parcels that do not have a residential designation would be excluded, as changing the zoning would slow the development process beyond the 36-month goal detailed in 3SHB2382 Section 1.
Current Zoning Classification	Current zoning permits all types of affordable housing; allows higher-density development	Zoning that is low density or overly restrictive may be difficult to use for affordable housing

## Zoning Codes and Land-Use Designations of State Surplus Properties Suitable for Consideration

Twenty-six percent of the state surplus inventory parcels are currently zoned or are in the land-use designations, which allow for residential or mixed-use commercial development uses. These zoning designations make them suitable for residential dwelling construction and potentially suitable for affordable housing development. Table 5 outlines the codes and designations of the state properties suitable for affordable housing development.

Seventy-four percent of the surplus properties in the inventory list do not meet the land-use, zoning, lot size, or lot location requirements suitable for affordable housing development. As noted in Table 4, non-suitable parcels include land-use and zoning that conserves rural land, agricultural land, and forestlands, or that discourage residential dwelling uses. Additionally, resource and conservation lands are generally large parcels, designed to protect land and natural resources, and are not planned to promote residential development. These parcels would require rezoning or reclassification of land-use designation to be suitable for affordable housing development. [Appendix B](#) contains a full list on the zoning and land-use designations in Appendix B Table 1. Properties that are unsuitable for affordable housing development consideration can be found in [Appendix C](#) Table 1.

**Table 5: Zoning Codes and Land-Use Designations for Suitable State Surplus Properties**

Zoning Designation	County	Permitted Residential Dwelling Uses
<a href="#">R-2</a>	Grays Harbor	Residential 2, Single family and two-family dwellings permitted. Minimum lot requirements are 10,000 sq. ft. for first unit and 1,500 sq. ft. for each additional unit. This is a district designed for residential use with protection from objectionable influences.
<a href="#">MUTC-1</a>	Grays Harbor (Westport)	Mixed Use Tourist Commercial 1, Residential construction permitted. Mixed-use tourist commercial zone is a mixture of tourist commercial and residential uses in close proximity.

<a href="#">RA-5</a>	King	Rural Area 5, 1 DU per 5 acres.
<a href="#">RS 7.2</a>	King	Residential Single-Family 7200sq. ft., Minimum lot size per DU is 7,200sq. ft.
<a href="#">SF 5000</a>	King	Single Family 5000, Minimum lot size per DU is 5000sq. ft.
<a href="#">C-C</a>	Pacific	Community Commercial District, allows for multi-family dwellings containing up to 16 DU per lot of record.
<a href="#">R-2</a>	Pierce	R-2, Single-Family Dwelling District; Permits all uses allowed in the R-1 and may also allow for lodging uses limited to one guest room. It generally abuts more intense residential and commercial districts. The minimum standard lot size in the R-2 District is 5,000 sq. ft; small lots may be 4,500 sq. ft.
<a href="#">R-5</a>	Snohomish	Rural-5 acre, 1 DU per 5 acres; single-family, duplex, and conditional use multi-family. Allows for rural cluster divisions in unincorporated areas.
<a href="#">WD</a>	Thurston	Woodland District, Single-family and multi-family dwelling construction permitted. This zoning designation promotes high density residential in mixed-use patterns throughout the Woodland District. The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity.
<a href="#">Residential (Incorporated/UGA)</a>	Yakima	R-1 to R-2: Single Family - 7 DU per acre; Two-Family - 12 DU per acre; Multi-Family - 18 to 24 DU per acre

# Conclusions

## Findings

The State Surplus Property Program inventory list consolidated 43 properties in 2020:

- Eleven properties (26%) are suitable for affordable housing development.
- Thirty-two properties (74%) are unsuitable for affordable housing development.
- Ten suitable properties are located in western Washington and one suitable property is located in eastern Washington.
- No properties from the 2019 State Surplus Property Program Report have been transferred, leased, or disposed for affordable housing development under the authority of [RCW 39.33.015](#).

## State Surplus Program Next Steps

Although no properties on the State Surplus Property Program's inventory list were used for affordable housing development throughout 2020, programs within Commerce note a substantial need for this type of construction in Washington.<sup>5</sup> In the future, the State Surplus Program plans to include additional research efforts on site information that is of key interest to affordable housing developers. In addition, the program will work on strategic outreach to stakeholders with the intent to match developers with suitable development sites. The overarching goal of these efforts is to provide interested stakeholders with more practical information about "shovel-ready" sites to assist their efforts to increase the supply of affordable housing..

In October 2019, Commerce's Community Services and Housing Division entered into contract with Enterprise Community Partners (Enterprise) to establish a digital pathway for affordable housing developers to find suitable properties in King County. The goal of the contract was to advance [Enterprise's Home and Hope Initiative](#), aimed at promoting affordable housing projects and education centers on public or tax-exempt land in Washington State. A key deliverable under the contract is the production of an inventory of developable public or tax-exempt properties and the Home and Hope site mapper. The site mapper, an online property-mapping tool that includes parcel data from the King County Assessor, contains updated eligibility areas for tax credit funding programs, a mechanism to highlight sites currently used for surface parking, and a filter to highlight sites near planned future light rail. Taking cues from Enterprise's initiative, the State Surplus Program is working to create a digitized inventory for the 2021 report and beyond. Additionally, the State Surplus Program plans to incorporate data elements from Enterprise's Home & Hope dashboard into the scope of future reports. These topics include, but are not limited to:

- Collaborate with the Enterprise Community Partners and Commerce's Housing Trust Fund to integrate necessary property details for affordable housing developers and advocacy groups
- Determine federal funding availability of suitable sites with data from the U.S. Department of Housing and Urban Development
- Use Washington State Department of Ecology's data on contaminated sites to determine site development suitability
- Incorporate Washington State Department of Archaeology & Historic Preservation data on the presence of potential archaeological sites in the vicinity of surplus parcels

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<sup>5</sup> Washington State Department of Commerce, Affordable Housing Advisory Board, [2019 Annual Report](#); Bond Cap Allocation Program, [2020 Bond Cap Biennial Report](#); Community Development Block Grant Program, [2020-2024 Consolidated Housing Plan](#)

- Create an online State Surplus Program inventory for stakeholders involved in affordable housing development, nonprofit groups, and community advocacy organizations.

After consultation with Enterprise program leads, efforts are also underway to expand the State Surplus Program's community outreach to increase the program's effectiveness in identifying and evaluating state surplus properties. The objective of these new measures is to inform developers of affordable housing and empower groups that can use property information and development feasibility of properties on the surplus inventory list. The State Surplus Program will conduct outreach to stakeholders that will include, but is not limited to:

- Inform affordable housing developers about suitable sites that could be lined up for future development
- Contact elected officials, so that they can be aware of suitable locations for affordable housing development within their districts
- Work together with community advocacy organizations that could support development where suitable sites exist.

Commerce and community advocacy groups are interested in using public land to develop affordable housing solutions for vulnerable populations. The use of public land in affordable housing development has garnered attention in recent years as its proven effective in aiding these communities around the state.<sup>6,7,8</sup> The Statewide Reentry Council's biennial report<sup>9</sup> recommends using, "public, vacant land and buildings specifically to house people who have reentered or are otherwise impacted by the criminal legal system." The Council's report cites Thurston County's [Quixote Village](#), a collaboration between nonprofit organizations, community advocacy groups, and local, state, and federal government funding to build tiny homes on public land in Olympia. Thurston County officials created very favorable lease terms (one dollar per year) for the use of the public property to house members of the county's homeless population.<sup>10</sup>

The [Pennies For Quarters Project](#) in Clallam County sought to build 40 tiny houses in a cluster development with access to a common building, community gardens, and on-site counseling services for homeless veterans. The Pennies for Quarters Project spent nearly two years working to find a suitable property for the location of this project.<sup>11</sup> The State Surplus Program plans to investigate other community advocacy groups focused on affordable housing development for vulnerable populations as a potential use of state agency surplus properties in the future.

Affordable housing developers face strong competition for developable land, especially in the Puget Sound region. The challenge is to find and evaluate suitable properties in Washington that are desirable to developers of affordable housing. The State Surplus Property Program plans to expand its outreach to community development groups that could use the inventory as a development resource. With the continued support of designated state agencies, the State Surplus Program Report can be an additional tool to support efforts that result in more affordable housing throughout the state.

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<sup>6</sup> The Urbanist, "Disposition Policy: Let Put Underused Public Land to Use as Affordable Housing," Malaba, Patience, Set. 28, 2020, <https://www.theurbanist.org/2018/09/28/disposition-policy-lets-put-underused-public-land-to-use-as-affordable-housing/>

<sup>7</sup> U.S. Department of Housing and Urban Development, "Using Public Land to Defray the Cost of Affordable Housing," [https://www.huduser.gov/portal/pdredge/pdr\\_edge\\_trending\\_091415.html](https://www.huduser.gov/portal/pdredge/pdr_edge_trending_091415.html)

<sup>8</sup> Quixote Communities, "Accolades," <http://www.quixotecommunities.org/accolades.html>

<sup>9</sup> Washington State Department of Commerce, Statewide Reentry Council, 2020 Report of the Statewide Reentry Council, Pg. 4

<sup>10</sup> Ibid.

<sup>11</sup> Radio Pacific, My Clallam County, "Pennies For Quarters Acquire Property for Veteran Housing Project," March 18, 2019, <https://www.myclallamcounty.com/2019/03/18/pennies-for-quarters-acquires-property-for-veteran-housing-project>

## Appendix A: Definitions from RCW 43.63A.510 and RCW 39.33.015

### RCW 43.63A.510 "Affordable Housing--Inventory of State-owned Land"

"Affordable housing" means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.

"Very low-income household" means a single person, family, or unrelated persons living together whose income is at or below 50 percent of the median income, adjusted for household size, for the county where the affordable housing is located.

"Low-income household" means a single person, family, or unrelated persons living together whose income is more than 50 percent but is at or below 80 percent of the median income where the affordable housing is located.

"Moderate-income household" means a single person, family, or unrelated persons living together whose income is more than 80 percent but is at or below 115 percent of the median income where the affordable housing is located.

"Affordable housing development" means state-owned real property appropriate for sale, transfer, or lease to an affordable housing developer capable of:

- Receiving the property within 180 days
- Creating affordable housing units for occupancy within 36 months from the time of transfer

"Designated agencies" means the Washington State Patrol, the State Parks and Recreation Commission, and the departments of Natural Resources, Social and Health Services, Corrections, and Enterprise Services.

### RCW 39.33.015 "Transfer, Lease, Disposal of Public Property for Affordable Housing"

"Public benefit" means affordable housing for low-income and very low-income households as defined in RCW 43.63A.510, and related facilities that support the goals of affordable housing development in providing economic and social stability for low-income persons.

"Surplus public property" means excess real property that is not required for the needs of or the discharge of the responsibilities of the state agency, municipality, or political subdivision.

# Appendix B: Complete Zoning and Land-Use Designations for State Surplus Property Inventory

Appendix B Table 1 includes the zoning and land-use designations for all properties in the State Surplus Property Program’s inventory list. These properties vary considerably across the state, both in terms of their size but also their zoning and land-use role in county planning. Twenty-six percent of the state surplus inventory consists of parcels that are currently zoned as residential or mixed-use commercial. These zoning designations make them suitable for residential dwelling construction and potentially suitable for affordable housing development. Seventy-four percent of the surplus property inventory does not have zoning and land-use designations that make them suitable for affordable housing development. As noted in Table 3, these include land-use and zoning that conserves rural land, agricultural land, and forestlands, or that discourages incompatible uses residential or commercial applications. Additionally, resource and conservation lands are generally large parcels, designed to conserve land, and not meant to promote residential development without rezoning or reclassification of land-use designation.

**Appendix B Table 1: Complete Zoning and Land-Use Designations of State Surplus Properties Inventory**

Zoning Designation	Meaning	County
<a href="#">RR20</a>	Rural Residential/Resource 20, 1 DU per 20 acres, Cluster subdivision & planned development allowed under conditional use.	Chelan
<a href="#">Rural NC</a>	Rural Neighborhood Conservation Zoning District, 1 DU per 5 acres, Duplex development under conditional use. NC zoning is intended to direct development in small, isolated rural areas in Clallam County.	Clallam
<a href="#">PF-R5</a>	Public Facilities and Rural-5, 1 DU per 5 acre.	Clark
<a href="#">A-1</a>	Agricultural Zone 1, 1 DU per 40 acres, single-family dwelling meant to support of crop growing and general farming practices. Subdivisions for single-family dwellings possible.	Columbia
<a href="#">Lrg SA</a>	Unknown designation	Douglas
<a href="#">UC1</a>	Urban Commercial 1, Residential dwellings prohibited. UC1 districts are established within urban growth areas to provide sites for general commercial areas having a variety of retail, office, personal and professional services, and other commercial activities.	Grant
<a href="#">G-5</a>	General Development 5 District; 1 DU per 5 acres, cluster development permitted under conditional use.	Grays Harbor
<a href="#">R-1</a>	Residential 1, low-density single-family with a high degree of protection against objectionable influences, building congestion, lack of light, air and privacy.	Grays Harbor
<a href="#">R-2</a>	Residential 2, Single family and two-family dwellings permitted. Minimum lot requirements are 10,000 sq. ft. for first unit and 1,500 sq. ft. for each additional unit. This is a district designed for residential use with protection from objectionable influences.	Grays Harbor



Zoning Designation	Meaning	County
<a href="#">R-3</a>	Residential-3, Residential Resort District, single family and duplex construction permitted. Multi-family construction allowed under conditional use.	Grays Harbor
<a href="#">MUTC-1</a>	Mixed Use Tourist Commercial 1, Residential construction permitted. It is the intent of the mixed-use tourist commercial zone that there be a mixture of tourist commercial and residential uses in close proximity.	Grays Harbor (Westport)
<a href="#">PPR</a>	Parks, Preserves, and Recreation; No residential construction permitted. This land use district consists of state and county parks, preserves and recreational sites.	Jefferson
<a href="#">RR-20</a>	Rural Residential 20, 1 DU per 20 acres; greater housing density allowed under conditional use.	Jefferson
<a href="#">C-3</a>	Heavy Commercial Zone, No residential construction permitted. The intent of the C-3 zone is to allow for medium- to high-intensity uses consisting of a wide range of retail, commercial, entertainment, office, services, and professional uses.	King
<a href="#">RA-5</a>	Rural Area 5, 1 DU per 5 acres.	King
<a href="#">RS 7.2</a>	Residential Single-Family 7,200 sq. ft., Minimum lot size per DU is 7,200 sq. ft.	King
<a href="#">RS 8.5</a>	Residential, Single Family; Minimum lot size per DU is 8,500 sq. ft.	King
<a href="#">SF 5000</a>	Single Family 5000, Minimum lot size per DU is 5,000 sq. ft.	King
<a href="#">Parks</a>	Parks, No residential construction permitted. Parks properties are intended for the development of parks, open space areas and recreational facilities for the benefit of the citizens of Kitsap County.	Kitsap
<a href="#">F-R</a>	Forest and Range, Single- and Two-Family housing permitted. The purpose and intent of this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority.	Kittitas
<a href="#">R-5</a>	Rural 5 Zone, Single-family dwelling construction permitted.	Kittitas
<a href="#">Rural Working</a>	Rural Working, 1 DU per 20 acres. These areas are rural in character and may have access or limited access to services and infrastructure. These lands are found outside of UGAs and Rural Transitional Areas.	Kittitas
<a href="#">Incorporated</a>	Residential districts allow for single- and multi-family housing within the incorporate city limits.	Lincoln
<a href="#">Shelton UGA/Industrial</a>	Specific types of uses permitted are those types of industrial activities. Provides for moderate to heavy industrial development in order to provide needed goods, materials, and services to ensure the economic vitality of the city of Shelton and Mason County.	Mason
<a href="#">MRD UL20</a>	Methow Review District – Upland 20, Residential construction permitted with 1 DU per 20 acres, with allowance for a second unit per OCC 17A.130.040	Okanogan

Zoning Designation	Meaning	County
<a href="#">Rural 20</a>	Rural 20, 1 DU per 20 acres; greater housing density allowed.	Okanogan
<a href="#">Suburban Residential</a>	This land use category is intended to be applied in those areas of the county that are, or may become, residential areas and that are suitable and desirable for residential use.	Okanogan
<a href="#">C-C</a>	Community Commercial District, allows for multi-family dwellings containing up to 16 DU per lot of record.	Pacific
<a href="#">PL</a>	Public Lands, no residential dwellings permitted. The lands within this zone must be publicly owned, and all proposed development activities and uses are subject to the provisions the Pend Oreille County Code and the requirements of the responsible public agency(s).	Pend Oreille
<a href="#">RRC-NRL</a>	Rural Resource - Natural Resource Lands (promote long-term, commercially significant resource use.)	Skagit
<a href="#">RRV</a>	Rural Reserve, this zoning purpose is to allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas.	Skagit
<a href="#">R-5</a>	Rural-5 Acre, 1 DU per 5 acres; single-family, duplex, and conditional use multi-family. Allows for rural cluster divisions in unincorporated areas.	Snohomish
<a href="#">LI</a>	Light Industrial, no residential dwelling construction permitted. This zone is intended for industrial businesses that need industrial resources, but that do not have the potential impacts on surrounding areas that heavy industrial users do.	Spokane
<a href="#">RCV</a>	Rural Conservation Zoning (Environmentally Sensitive). This classification encourages low-impact uses and uses rural clustering to protect sensitive areas and preserve open space.	Spokane
<a href="#">RA-10</a>	Rural Area 10, Single-family dwelling construction permitted. This designation is for areas that are characterized by moderate to steep topography; access via state or county roads, but with fewer options than in 5-acre density areas; lower water supplies or water that is available only through drilling deep to very deep wells.	Stevens
<a href="#">WD</a>	Woodland District, Single-family and multi-family dwelling construction permitted. This zoning designation promotes high-density residential in mixed-use patterns throughout the Woodland District. The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity.	Thurston
<a href="#">Residential (Incorporated/UGA)</a>	R-1 to R-3: Single Family - 7 DU per Acre; Two-Family - 12 DU per Acre; Multi-Family - 18 to 24 DU per Acre	Yakima

# Appendix C: State Surplus Properties Unsuitable for Affordable Housing Development Consideration

The results of this report are not conclusive; they merely reflect data provided by participating state agencies – Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation – and digitally accessible data.

In some cases, discrepancies between information gathered by agencies and county assessors prevented a determination of a property’s suitability. In other cases, the requisite data to determine a property’s suitability could not be located.

Site-specific visits would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

**Appendix C Table 1: Surplus Properties NOT Suitable for Consideration in Affordable Housing Development**

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">Former Ice Caves State Park</a>	Chelan 98816 Chelan	Parcel has hilly topography with valley running through the middle. Access via Apple Acres Rd., North of Lake Chelan Airport.	159.00	RR20	RR20	Vacant	Too far from utility services, no access to transit lines. Entire parcel is in erosion hazard zone. Portion of parcel is in landslide hazard zone.	PARKS
<a href="#">HWY 112 TVEIT Short Plat</a>	Seiku 98381 Clallam	Access via Tveit Rd. and private drive. The parcel is vacant and slopes steeply upward from SR 112 with a larger, nearly level, area to the north of the property.	0.89	Rural NC	Rural NC	Undeveloped	South portion of parcel has landslide potential.	WSDOT
<a href="#">Battle Ground Lake State Park NE Palmer Rd &amp; NE 171 St Ct</a>	Battle Ground 98604 Clark	Severe erosion hazard area. Parcel has slopes with >15% incline. Outside flood area.	0.05	PF R-5	Rural	Vacant	Clark County code states the minimum lot size for development on this zone is five acres for a maximum density of one unit per five acres.	PARKS

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">North side of Willow Creek Road</a>	Dayton 99328 Columbia	The parcel has variable topography, mostly level and terraced with near-vertical rock walls.	13.70	A-1	Agricultural	Vacant, former WSDOT Pit Area	Above the pit, to the west, is gently sloping ground covered in native grasses.	WSDOT
<a href="#">Sun Lake -Lake Lenore-West of Lake Lenore off HWY 17</a>	Ephrata 98823 Douglas	No legal access	40.00	Lrg SA	Lrg SA	Vacant	Landlocked parcels. No access to utilities.	PARKS
<a href="#">Intersection of SR 17 and Patton Blvd. in Moses Lake</a>	Moses Lake 98837 Grant	This vacant parcel is predominantly sage brush with some native grasses. A portion of the property is a former pit site with significant material removed leaving depressions in the topography.	27.80	UC1	UC1	Vacant, former WSDOT Pit Area	Aerospace Overlay Zoning protection, under the jurisdiction of Grant County. Residential development not possible due to zoning regulations.	WSDOT
<a href="#">Grayland A-HWY 105</a>	Grayland 98547 Grays Harbor	The western most part of this plot is in a flood zone. The lot is located next to a shoreline.	1.30	R-3 SMP: Shoreline Residential	R-3	Restroom Facility & Open Access	Parcel intersected by Grayland Beach Rd. to beach access. 2018 construction of a restroom building (comm./ag./utility).	PARKS
<a href="#">Bottle Beach (Two parcels)</a>	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked. Wetlands surround property to the North and East.	.60 & .60	G-5	G-5	Vacant	Undeveloped parcels with native evergreen trees present. Both lots are narrow.	PARKS

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">HJ Carroll Park-Dabob Bay near Brinnon</a>	Brinnon 98320 Jefferson	Access from public road on Rhody Dr., West of H.J. Carroll Park. Triangular lot with native trees and undeveloped land.	3.00	PPR	PPR	Park Land	According to Jefferson County zoning code, no residential units may be developed on properties zoned as PPR.	PARKS
<a href="#">Near Stillpoint Ln &amp; N Jacob Miller RD</a>	Port Townsend 98368 Jefferson	Access through private driveway. Partially cleared parcel surrounded by evergreen trees.	0.80	RR-20	Rural Residential	Vacant	Parcel is too small to develop based on zoning criteria. This lot is on city water.	DNR
<a href="#">116th Ave between NE 64th St &amp; NE 61 ST</a>	Kirkland 98033 King	The lot does not meet the requirements for low-density residential construction parameters.	0.11	RS 8.5	RS 8.5	Vacant	Lot size is 6,250 sq. ft., lot must be at least 8,500 square ft. for RS8.5 development.	DNR
<a href="#">810 30TH ST NE 98002</a>	Auburn 98002 King	Public access via 30th St. NW. Clear, flat parcel with access to city utilities.	1.60	Incorporated Areas	C3	Vacant (Commercial)	Zoning designation does not facilitate residential housing development.	PARKS
<a href="#">Kitsap Memorial-178 NW Park Street</a>	Poulsbo 98370 Kitsap	Up to one dwelling unit may be allowed per existing parcel for limited residential uses permitted in Kitsap County Code	4.00	Public Facilities	Park	Park Land	This zone is not intended to accommodate population growth and therefore does not have an allowed density.	PARKS
<a href="#">Ginkgo Huntzinger Rd</a>	Vantage 98950 Kittitas	The property is on a slope steeper than 30 percent. In addition, there is an extreme hazard rating for roof safety.	8.30	Rural Working	Forest and Range	Vacant	In a Forest and Range zone, plots must be at least 20 acres, or at least ½ an acre if cluster platting or conservation platting occurred.	PARKS

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">Roza View Drive off of SR 821 near WA Mile Post 8 Boat Launch (South of ID:024133)</a>	Yakima 98901 Kittitas	The parcel is covered mostly in sage brush, and has a steep hillside as well as some mostly level to gently sloping benched ground.	3.91	Forest and Range, Rural 5	Forest and Range, Rural 5	Vacant, former WSDOT Pit Area	The parcel sits between two zoning designations. The lot size requirements are not satisfactory for residential development.	WSDOT
<a href="#">Corner of S 1st St and W Main St</a>	Almira 99103 Lincoln	There is a hill that intersects most of the lots on this parcel.	0.18	Incorporated	Agriculture/ Commercial	Vacant	Lots 1-12 - Lots vary in size. Further research needed. Lincoln County states it is not owned by DNR, possible sale disruption.	DNR
<a href="#">West of E. Johns Prairie Road and SR 3</a>	Shelton 98584 Mason	This parcel was intended for use as a surface mining operation but the property has been dormant for many years. There is no legal access to parcel.	7.32	Shelton UGA	UGA & Industrial	Vacant, set up for mining operation	The abutter roadways are under private ownership. No utilities or sewer access to property.	WSDOT
<a href="#">East of Twisp Airport Rd. &amp; WA-20</a>	Methow Valley 98856 Okanogan	The majority of the parcel is steep mountainside with an estimated one acre gently sloping.	6.12	MRD UL20	MRD	Vacant	Parcel is covered in various types of brush and grass. Situated outside the UGA Boundary.	WSDOT
<a href="#">168f Old Riverside Hwy</a>	Omak 98841 Okanogan	The vacant parcel is generally level with slopes in the previously mined area.	14.55	Suburban Residential	Rural 20	Vacant, former WSDOT Pit Area	Parcel is covered in various types of brush and grass. This parcel has private access leading to site.	WSDOT

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">Lake NewportHWY 20/Silver Leaf Rd</a>	Newport 99156 Pend Oreille	No legal access from HWY-20 or Silver Lead Rd. Parcel is covered with evergreen trees and native grasses.	158.00	PL SMP: Natural	PL	Vacant Land	Parcel's Northern side borders the Pend Oreille River. Train tracks run East/West through the parcel.	PARKS
<a href="#">Alger Cain Lake Road and Old Highway 99</a>	Sedro-Woolley 98284 Skagit	The parcel is relatively flat to gently rolling. The parcel is covered with trees and brush. A small nonviable gravel pit is located on the northern portion of the parcel.	39.61	Rural Reserve	Rural Reserve	Vacant	Small ponding areas, which may be considered wetlands, on the parcel.	DNR
<a href="#">Riverside-Charles Rd-W Charles Rd/W Highland Rd</a>	Nine Mile Falls 99026 Spokane	Undeveloped land covered with trees. Slight hilled incline on SW triangular lot.	3.18	RCV	RCV	Vacant Land	Two lots intersected by W. Charles Rd & W. Highland Rd.	PARKS
<a href="#">Riverside-Old Trails-btwn N Hayford Rd &amp; N Old Trails Rd</a>	Nine Mile Falls 99026 Spokane	Parcel is currently landlocked. Parcel is intersected by two elevated ridges with a narrow valley is between them.	40	RCV	RCV	Vacant	Urban Growth Area, near Spokane	PARKS

Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">Riverside – 4 small lots – Government Way/Huston Road</a>	Spokane Various Spokane	1. 25101.0607: Lot is on an incline, wooded area. 2. 25101.1402: Wooded area. 3. 25102.1101: Irregular shaped narrow lot, on an incline. 4. 25102.9055: Irregular shaped narrow lot.	2.30	RCV	RCV	Vacant Land	Located near West Spokane. Public access via Government Way and Huston Rd. All small platted lots.	PARKS
<a href="#">4312 E Joseph</a>	E. Spokane 99217 Spokane	Mostly level topography, located in E. Spokane. Several cars parked on the property.	0.38	Municipal / City	LI	Vacant	Water and Sewer are at site. Interested buyer has contacted DNR; COVID-19 has interrupted the sale of this property.	DNR
<a href="#">Mt. Spokane- Nelson Rd- North of Day Mt Spokane Rd</a>	Chattaroy 99003 Spokane	Access via N. Day Mt. Spokane Rd to South portion of parcel. Parcel has a variable topography and is covered in native trees.	160.00	RCV	RCV	Vacant	Possible Issue with access to the parcel. Property does not have access to utilities.	PARKS
<a href="#">Crystal Falls- HWY 20 Colville-Tiger Rd</a>	Colville 99140 Stevens	Forest service road access to 5629600 but not 5630300. Parcel is covered with native trees and variable topography.	162.50	5629600: RA-10 & Forest Land 5630300: RA-10 & RA-20	Forest Lands & Open Spaces	Forest Lands & Open Spaces	Site is Crystal Falls State Park, parcels are separated by HWY-20 Colville-Tiger Rd.	PARKS
<a href="#">North of SR 121/93rd Ave., &amp; abutting I-5</a>	Tumwater 98512 Thurston	The parcel is mostly level to gently sloping, and is covered with wetlands vegetation and forested areas.	4.82	Un-zoned	Un-zoned	Vacant	A large pond is on the parcel within a flood plain	WSDOT



Street Address or Nearest Intersection	City Zip Code County	Location (Topography, Accessibility, etc.)	Lot Size (Acres)	Current Land Use Design.	Current Zoning	Current Use	Comment	Agency
<a href="#">4357 Meridian Street</a>	Bellingham 98226 Whatcom	The slightly below grade parcel is covered in native vegetation. Parcel has no legal or constructed access.	0.31	Commercial	Commercial	Vacant	Public utilities are available to the area, but will need to be extended to the parcel.	WSDOT
<a href="#">215 S Beech Street</a>	Toppenish 98948 Yakima	Parcel is too small for commercial building use.	0.12	None Provided	Commercial	Vacant	No residential construction possible per zoning regulations.	DNR

# Appendix D: Expanded Property Information for State Surplus Properties

The suitability of a property was defined by RCW 43.63A.510 (2) and Table 3 as:

- The characteristics of the lot, e.g., lot size
- Its current land-use designation
- Its current zoning code and ability to develop all forms of affordable housing
- Its location characteristics and impediments to construction

In 2019, the State Surplus Property Program decided to include more detailed location information about the properties on the surplus inventory list. After review of Washington State Affordable Housing Combined Funders applications and the Department of Commerce Housing Trust Fund handbook, additional criteria were selected to provide more detailed property data to potential affordable housing developers. Criteria included:

- Analysis of lot size and land-use that fits within zoning requirements
- Permitted construction of single-family dwellings, multi-family dwellings and group homes
- Evaluate the presence of tsunami hazards, critical areas, and wetlands in the property's vicinity
- Establish whether properties have access to roads and basic utilities
- Determine if there are no geological or environmental impediments to development
- Calculate the distance to basic services, e.g., schools, medical facilities, and grocery stores
- Assess if properties have access to employment centers

The results of this report are not conclusive; they merely reflect data provided by participating state agencies – Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation – and digitally accessible data.

In some cases, discrepancies between information gathered by agencies and county assessors prevented determination of a property's suitability. In other cases, the requisite data to determine a property's suitability could not be located.

Site-specific visits would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

# Appendix E: Expanded Property Information, Properties Suitable for Consideration

## S Forrest St & W Newell Ave

Department of Natural Resources



Property Address (including county):	S Forrest ST & W Newell Ave, Westport, WA 98595 Grays Harbor County
Tax parcel ID/Link	There are three different lots listed at this address that are surplus properties for the Department of Natural Resources. <a href="#">102503000100</a> <a href="#">102502900900</a> <a href="#">102503001600</a>
State Agency Owner:	Department of Natural Resources
THE LOT	
Lot size:	0.79 acres 0.85 acres 0.62 acres
Current zoning:	Westport Residential 2 – low density residential Westport MUTC1 – mixed-use Westport Residential 2 – low density residential <a href="#">Westport Municipal Code</a>
Do the dimensions of lot allow development under existing zoning?	Yes Yes Yes
Does current zoning permit multi-family developments?	Yes Yes Yes

Does zoning permit single family homes?	Yes Yes Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No No No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	
Current land use:	Undeveloped land
Land use designation per area's comprehensive plan:	Westport Residential 2 – low density residential Westport MUTC-1 – mixed-use Westport Residential 2 – low density residential
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The location is in a tsunami hazard area, but not a flood zone.
What is the distance to the nearest:	
Grocery Store	1 mile

Pharmacy	1.6 miles
Medical Facility	1.6 miles
Food Bank	1.1 miles
Social Services Office	21.8 miles
Behavioral Health Provider	24.2 miles
School(s)	1.4 miles
Park/Recreational Amenity	The property is near the shore and is 0.6 miles from Grand Army Memorial Park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The property is one mile from the nearest transit station.
Does the property provide access to employment centers?	Yes. The property is in the city limits of Westport.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Unknown
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	Located in <a href="#">Washington Legislative District 19</a>
ADDITIONAL DATA	
Sources:	<a href="#">Grays Harbor County GIS</a> <a href="#">Grays Harbor County Zoning Code</a> – Names of classifications Image source: Google Maps

Notes:	Location: <a href="#">46.877064, -124.112838</a>
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# Nolte State Park

State Parks & Recreation Commission



Property Address (including county):	<a href="#">Veazie Cumberland Rd SE &amp; 304th Ave SE</a> , Enumclaw, WA King County
Tax parcel ID/Link	<a href="#">3221079003</a>
State Agency Owner:	Parks & Recreation Commission
THE LOT	
Lot size:	According to Parks and Recreation, the lot area is 27 acres. However, the King County Assessor's Office says the lot is 15.84 acres. Both areas will be evaluated here:  27 acres  15.84
Current zoning:	<a href="#">RA-5</a> (Rural area, five acre minimum lot size) one dwelling unit (DU) per five acres
Do the dimensions of lot allow development under existing zoning?	Yes Yes
Does current zoning permit multi-family developments?	No No
Does zoning permit single family homes?	Yes Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	

Current land use:	RA-5
Land use designation per area's comprehensive plan:	Unknown
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	No
What is the distance to the nearest:	
Grocery Store	1.1 miles
Pharmacy	6.1 miles
Medical Facility	6 miles
Food Bank	6.3 miles
Social Services Office	~6 miles
Behavioral Health Provider	6.3 miles
School(s)	~7 miles
Park/Recreational Amenity	The property is on a state park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest transit option is approximately seven miles away in Enumclaw.



Does the property provide access to employment centers?	The nearest employment centers are approximately seven miles away in Enumclaw.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Unknown
Sewer	No
Gas	Unknown
Electric	Unknown
Other:	Located in <a href="#">Washington Legislative District 5</a>
ADDITIONAL DATA	
Sources:	Parks and Recreation Commission State Surplus Property List, King County Code, King County GISmaps, Image source: Google Maps
Notes:	Location: <a href="#">47.267933,-121.940967</a>

SE 344th St. and Twin Lakes Park & Ride  
 Department of Transportation



Property Address (including county):	Corner of SW 344th St. & 18th Ave SW, Federal Way, WA 98023 King County
Tax parcel ID/Link	<a href="#">2421039008</a>
State Agency Owner:	Department of Transportation
THE LOT	
Lot size:	6.79 acres
Current zoning:	RS 7.2 – Single Family
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes
Is zoning residential? Mixed?	Residential
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	
Current land use:	Undeveloped

Land use designation per area's comprehensive plan:	Residential - Single Family
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The parcel is relatively flat and is covered in a mix of foliage and deciduous and evergreen trees.
What is the distance to the nearest:	
Grocery Store	0.5 miles
Pharmacy	0.6 miles
Medical Facility	2.8 miles
Food Bank	3.5 miles
Social Services Office	2.7 miles
Behavioral Health Provider	2.3 miles
School(s)	Elementary: 0.7 miles Middle: 2.4 miles High: 2.2 miles
Park/Recreational Amenity	Alderdale Park: 0.6 miles Coronado Park: 0.7 miles
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	Twin Lakes Park & Ride: 0.1 miles

Does the property provide access to employment centers?	0.8 miles
Is infrastructure (streets and utilities) adequately available to service the site?	Yes, public utilities are available to the area, but will need to be extended to the parcel.
Streets	Parcel has access to SW 344th St & 18th SW
Water	Yes
Sewer	Yes
Gas	Yes
Electric	Yes
Other:	Located in <a href="#">Washington Legislative District 30</a>
ADDITIONAL DATA	
Sources:	WSDOT Public Auction Listing; King County Zoning Map; King County Municipal Code; Image from Google Maps
Notes:	Location: <a href="#">47.293651, -122.358183</a>

# S Donovan St. & West I-99

Department of Transportation



Property Address (including county):	Near 749 S Donovan St, Seattle, WA 98118 King County
Tax parcel ID/Link	<a href="#">7883602450</a>
State Agency Owner:	Department of Transportation
THE LOT	
Lot size:	0.14 Acres
Current zoning:	SF 5000, Single Family 5000
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes
Is zoning residential? Mixed?	Residential
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	
Current land use:	Undeveloped

Land use designation per area's comprehensive plan:	SF5000, Single Family 5000
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The predominantly level parcel is covered in native vegetation.
What is the distance to the nearest:	
Grocery Store	3.4 miles
Pharmacy	0.75 miles
Medical Facility	0.75 miles
Food Bank	0.9 miles
Social Services Office	3.7 miles
Behavioral Health Provider	0.75 miles
School(s)	Elementary: 1.6 miles Middle: 2.8 miles High: 2.8 miles
Park/Recreational Amenity	Cesar Chavez Park: 0.1 miles South Park Playground: 0.4 miles
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	0.2 to 0.3 miles

Does the property provide access to employment centers?	1.0 miles
Is infrastructure (streets and utilities) adequately available to service the site?	Public water, sewer, power, and telephone service are available to the area along South Donovan Street, but will need to be extended to the parcel.
Streets	Yes
Water	Yes
Sewer	Yes
Gas	Yes
Electric	Yes
Other:	Located in <a href="#">Washington Legislative District 11</a>
ADDITIONAL DATA	
Sources:	WSDOT Public Auction Listing; King County Zoning Maps; King County Code; Image from Google Maps

# Willapa Hills Trail

State Parks & Recreation Commission



Property Address (including county):	Robert Bush Drive E and Summit Ave, South Bend, WA Pacific County
Tax parcel ID/Link	<a href="#">71015063011</a>
State Agency Owner:	Parks & Recreation
THE LOT	
Lot size:	Three acres
Current zoning:	C-C, Community commercial
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Yes, but a conditional use permit is required.
Does zoning permit single family homes?	Yes, but a conditional use permit is required.
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes, for multi-family dwellings containing up to 16 dwelling units per lot; Conditional use for more than 16 units.
Is zoning residential? Mixed?	Mixed, Commercial and Residential applications permitted.
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	
Current land use:	Undeveloped



Land use designation per area's comprehensive plan:	<a href="#">Urban Growth Area, incorporated</a>
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	This property is in the 100-Year Flood Zone and 500-Year Flood Zone.
What is the distance to the nearest:	
Grocery Store	0.8 miles
Pharmacy	1.5 miles
Medical Facility	~1.5 miles
Food Bank	4.2 miles
Social Services Office	1.1 miles
Behavioral Health Provider	1.4 miles
School(s)	The property is 0.8 miles from a pre-school, elementary, and high school.
Park/Recreational Amenity	The property is on a trail and is one mile from a park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The property is 0.1 miles from nearest transit station.
Does the property provide access to employment centers?	Yes

Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Yes
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	Located in <a href="#">Washington Legislative District 19</a>
ADDITIONAL DATA	
Sources:	Parks and Recreation Commission Surplus Property List, Pacific County Code, Pacific County Zoning Maps, Image source: Google Maps
Notes:	Location: <a href="#">46.670131,-123.785417</a>

# XXX E 57th St. and E Q St.

Department of Natural Resources



Property Address (including county):	XXX E 57th St and E Q St, Tacoma, WA Pierce County
Tax parcel ID/Link	<a href="#">5345000140</a> <a href="#">Google Maps link</a>
State Agency Owner:	Department of Natural Resources
THE LOT	
Lot size:	0.55 acres
Current zoning:	<a href="#">Residential</a> – R-2 – Single Family Dwelling District
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Only two-family developments are permitted under conditional use. Three-family or multiple-family developments are not permitted.
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes
Is zoning residential? Mixed?	Residential
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	

Current land use:	Undeveloped
Land use designation per area's comprehensive plan:	Residential, Single Family Dwelling District
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	No
What is the distance to the nearest:	
Grocery Store	~1.2 miles
Pharmacy	1.8 miles
Medical Facility	1.4 miles
Food Bank	2.5 miles
Social Services Office	1.5 miles
Behavioral Health Provider	1.2 miles
School(s)	All kinds ~1 mile away
Park/Recreational Amenity	A residential park is 0.3 miles away.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest transit station is a 0.6 mile walk from the property.

Does the property provide access to employment centers?	Yes, approximately 1.3 miles away
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Yes
Sewer	Yes
Gas	Unknown
Electric	Yes
Other:	Located in <a href="#">Washington Legislative District 27</a>
ADDITIONAL DATA	
Sources:	Department of Natural Resources Surplus Property List, Pierce County Code, Pierce County ARCGISmaps, Peirce County Permit Services, Image source: Google Maps
Notes:	Location: <a href="#">47.205439, -122.406239</a>

# 17431 WA-92 NE in Granite Falls

Department of Transportation



Property Address (including county):	17431 State Route 92 NE, Granite Falls, WA 98252 Snohomish County
Tax parcel ID/Link	<a href="#">30061400401400</a>
State Agency Owner:	Department of Transportation
THE LOT	
Lot size:	3.19 acres
Current zoning:	R-5, Rural Residential
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes
Is zoning residential? Mixed?	Residential
Details:	There is a 30-foot tree buffer that runs along the southerly property line. Within this area all native trees over 4 inches in diameter are to be retained, and the native understory vegetation preserved at the purchaser's sole expense. No development will be allowed in this buffer. A single driveway access no greater than 15 feet in width will be permitted within the buffer.
Other:	An abandoned portion of the Northern Pacific Railroad sits on the northern section of the property.
CURRENT LAND-USE DESIGNATION	

Current land use:	Undeveloped
Land use designation per area's comprehensive plan:	R-5, Rural Residential
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	DOR Use Code: 910 Undeveloped (Vacant) Land
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The parcel has rolling to level wooded terrain that slopes downward from SR 92, and is covered in vegetation and trees.
What is the distance to the nearest:	
Grocery Store	1.4 miles
Pharmacy	1.1 miles
Medical Facility	1.1 miles
Food Bank	1.4 miles
Social Services Office	14.3 miles
Behavioral Health Provider	9.3 miles
School(s)	Elementary: 0.9 miles Middle: 1.8 miles High: 0.7 miles
Park/Recreational Amenity	Frank Mason Park: 0.9 miles Riverscene County Park: 1.8 miles
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride,	HWY 92 & Crooked Mile Rd.: 0.4 miles

and public-private transportation?	
Does the property provide access to employment centers?	6.3 miles
Is infrastructure (streets and utilities) adequately available to service the site?	Power and water is in the area but will need to be extended to the parcel. A septic system would be required for development. There is the possibility of having a well installed in lieu of extending the public water to the parcel.
Streets	No
Water	No
Sewer	No
Gas	Unknown
Electric	No
Other:	Located in <a href="#">Washington Legislative District 39</a>
ADDITIONAL DATA	
Sources:	WSDOT Public Auction Listing; Snohomish County Assessor, Parcel ID Maps; Snohomish County Code; Image from Google Maps
Notes:	Location: <a href="#">48.082687, -121.996471</a>



# One-way I-5 Off-Ramp at 3rd Avenue SE

Department of Transportation



Property Address (including county):	Exit 108A Highway Off-ramp Adjacent to 4440 3rd Ave. SE, Lacey, WA, 98503 Thurston County
Tax parcel ID/Link	No Tax Parcel ID, Adjacent to <a href="#">11817410203</a>
State Agency Owner:	Department of Transportation
THE LOT	
Lot size:	0.69 acres
Current zoning:	Woodland District (WD), Woodland Square District, Urban Neighborhood 1
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Yes
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes, under conditional use authorization.
Is zoning residential? Mixed?	Mixed; household living, group living (conditional use), retail sales and services, and office space.
Details:	The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity.
Other:	
CURRENT LAND-USE DESIGNATION	

Current land use:	Undeveloped, Woodland Square District, Urban Neighborhood 1
Land use designation per area's comprehensive plan:	WD – Woodland District
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The parcel is mostly level to gently sloping and is at street grade. It is lightly treed, has some open space with native grasses and has a natural tree buffer over most of the common property line along Interstate 5.
What is the distance to the nearest:	
Grocery Store	0.4 miles
Pharmacy	0.4 miles
Medical Facility	0.5 miles
Food Bank	1.9 miles
Social Services Office	2.3 miles
Behavioral Health Provider	0.3 miles
School(s)	Elementary: 2.3 miles Middle: 1.5 miles High: 0.8 miles
Park/Recreational Amenity	Saint Martins Park: 2.9 miles Homann Park: 2.8 miles
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride,	Lacey Transit Center: 0.3 miles

and public-private transportation?	
Does the property provide access to employment centers?	Yes, 0.6 miles
Is infrastructure (streets and utilities) adequately available to service the site?	All standard utilities are available in the area, but will need to be extended to the parcel.
Streets	Yes
Water	Yes
Sewer	Yes
Gas	Yes
Electric	Yes
Other:	Direct access to Interstate 5 (SR 5), including ramps, will be prohibited. The Parcel doesn't currently have legal access. Located in <a href="#">Washington Legislative District 22</a>
ADDITIONAL DATA	
Sources:	WSDOT Public Auction Listings; Thurston County Assessor Parcel Map; City of Lacey Municipal Code; Street view image from Google Maps
Notes:	Location: <a href="#">47.045902, -122.829436</a>

# W 5th Avenue & S Beech St.

Department of Natural Resources



Property Address (including county):	Near 500-515 S Beech St., Toppenish, WA 98948 Yakima County
Tax parcel ID/Link	<a href="#">20101023426</a>
State Agency Owner:	Department of Natural Resources
THE LOT	
Lot size:	0.16 acres
Current zoning:	Residential
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Yes; single family, duplex, and multi-family applications permitted.
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Residential
Details:	
Other:	
CURRENT LAND-USE DESIGNATION	
Current land use:	Vacant

Land use designation per area's comprehensive plan:	Urban (City Limits)
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	DOR Use Code: 91 - Undeveloped Land
LOCATION CHARACTERISTICS	
Are there impediments to development, such as steep slopes and the presence of critical areas?	Parcel is undeveloped in a residential section of Toppenish, WA. There are no site impediments or variable topography issues.
What is the distance to the nearest:	
Grocery Store	0.4 miles
Pharmacy	0.8 miles
Medical Facility	0.2 miles
Food Bank	1.0 miles
Social Services Office	0.4 miles
Behavioral Health Provider	0.6 miles
School(s)	Elementary: 1.4 miles Middle: 1.4 miles High: 1.6 miles
Park/Recreational Amenity	Lane Park: 1.2 miles Pioneer Park: 0.5 miles
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	Toppenish NCAC: 0.9 miles

Does the property provide access to employment centers?	Yes, 0.9 miles
Is infrastructure (streets and utilities) adequately available to service the site?	Public access to parcel via W 5th Ave & S Beech St.
Streets	Yes
Water	Yes
Sewer	Yes
Gas	Unknown
Electric	Yes
Other:	Located in <a href="#">Washington Legislative District 15</a>
ADDITIONAL DATA	
Sources:	DNR Surplus Property Report, Yakima County Code, Toppenish, WA Zoning Map, Image from Google Maps
Notes:	Location: <a href="#">46.370261, -120.313881</a>

# Appendix F: Expanded Property Information, Properties Unsuitable for Consideration

This information is available on the State Surplus Program website, found at the link below:

[Washington State Department of Commerce: State Surplus Program](https://www.commerce.wa.gov/about-us/research-services/contracted-research-development/state-surplus-program/)<sup>12</sup>

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<sup>12</sup> Washington State Department of Commerce, "State Surplus Program," <https://www.commerce.wa.gov/about-us/research-services/contracted-research-development/state-surplus-program/>