

State Surplus Property Program



2021 annual report inventory of state-owned real properties and recommendations per RCW 43.63A.510

STATE SURPLUS PROPERTY
PROGRAM

Dec. 1, 2021

Report to the Legislature

Lisa Brown, Director

Acknowledgments

Washington State Department of Commerce

Mark K. Barkley, assistant director,
Local Government Division

Tina Hochwender, managing director,
Community Assistance and Research Unit
Local Government Division

Alice Zillah, section manager,
Research Services
Local Government Division

Jason Henderson, applications developer,
Information Services, Operations Division

Washington State Department of Commerce

Jordan Laramie
Research Services,
Local Government Division
jordan.Laramie@commerce.wa.gov
(206)496-3201

STATE SURPLUS PROPERTY PROGRAM

1011 Plum St. SE
P.O. Box 42525
Olympia, WA 98504-2525

www.commerce.wa.gov

For people with disabilities, this report is available
on request in other formats. To submit a request,
please call 360.725.4000 (TTY 360.586.0772)

Table of Contents

Executive summary	2
Program history and authorizing legislation	4
State Surplus Program improvements	6
Determination of affordable housing suitability	8
State Surplus Property results	10
Conclusion	12
Appendix A: Definitions from RCW 43.63A.510 and RCW 39.33.015	15
Appendix B: State Surplus Property Inventory results: Properties not suitable for consideration	16
Appendix C: Expanded data collected for suitable properties in the State Surplus Property Inventory	25
Appendix D: Expanded property information, suitable properties	26

Executive summary

Overview

In nearly every Washington community, the rising cost of land and construction negatively affects the ability of affordable housing providers to develop housing for people with low incomes.¹ This is especially true in high-cost areas like the Puget Sound region but growing across the state as housing prices increase. The use of state-owned real property provides a low-cost or no-cost option if the land is used for public benefit, such as for affordable housing for people with low incomes.

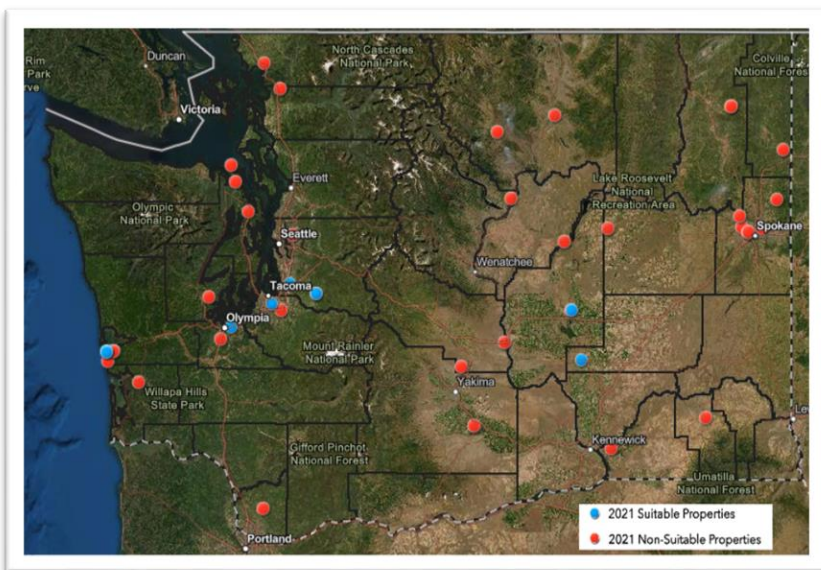
Since 1993, the Department of Commerce (Commerce) has worked with other state agencies to provide an annual inventory of real property that is state-owned and available for sale, transfer or lease. Since 2018,² the designated agencies include the Washington State Patrol (WSP), the State Parks and Recreation Commission (PARKS), and the Departments of Natural Resources (DNR), Social and Health Services (DSHS), Corrections (DOC), and Enterprise Services (DES).

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. Of the properties inventoried for 2021, nine were determined suitable for further consideration for affordable housing development (Table 1).

Table 1: State Surplus Suitable Properties

Agency	Situs Address	Location	Leg. District
DNR	S Forest St. & W Newell Ave	Westport, WA 98595	19
DNR	S Forest St. & W Newell Ave	Westport, WA 98595	19
DNR	S Forest St. & W Newell Ave	Westport, WA 98595	19
DNR	XXX E 57th St./E Q St.	Tacoma, WA 98404	27
PARKS	Nolte-Veazie Cumberland Rd (Nolte State Park)	Naco, WA 98022	5
PARKS	810 30th St NE (Auburn State Park)	Auburn, WA 98002	47
WSDOT	Thacker Rd./Rainier Rd.	Othello, WA 99344	9
WSDOT	Patton Boulevard/Harris Rd. NE	Moses Lake, WA 98837	13
WSDOT	3rd Avenue Off-Ramp	Lacey, WA 98513	22

Image 1: Surplus Property Locations



In addition to categorizing the properties, this report provides additional detail about the state-owned surplus property. This includes distances to nearby transit stops, child care centers, schools and grocery stores, among other such points of consideration. These points were suggested by the Washington State Affordable Housing Combined Funders applications, the Housing Trust Fund Handbook and Evergreen Sustainability Development Standards.

The State Surplus Property Program annual report provides access to the inventory of state-owned properties that are vacant or available for sale or lease for affordable housing for local decision makers, state

¹ Washington State Department of Commerce, Affordable Housing Advisory Board, [2019 Annual Report](#)

² [3SHB 2382](#)

officials and legislators, the public, and other interested parties. The program's goal is to promote the use of state-owned surplus properties for public benefit, specifically to increase the supply of quality, safe and affordable housing units.

RCW 43.63A.510 requires designated state agencies to report annually by November 1 and Commerce to submit its analysis to the Office of Financial Management and appropriate policy and fiscal committees of the legislature by December 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 consideration were eliminated.

Surplus Property Inventory annual update

In total, the six designated agencies reported 33 surplus properties that are available for sale, transfer, or lease. PARKS reported 23 and DNR reported 10. Four reported no surplus properties. None of the designated agencies disposed of any public properties for affordable housing, under the authority of [RCW 39.33.015](#), during the one-year period from Nov. 1, 2020, to Nov. 1, 2021. The State Surplus Property Program also requested the Surplus Property Inventory of the Real Estate Services Program of the Washington State Department of Transportation (WSDOT), which reported a further 14 properties. The total number of properties subject to suitability determination in this report is 47.

Of these 47 properties, the State Surplus Property Program determined that nine are suitable for consideration for affordable housing development and 38 are not suitable. PARKS and DNR reported no changes to their inventory from the prior year. WSDOT's surplus properties account for all of the increase in new state-owned parcels on the State Surplus Property Program's 2021 inventory list.

The increase in the number of surplus properties from PARKS is due to separating all properties that were previously reported together for individual parcel evaluation. These include the PARKS properties at Nolte State Park near Naco, the Bottle Beach properties south of Ocosta, the Crystal Falls State Park properties east of Colville, and the four lots between Government Way and Houston Road west of Spokane. The WSDOT properties at Patton Boulevard and Harris Road in Moses Lake were also separated to include individual parcel evaluations.

Conclusion

The State Surplus Property Program inventory list consolidated 47 properties in 2021:

- Nine properties (19%) on the Surplus Property Inventory are suitable for consideration of affordable housing development.
- Thirty-eight properties (81%) on the Surplus Property Inventory are not suitable for consideration of affordable housing development.
- No properties from the 2020 State Surplus Property Program Report were transferred, leased, or disposed by designated agencies for affordable housing development under the authority of RCW 39.33.015.

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-owned surplus properties that could be developed into affordable housing and increased the number of reporting agencies from five to six.³ 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-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.

³ [3SHB 2382 \(2018\)](#)

(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 Program improvements

In 2021, the State Surplus Program worked to improve stakeholder outreach and increased the types of information available in the annual report. The results of these strategies are evidenced by the new online map discussed below, in addition to the content found in this report.

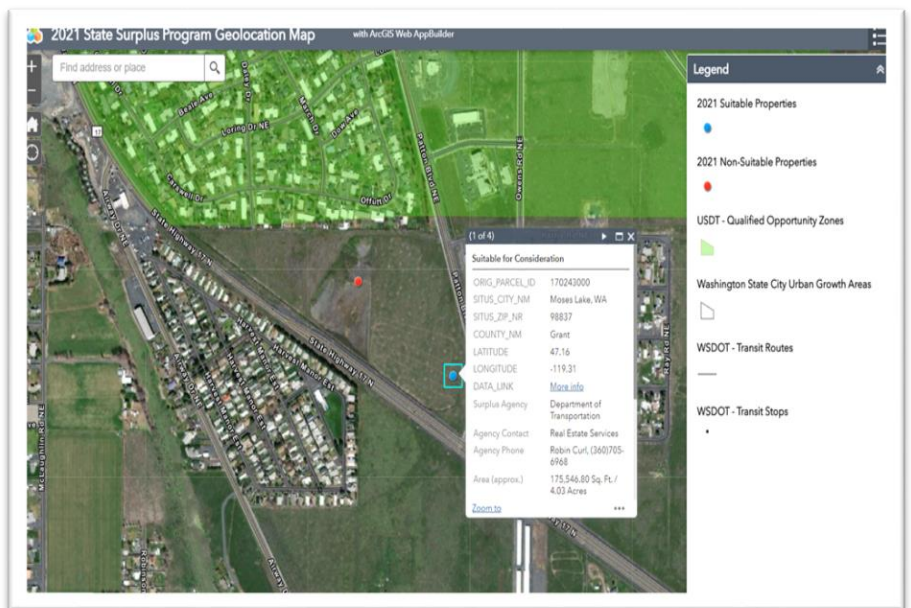
New mapping tool shows inventory

During the report interim, improving the visibility of the program inventory was identified as a means to engage more directly with stakeholders.

Additionally, mapping an up-to-date inventory list of available parcels is considered best practice for state surplus real property programs⁴ because it helps inform the public and non-profit housing organizations.

With these goals in mind, a [mapping tool](#)⁵ was created to show where in Washington each surplus parcel is located, which agency owns the parcel, and includes property datasheets detailing the criteria of the property's suitability based on requirements of RCW 43.63A.510. Each property displayed also includes contact information for the state agency representative who manages that agency's surplus property.

Image 2: 2021 State Surplus Program Parcel Location Map



Leveraging state and federal agency data sources

With this report, the State Surplus Program expanded the use of publically- and privately-available data sources that are beneficial for determining the suitability of the state-owned surplus properties (Table 2). These sources are used in the online map and in the property datasheets found in [Appendix D](#).

Table 2: State and federal agency data sources

Agency source	Data type	Use in annual report
U.S. Treasury Department	Economic Opportunity Zones	Availability of federal tax incentives based on distressed census tract.
U.S. Department of Housing and Urban Development	Low Income Housing Tax Credit Qualified Census tracts	Availability of federal tax incentives based on census tract.
U.S. Department of Agriculture - Natural Resources Conservation Services	Soil Survey Geographic Database	Potential soil types present at surplus property sites.
Federal Emergency Management Agency	Flood Insurance Reference Maps (FIRM) panels	Flood zone information (100-year and 500-year flood potential) from FIRM panels available for each parcel.
U.S. Department of Homeland Security	Homeland Infrastructure Foundational-level data	Location points of community services, including: hospitals, banks, social services offices, etc.

⁴ The Florida Housing Coalition, [Florida's Surplus Lands Statutes for Affordable Housing \(2018\)](#). Pg. 9. Accessed 11/2/2021

⁵ Department of Commerce, [State Surplus Property Program](#)

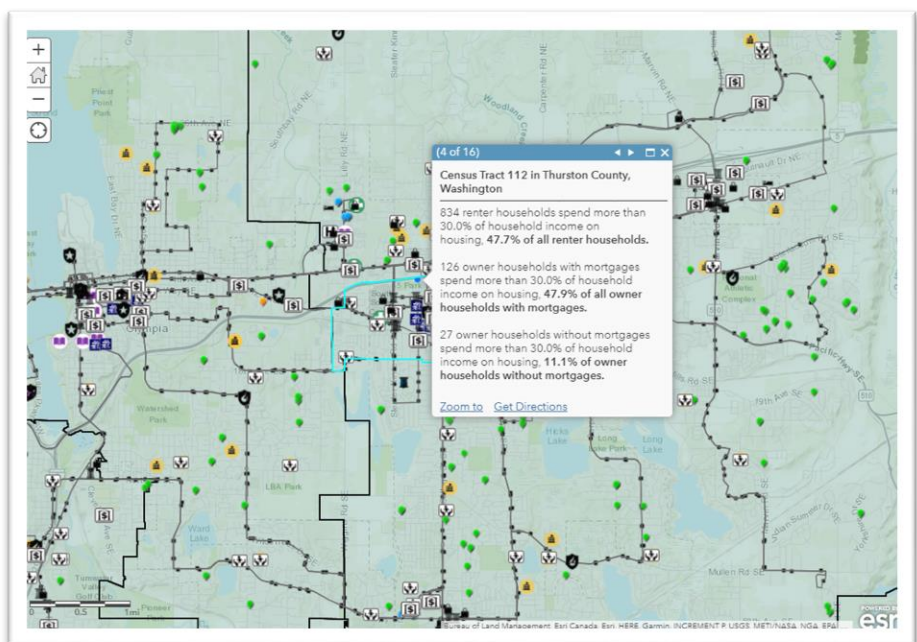
Agency source	Data type	Use in annual report
Washington State Department of Archeology and Historic Preservation	WISAARD Archaeological Predictive Model	Predictive modeling of environmental factors and archaeological results.
Washington State Department of Ecology	Contaminated sites	Presence of contaminated sites at/near surplus sites.
	Statewide parcel boundaries	Parcel data for surplus properties, when available.
	Urban Growth Area (UGA) boundaries	Differentiate between city, UGA and unincorporated county boundary lines.
Washington State Department of Fish and Wildlife	Protected habitat and species reports	Presence of protected habitats or species at or near surplus sites.
Washington State Office of Financial Management	U.S. Census tracts	Census tract of surplus property locations.
	Legislative districts	Legislative district where surplus property is located.
	School districts	School district where surplus property is located, used for determining schools.
Washington State Department of Natural Resources	Liquefaction susceptibility maps	Potential of ground surface losing strength in response to strong ground shaking at surplus property locations.
	National Earthquake Hazard Reduction Program (NEHRP) rating	NEHRP rating of the locations of surplus properties.
Washington State Department of Transportation	Transit routes	Route names and locations that may be near surplus parcel locations.
	Transit stops	Route stops and names that may be near surplus parcel locations.

Creation of a spatial database

A spatial database that includes information on critical areas, such as wetlands, geological and erosion hazards using county geographic information services programs was created as a unified source of location information. However, many Washington counties do not have this information available online. Local government comprehensive plans and critical areas maps were used to check these location details when county data was not available.

As state surplus properties are added to the inventory, the database will streamline the process of analyzing properties for potential affordable housing suitability based on the embedded criteria. The database also includes key interest points to affordable housing developers, such as 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. Additionally, the database contains pertinent U.S. Census data from the American Community Survey that details homeowner and rental demographics, income, and socioeconomic characteristics. These details will be integrated into future iterations of the State Surplus Annual Report to build neighborhood-level profiles in areas with suitable state surplus property sites.

Image 3: State Surplus Program spatial database



Determination of affordable housing suitability

Affordable housing suitability criteria

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)⁶ and Washington State Affordable Housing Combined Funders application.⁷ A number of affordable housing development entities adhere to the Washington State Affordable Housing Combined Funders standards, including:

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

Table 3 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 describes criteria that tend to exclude a property from being suitable, absent significant extenuating circumstances.

Table 3: 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Dimensions of lot allow development under existing zoning 	<ul style="list-style-type: none"> • Not developable per codes, or some parcels appear to be too small to develop

⁶ [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.

⁷ [Washington State Affordable Housing Combined Funders Application](#)

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties not suitable for consideration in affordable housing development
Current land-use designation	<ul style="list-style-type: none"> • 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) 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Current zoning permits all types of affordable housing • Allows higher-density development 	<ul style="list-style-type: none"> • Zoning that is low density or overly restrictive may be difficult to use for affordable housing

State Surplus Property results

Properties suitable for consideration in affordable housing development

Of the 47 surplus properties consolidated in the State Surplus Program's 2021 inventory, nine are suitable for further consideration for affordable housing development and 38 are unsuitable. Table 4 lists the suitable properties and provides the street or nearest intersection of the property, which hyperlinks to the county assessor's map for each property, when available. The table also includes relevant parcel data, the land-use designation of the parcel, city or county zoning code information of the parcel, and the page number where more detailed parcel information can be found in [Appendix D](#).

Table 4: 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 designation	Current zoning	Current use	Comment	Agency
S Forest St & W Newell Ave (Lot 1 of 3) Page 24	Westport 98595 Grays Harbor	Access is on private driveway off W Newell Ave. Undeveloped, with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.79	No Comprehensive Plan	R-1	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
S Forest St & W Newell Ave (Lot 2 of 3) Page 27	Westport 98595 Grays Harbor	Split lot abutting S Forrest St. Undeveloped with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.85	No Comprehensive Plan	R-1 & MUTC-1	Undeveloped	Native tree growth on parcel. Zoning allows residential and mixed use development.	DNR
S Forest St & W Newell Ave (Lot 3 of 3) Page 30	Westport 98595 Grays Harbor	Access is on W Newell Ave. Undeveloped with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.62	No Comprehensive Plan	R-1	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
XXX E 57th ST/ E Q St Page 33	Tacoma 98404 Pierce	Access is on corner of E Q St. and E 57th St. 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	Single Family Residential	R-2	Undeveloped	Undeveloped land. Minimum lot size is 5,000 sq. ft.	DNR

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Nolte-Veazie Cumberland Rd SE/304th Ave SE Page 36	Black Diamond 98010 King	Public road access. Adjacent to Nolte State Park and Deep Lake. No mapped erosion, landslide, or flood plain designations.	13.50	OP & RA-5	RA-5	Undeveloped	Undeveloped parcel with heavy evergreen tree growth.	PARKS
810 30TH St NE (Auburn State Park) Page 39	Auburn 98002 King	Undeveloped parcel encompassing all of Auburn State Park. Access to utilities. No mapped erosion, landslide, or flood plain designations.	1.59	Institutional	C3	Undeveloped	Lot allows for development of residential construction as part of a mixed-use development.	PARKS
Thacker Rd. and Rainier Rd Page 42	Othello 99344 Adams	Access to parcel via Rainier Rd. Undeveloped land with level topography and native trees. No mapped erosion, landslide, or flood plain designations.	40.35	Rural Residential	R-1	Undeveloped	Portion of surplus lot located 3 miles from Othello, WA.	WSDOT
Patton Blvd. and Harris Rd. Page 45	Moses Lake 98837 Grant	Access to parcel via Patton Blvd. Undeveloped land with level topography. No mapped erosion, landslide, or flood plain designations.	4.03	General Commercial	UC1	Undeveloped	Lot allows for development of residential construction as part of a mixed-use development.	WSDOT
One-way Highway Off Ramp at 3rd Avenue SE Page 48	Lacey 98516 Thurston	Access to parcel via 3rd Ave and Golf Club Rd. Parcel is lightly treed, has some open space with native grasses. No mapped erosion, landslide, or flood plain designations.	0.69	Woodland District	WD - Urban Neighbor hood 1	Undeveloped	Parcel has a natural tree buffer over most of the common property line along Interstate 5.	WSDOT

The results of this report are not conclusive, but rather reflect data provided by participating state agencies and accessible digitally. Site-specific visits and consultation with the jurisdiction's planning department 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 information and results

[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.) [Appendix B](#) includes the list of surplus properties that are unsuitable for consideration in affordable housing development in Table 1.

[Appendix C](#) describes the methodology for the expanded data collected for suitable properties in the State Surplus Property Inventory. [Appendix D](#) has detailed information on the nine properties that were determined to be potentially suitable for affordable housing development.

Conclusion

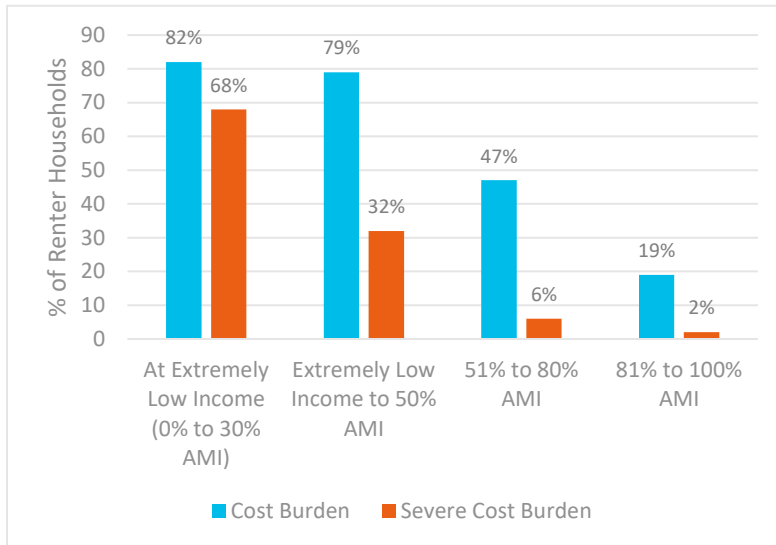
State Surplus Property Program Inventory findings

The State Surplus Property Program inventory list consolidated 47 properties in 2021:

- Nine properties (19%) on the Surplus Property Inventory are suitable for consideration of affordable housing development.
 - Seven of these suitable properties are located in Western Washington and two are located in Eastern Washington.
- Thirty-eight properties (81%) on the Surplus Property Inventory are unsuitable for consideration of affordable housing development. Unsuitable properties typically have more than one disqualifying feature, with the primary reason being a lack of infrastructure:
 - Twenty-seven properties (71%) lack access to at least two types of utilities (power, water and sewer)
 - Twenty-five properties (66%) have zoning restrictions
 - Nineteen properties (50%) do not have a legal access
 - Thirteen properties (34%) have a lot is too small for residential development based on local code
 - Ten properties (26%) with wetlands present
 - Ten properties (26%) with geologic hazards present
 - Seven properties (18%) with erosion impediments present
- No properties from the 2020 State Surplus Property Program Report were transferred, leased, or disposed for affordable housing development under the authority of [RCW 39.33.015](#).

An ongoing need to support affordable housing in Washington

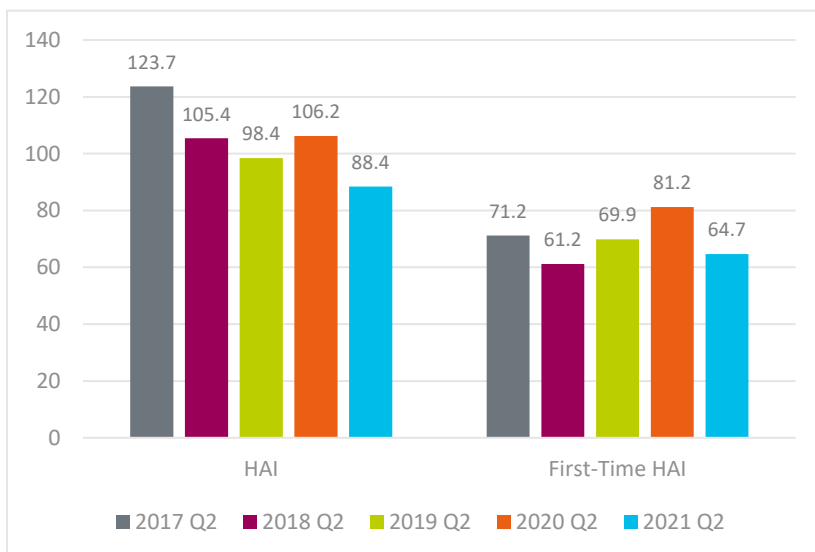
Figure 1: Percent of renter Households with Cost Burden



In Washington, nearly half of renters are cost-burdened, spending more than 30% of their household income on housing costs.⁸ Those with extremely low incomes, where household income is 30% or less of the Area Median Income, have the hardest time finding and keeping housing.⁹ As shown in Figure 1, these households must spend more of their income on housing than what is affordable to their income level. This puts these households at risk of losing their housing or moving to less expensive areas, which are further from jobs and public transportation options.¹⁰ When housing costs are more affordable and housing opportunities are more readily available, there is a lower likelihood of these households becoming

homeless or being priced out of the places they currently live. As of 2019, 21.7% of Washington renters (229,295 households) were extremely low-income. For the affordable housing gap to close, an additional 157,461 units would be necessary to house these low-income earners.¹¹

Figure 2: Statewide HAI & first time HAI



Housing affordability is also not improving for Washington's prospective homeowners. The Washington Center for Real Estate Research's (WCRER) Housing Market Summary indicates that for first-time and repeat homebuyers, home purchases continue to be unaffordable in 20 of the state's 39 counties.¹²

WCRER's Home Affordability Index (HAI) is a measure of median income and the amount needed to afford a median-priced home. An HAI value of 100 means that a household with a median income has exactly enough income to qualify for a mortgage on a median priced home.¹³ Similarly, the first time HAI uses a median household income of

perspective buyers that is lower than the HAI, to approximate the affordability of first-time buyers purchasing a

⁸ National Low Income Housing Coalition, [The Gap: A Shortage of Affordable Homes 2019](#), Accessed 11/1/2021.

⁹ Department of Commerce, Affordable Housing Advisory Board Annual Update (2019)

¹⁰ Northern Virginia Affordable Housing Alliance, [Leveraging Public Land for Affordable Housing](#), Sept., 2014, Accessed 11/1/2021.

¹¹ National Low Income Housing Coalition, [The Gap: A Shortage of Affordable Homes 2021](#), Accessed 11/1/2021.

¹² Washington Center for Real Estate Research, [Washington State's Housing Market Summary 2021 Q2](#), Accessed 11/1/2021.

¹³ Washington Center for Real Estate Research, [Guide for Interpreting Housing Affordability Indices](#), Oct. 14, 2021. Accessed 11/1/2021.

less-than-median priced home. A first time HAI value of 100 means that a household with 70% of median household income has exactly enough income to qualify for a mortgage on a home priced at 85% of the median.¹⁴ As illustrated in Figure 2, there was a temporary increase in affordability throughout the state in 2020, but the trend in decreasing housing affordability throughout the state in years prior continued in 2021.

Using state-owned surplus properties for affordable housing development

Although no properties on the State Surplus Property Program's inventory were used for affordable housing development throughout 2020-21, programs within Commerce note a substantial need for this type of construction in Washington.¹⁵ The State Surplus Property Program plans to continue working to improve the quality of this report and its visibility with interested stakeholders. 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.

¹⁴ Washington Center for Real Estate Research, [Guide for Interpreting Housing Affordability Indices](#), Oct. 14, 2021. Accessed 11/1/2021.

¹⁵ 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](#)

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: State Surplus Property Inventory results: Properties not suitable for consideration

Appendix B 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 designation	Current zoning	Current use	Comment	Agency
Former Ice Caves State Park	Chelan 98816 Chelan	Too far from utility services. Entire parcel is in erosion hazard zone. Portion of parcel is in landslide hazard zone.	159.00	RR20	RR20	Undeveloped	Parcel has hilly topography with valley running through the middle. Access via Apple Acres Rd., North of Lake Chelan Airport.	PARKS
Battle Ground Lake State Park NE Palmer Rd & NE 171 St Ct	Battle Ground 98604 Clark	Northern portion of parcel is in a severe erosion hazard area. Parcel has slopes with >15% incline. Outside flood area.	0.05	PF, R-5	Rural	Undeveloped	Clark County code states the minimum lot size for development in this zone is five acres for a maximum density of one unit per five acres. Lot is too small for development.	PARKS
North side of Willow Creek Road	Dayton 99328 Columbia	Too far from utility services, no access to transit lines. The parcel has variable topography, mostly level and terraced with near-vertical rock walls.	13.70	A-1	Agricultural	Undeveloped, former WSDOT Pit Area	Above the former pit is gently sloping ground covered in native grasses. County has expressed interest in this property.	WSDOT

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Sun Lake-Lake Lenore-West of Lake Lenore off HWY 17	Coulee City 98823 Douglas	No legal access. Too far from utility services and transit lines. Variable topography but mostly flat land.	40.00	Rural Resource 20	RR 20	Undeveloped	Landlocked parcel. No access to utilities.	PARKS
Intersection of SR 17 and Patton Blvd. in Moses Lake	Moses Lake 98837 Grant	No legal access. A portion of the property is a former stockpile site with significant material removed leaving depressions in the topography.	27.80	UC1	UC1	Vacant, former WSDOT Stockpile Site	Aerospace Overlay Zoning protection. This vacant parcel is predominantly sage brush with some native grasses.	WSDOT
Grayland A-HWY 105	Grayland 98547 Grays Harbor	The western portion of this parcel 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
Bottle Beach (Lot 1 of 2)	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked.	0.60	G-5	G-5	Undeveloped	Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Bottle Beach (Lot 2 of 2)	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked. Wetlands surround property to the north and east.	0.60	G-5	G-5	Undeveloped	Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations.	PARKS
HJ Carroll Park-Dabob Bay near Brinnon	Brinnon 98320 Jefferson	No public access. Triangular lot with native trees and undeveloped land.	3.00	PPR	PPR	Undeveloped	Jefferson County zoning code states that no residential units may be developed on properties zoned as PPR.	PARKS
Near Stillpoint Ln & N Jacob Miller RD	Port Townsend 98368 Jefferson	Access through private driveway. Too far from services. This lot is on city water.	0.80	Rural Residential	RR-20	Vacant	Parcel is too small to develop based on zoning criteria. Partially cleared parcel surrounded by evergreen trees.	DNR
WA-104 & Highland Rd. NE	Kingston	No legal access This property is a right of way with natural trees and gently sloping topography with mapped moderate land slide and erosion hazard.	0.37	RR	RR	Vacant, Undeveloped	Per the Kitsap County Code, the maximum density of this parcel is 1DU/5 Acres and is too small for residential development.	WSDOT

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Kitsap Memorial-178 NW Park Street	Poulsbo 98370 Kitsap	No legal access. Portions of this lot are in wetlands and erosion hazard zones.	4.00	Public Facilities	Park	Undeveloped, Park Land	This zone is not intended to accommodate population growth and therefore does not have an allowed density.	PARKS
Ginkgo Huntzinger Rd	Vantage 98950 Kittitas	Portion of property is on a slope steeper than 30 percent. There is an extreme hazard rating for roof safety.	8.30	Rural Working	Forest and Range	Undeveloped	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
Roza View Drive off of SR 821 near WA Mile Post 8 Boat Launch	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	Undeveloped, former WSDOT Pit Area	The parcel sits between two zoning designations. The lot size requirements are not satisfactory for residential development.	WSDOT
Corner of S 1st St and W Main St	Almira 99103 Lincoln	There is a hill that intersects most of the lots on this parcel. North portion of lot sits on a drainage ditch which is classified as a wetland.	0.18	Residential	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

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
West of E. Johns Prairie Road and SR 3	Shelton 98584 Mason	There is no legal access to parcel. No utilities or sewer access at property.	7.32	Shelton UGA	UGA & Industrial	Undeveloped, set up for mining operation	This parcel was intended for use as a surface mining operation but the property has been dormant for many years. The abutter roadways are under private ownership.	WSDOT
East of Twisp Airport Rd. & WA-20	Methow Valley 98856 Okanogan	The majority of the parcel is steep mountainside with an estimated one acre gently sloping.	6.12	MRD UL20	MRD	Undeveloped	Parcel is covered in various types of brush and grass. Situated outside the Twisp UGA Boundary.	WSDOT
168f Old Riverside Hwy	Omak 98841 Okanogan	This parcel has private access leading to site. The parcel is generally level with slopes in the previously mined area.	14.55	Suburban Residential	Rural 20	Undeveloped, former WSDOT Pit Site Area	Parcel is covered in various types of brush and grass.	WSDOT
Lake Newport HWY 20/Silver Leaf Rd	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	Undeveloped	Parcel's northern side borders the Pend Oreille River. Train tracks run east/west through the parcel. The PL designation does not allow for residential construction.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
13th St. SW & 31st Ave. SW	Puyallup 98373 Pierce	Legal access on 13th St. SW. Limited access to utilities. Mostly level parcel with gentle sloping.	2.85	PF	PF	Undeveloped	The PF zoning does not allow for residential construction.	WSDOT
Alger Cain Lake Road and Old Highway 99	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	Undeveloped	Small ponding areas, which may be considered wetlands, on the parcel.	DNR
Riverside-Charles Rd/W Highland Rd	Nine Mile Falls 99026 Spokane	Undeveloped land covered with trees. Slight hilled incline on SW triangular lot.	3.18	RCV	RCV	Undeveloped	Two lots intersected by W. Charles Rd & W. Highland Rd. Too far from services.	PARKS
Riverside-Old Trails btwn N Hayford Rd & N Old Trails Rd	Nine Mile Falls 99026 Spokane	Parcel is currently landlocked. Parcel is intersected by two elevated ridges with a narrow valley is between them.	40.00	RCV	RCV	Undeveloped	Parcel is too far from services and does not have public road access.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Government Way/Huston Road (Lot 1 of 4)	Spokane 99224 Spokane	Parcel ID: 25101.0607. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	1.94	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
Government Way/Huston Road (Lot 2 of 4)	Spokane 99224 Spokane	Parcel ID: 25101.1402. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	0.63	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
Government Way/Huston Road (Lot 3 of 4)	Spokane 99224 Spokane	Parcel ID: 25102.1101. No public access. Irregular shaped narrow lot on an incline. Variable topography with natural trees.	3.74	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS
Government Way/Huston Road (Lot 4 of 4)	Spokane 99224 Spokane	Parcel ID: 25102.9055. No public access. Irregular shaped narrow lot. Variable topography with natural trees.	3.98	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS
4312 E Joseph	E. Spokane 99217 Spokane	Mostly level topography, located in east Spokane. Several cars parked on the property. Water and sewer are at site.	0.38	LI	LI	Vacant	Zoning restriction on residential construction. Interested buyer has contacted DNR; COVID-19 has interrupted the sale of this property.	DNR

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Mt. Spokane-Nelson Rd-North of Day Mt Spokane Rd	Chattaroy 99003 Spokane	Possible issue with access to the parcel. Property does not have access to utilities. Too remote for services.	160.00	RCV	RCV	Undeveloped	Access via N. Day Mt. Spokane Rd to south portion of parcel. Parcel has a variable topography and is covered in native trees	PARKS
Crystal Falls-HWY 20 Colville-Tiger Rd	Colville 99140 Stevens	Forest service road access to south end of property. Parcel is covered with native trees and variable topography. Too remote for services.	104.00	5629600: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is north Crystal Falls State Park. Intersected by a HWY 20 Colville-Tiger Rd	PARKS
Crystal Falls-HWY 20 Colville-Tiger Rd	Colville 99140 Stevens	No road to access, parcel is currently landlocked. Parcel is covered with native trees and variable topography. Too remote for services.	13.00	5630300: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is Crystal Falls State Park, parcels are separated by HWY-20 Colville-Tiger Rd.	PARKS
North of SR 121/93rd Ave. & abutting I-5	Tumwater 98512 Thurston	The parcel is mostly level to gently sloping, and is covered with wetlands vegetation and forested areas.	4.82	Tumwater UGA	LI	Undeveloped	A large pond is on the parcel within a flood plain	WSDOT
4357 Meridian Street	Bellingham 98226 Whatcom	Parcel has no legal or constructed access. The slightly below grade parcel is covered in native vegetation.	0.31	Public land	Commercial	Vacant	Public utilities are available to the area, but will need to be extended to the parcel.	WSDOT

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
22393 Ice Harbor Dr.	Burbank 99323 Walla Walla	Parcel has no legal access. Limited access to utilities and services. Slight to moderate erosion hazard area.	3.74	Rural Agriculture	RA-10	Undeveloped	Surplus parcel south of HWY 124, Ice Harbor Dr. Lot allows 1DU per 10 acres.	WSDOT
215 S Beech Street	Toppenish 98948 Yakima	Legal access vis S Beech St. Access to utilities. Level topography covered with native grasses.	0.13	General Business	B2	Vacant	Residential construction is not allowed per zoning regulations. Parcel has issue with vehicles parked.	DNR
5th Ave. & Alder St	Toppenish 98948 Yakima	Legal access vis 5th Ave & Alder St. Access to utilities. Level topography covered with native grasses.	0.12	R2	R1	Vacant	Lot is too small per zoning regulations.	DNR

Appendix C: Expanded data collected for suitable properties in the State Surplus Property Inventory

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

- Lot characteristics, for example lot size
- Current land-use designation
- Current zoning code and ability to develop all forms of affordable housing
- 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 there are no geological or environmental impediments to development
- Calculate the distance to basic services, such as 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 D: Expanded property information, suitable properties

S Forest St & W Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	34,200 Sq. Ft. / 0.785 Acres Minimum Lot Size 5,000 Sq. Ft.	No Comprehensive Plan No Comprehensive Plan Overlay	Residential 1 (Westport R1) No Zoning Overlays

General Information

Tax parcel ID/Link: [102503000100](#)

Property Address: S Forest St & W Newell Ave
Westport, WA 98595
State Agency Owner: Department of Natural Resources
Jurisdiction: Grays Harbor County, Incorporated
Legislative District: 19
Census Tract: 16
Section-Township-Range: S16-T12N-R13W
Area (approx.): 34,200 Sq. Ft. / 0.785 Acres

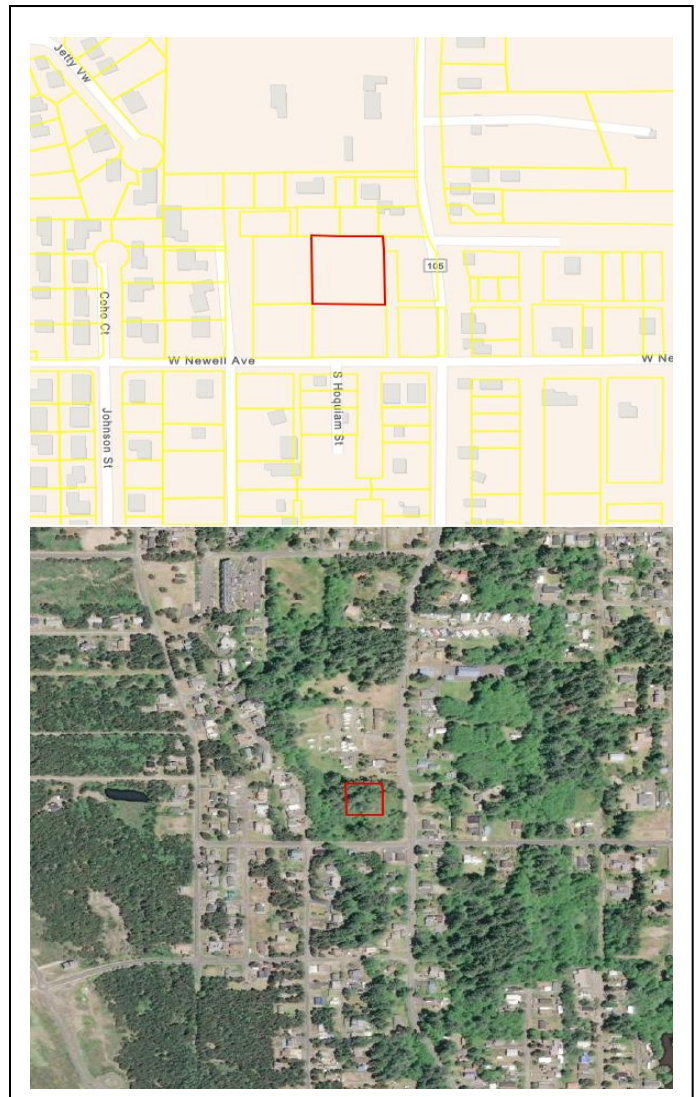
Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:
[Residential 1 \(Westport R1\)](#)
Allows Single-Family: Yes
Allows Multi-Family: Yes
Allows Group Homes: Yes
Maximum Density: 8 DU/1 Acre
Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:
No Comprehensive Plan
Current Property Use: UNDEVELOPED LAND
DOR Use Code: 91
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands
Flood Hazards: Outside Flood Area
FIRM Panel(s): [53027C0863D](#)
Shoreline Designation: Does Not Apply
Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators
Major Drainage: Grays Harbor
Minor Drainage: Elk River-Frontal South Bay

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present
Soil Type(s):
Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes
Slope Stability: No Mapped Erosion Impediments
Geological Hazards: No Mapped Geological Hazards
National Earthquake Hazard Reduction Program Grade: D
Liquefaction Susceptibility: Moderate to High

Historic Characteristics

Archaeological Probability: High to Very High
Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators
Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via S Forest St & W Newell Ave
Paved Streets: No
Water: Available
Sewer: Available
Electric: Available

Distance to Community Services

Grocery Store: Shop n' Kart, 1.1mi.
Food Bank: South Beach Food Bank, 1.2mi.
Pharmacy: Twin Harbor Drug, 1.7mi.
Medical Facility: Grays Harbor Community Hospital - East, 20.63mi.
Social Services Office: Aberdeen - Wishkah Street, 20.62mi.
School(s):
Ocosta Elementary School, 1.48mi.
Ocosta Junior - Senior High, 1.26mi.
Library: Westport Timberland Library, 1.1mi.



Child Care Center: South Beach Christian Dc, 3.89mi.
Park/Recreational Amenity: Grant Army Memorial Park, 0.65mi.
Bank: First Interstate Bank, 1.47mi.
Credit Union: IAM Woodworkers, 19.2mi.
Transit Stop: Forrest at Chehalis, 0.5mi.
Employment center: WorkSource Grays Harbor, 20.7mi.

Property Assessment and Sale History

Assessment

Land Value: \$26,220
Building Value: \$0
Total Property Value: \$26,220
Total Taxable Value: \$0

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

S Forest St & W Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	37,026 Sq. Ft. / 0.850 Acres Minimum Lot Size 5,000 Sq. Ft.	No Comprehensive Plan No Comprehensive Plan Overlay	Westport Mixed Use Commercial Tourism 1 (Westport MUCT1) Westport R1 (Residential 1) No Zoning Overlays

General Information

Tax parcel ID/Link: [102502900900](#)

Property Address: S Forest St & W Newell Ave
Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

Area (approx.): 37,026 Sq. Ft. / 0.850 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Westport Mixed Use Commercial Tourism 1 \(Westport MUCT1\)](#)

[Westport R1 \(Residential 1\)](#)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:

No Comprehensive Plan

Current Property Use: UNDEVELOPED LAND

DOR Use Code: 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53027C0863D](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Grays Harbor

Minor Drainage: Elk River-Frontal South Bay

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

Predominantly Hydric - 162; Yaquina loamy fine sand

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: D

Liquefaction Susceptibility: Moderate to High

Historic Characteristics

Archaeological Probability: High to Very High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via S Forest St & W Newell Ave

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Shop n' Kart, 1mi.

Food Bank: South Beach Food Bank, 1.1mi.

Pharmacy: Twin Harbor Drug, 1.6mi.

Medical Facility: Grays Harbor Community Hospital - East, 20.63mi.

Social Services Office: Aberdeen - Wishkah Street, 20.62mi.

School(s):

Ocosta Elementary School, 1.49mi.



Ocosta Junior - Senior High, 1.26mi.
Library: Westport Timberland Library, 1mi.
Child Care Center: South Beach Christian Dc, 3.89mi.
Park/Recreational Amenity: Grant Army Memorial Park, 0.6mi.
Bank: First Interstate Bank, 1.37mi.
Credit Union: IAM Woodworkers, 19.21mi.
Transit Stop: Forrest at Chehalis, 0.4mi.
Employment center: WorkSource Grays Harbor, 20.71mi.

Property Assessment and Sale History

Assessment

Land Value: \$93,000
Building Value: \$0
Total Property Value: \$93,000
Total Taxable Value: \$0

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

S Forest St & W Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria	Meets Land Use Designation Criteria	Meets Zoning Classification Criteria
Yes	Yes	Yes	Yes
Meets All Location Criteria	27,000 Sq. Ft. / 0.620 Acres Minimum Lot Size 5,000 Sq. Ft.	No Comprehensive Plan No Comprehensive Plan Overlay	Residential 1 (Westport R1) No Zoning Overlays

General Information

Tax parcel ID/Link: [102503001600](#)

Property Address: S Forest St & W Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

Area (approx.): 27,000 Sq. Ft. / 0.620 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Residential 1 \(Westport R1\)](#)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:

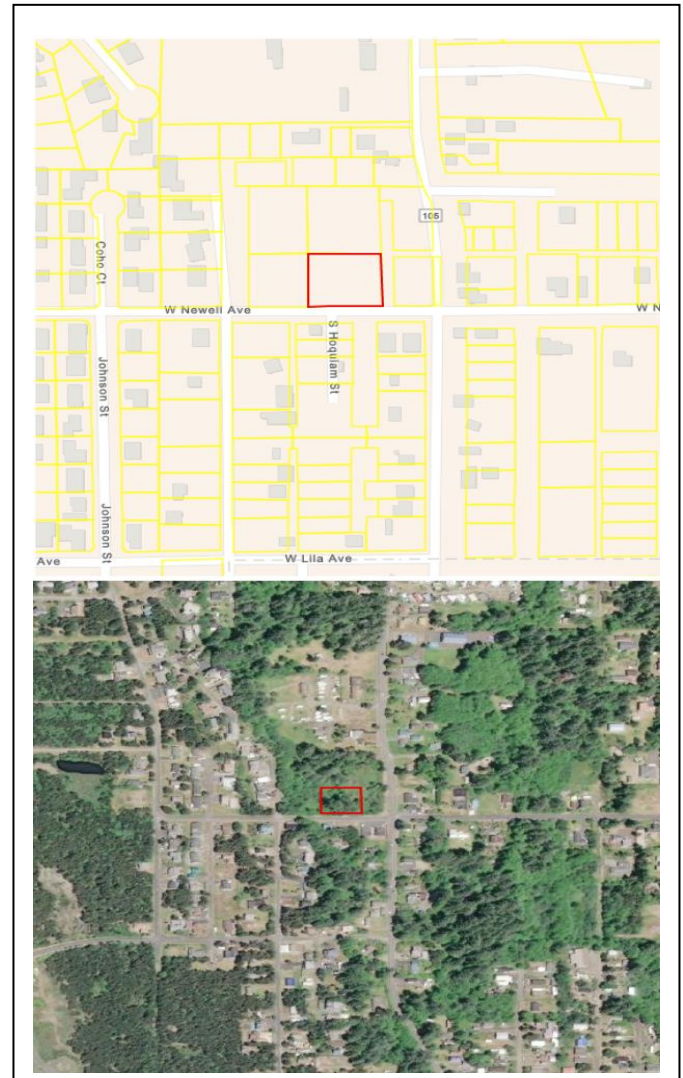
No Comprehensive Plan

Current Property Use: UNDEVELOPED LAND

DOR Use Code: 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53027C0863D](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Grays Harbor

Minor Drainage: Elk River-Frontal South Bay

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

Predominantly Hydric - 162; Yaquina loamy fine sand

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: D

Liquefaction Susceptibility: Moderate to High



Historic Characteristics

Archaeological Probability: High to Very High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via S Forest St & W Newell Ave

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Shop n' Kart, 1.1mi.

Food Bank: South Beach Food Bank, 1.2mi.

Pharmacy: Twin Harbor Drug, 1.7mi.

Medical Facility: Grays Harbor Community Hospital - East, 20.63mi.

Social Services Office: Aberdeen - Wishkah Street, 20.62mi.

School(s):

Ocosta Elementary School, 1.48mi.

Ocosta Junior - Senior High, 1.26mi.

Library: Westport Timberland Library, 1.1mi.
Child Care Center: South Beach Christian Dc, 3.89mi.
Park/Recreational Amenity: Grant Army Memorial Park, 0.65mi.
Bank: First Interstate Bank, 1.47mi.
Credit Union: IAM Woodworkers, 19.22mi.
Transit Stop: Forrest at Chehalis, 0.5mi.
Employment center: WorkSource Grays Harbor, 20.72mi.

Property Assessment and Sale History

Assessment

Land Value: \$30,000
Building Value: \$0
Total Property Value: \$30,000
Total Taxable Value: \$0

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

XXX E 57TH St/E Q St - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	24,001.56 Sq. Ft. / 0.551 Acres Minimum Lot Size 5,000 Sq. Ft.	Single Family Residential No Comprehensive Plan Overlay	Residential 2 (R2) Incorporated No Zoning Overlays

General Information

Tax parcel ID/Link: [5345000140](#)

Property Address: XXX E 57th St/E Q St Tacoma, WA 98404

State Agency Owner: Department of Natural Resources

Jurisdiction: Pierce County, Incorporated

Legislative District: 27

Census Tract: 633

Section-Township-Range: SE1/4 S22-T20-R03

Area (approx.): 24,001.56 Sq. Ft. / 0.551 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Residential 2 \(R2\)](#)

Allows Single-Family: Yes

Allows Multi-Family: Conditional (Townhouse and Two-Family Only)

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:

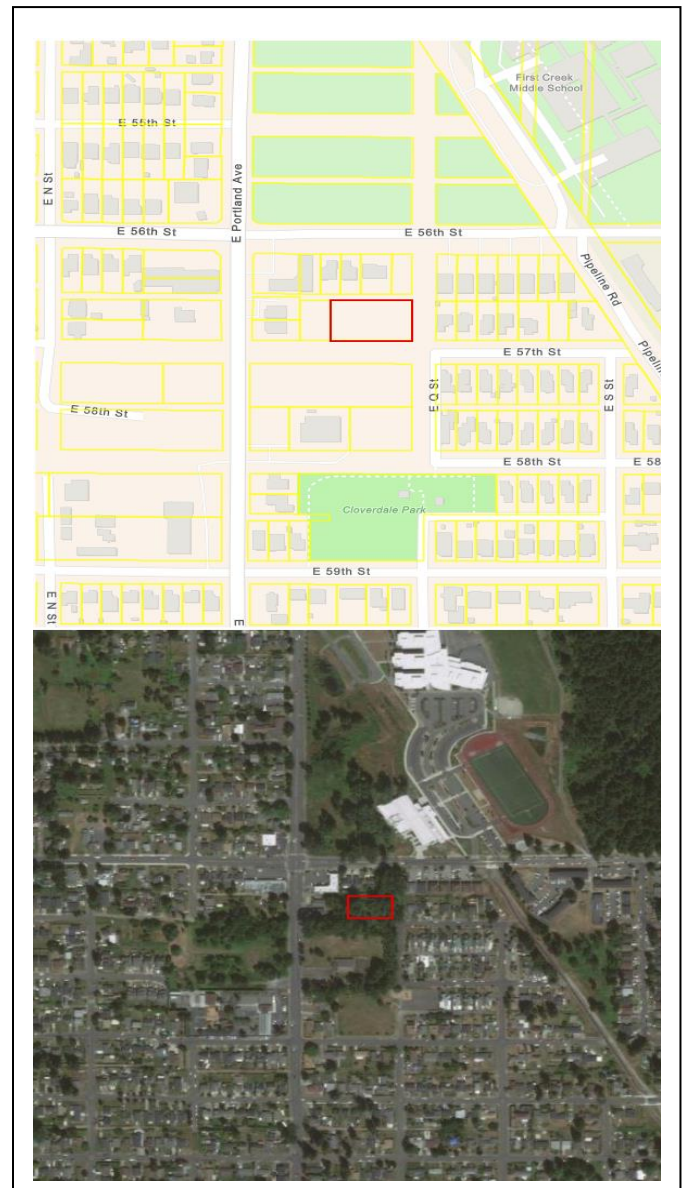
Single Family Residential

Current Property Use: UNDEVELOPED

DOR Use Code: 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Areas

FIRM Panel(s): [53053C0309E](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Puyallup

Minor Drainage: Puyallup River

Geologic Characteristics

Hydric Soils Present: -

Soil Type(s):

Check with Planning Department

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: C

Liquefaction Susceptibility: Very Low



Historic Characteristics

Archaeological Probability: Moderate to High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: [Yes](#)

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via 57th St. and E Q St

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Safeway, 3.8mi.

Food Bank: Eloise's Cooking Pot Food Bank, 2.8mi.

Pharmacy: Walgreens Pharmacy, 1.8mi.

Medical Facility: St. Joseph Medical Center, 4.97mi.

Social Services Office: Tacoma - 72nd Avenue, 1.41mi.

School(s):

Boze Elementary, 0.9mi.

Stewart Middle, 2.2mi.

Lincoln High, 3.41mi.

Bryant Montessori School, 6.1mi.

Library: Moore Branch, 1.91mi.
Child Care Center: Knowledge Kollege Daycare Center, 1.06mi.
Park/Recreational Amenity: Cloverdale Park, 0.1mi.
Bank: KeyBank National Association, 1.2mi.
Credit Union: Sound Credit Union, 3.1mi.
Transit Stop: Portland Ave E & E 60th St, 0.4mi.
Employment center: Remedy Intelligent Staffing, 4.4mi.

Property Assessment and Sale History

Assessment

Land Value: \$104,800
Building Value: \$0
Total Property Value: \$104,800
Total Taxable Value: \$0

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Department of Natural Resources Surplus Property Inventory, Tacoma, WA Municipal Code, Tacoma, WA Zoning Map, Pierce County Assessor's Office, Pierce County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

Nolte-Veazie Cumberland Rd/304th Ave SE - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	689,990 Sq. Ft. / 15.840 Acres Minimum Lot Size 3.75 Acres	Other Parks/Wilderness (OP) Rural Area (RA) Other Parks/Wilderness Overlay	Rural Area 5 (RA-5) No Zoning Overlays

General Information

Tax parcel ID/Link: [3221079003](#)

Property Address: Nolte-Veazie Cumberland Rd/304th Ave SE Naco, WA 98022

State Agency Owner: Parks and Recreation Commission

Jurisdiction: King County, Unincorporated

Legislative District: 5

Census Tract: 315.01

Section-Township-Range: NE-32-21-7

Area (approx.): 689,990 Sq. Ft. / 15.840 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Rural Area 5 \(RA-5\)](#)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: No

Maximum Density: 1 DU/2.5-10 Acres

Minimum Lot Size: 3.75 Acres

Land Use Characteristics

Land Use Designation:

Other Parks/Wilderness (OP)

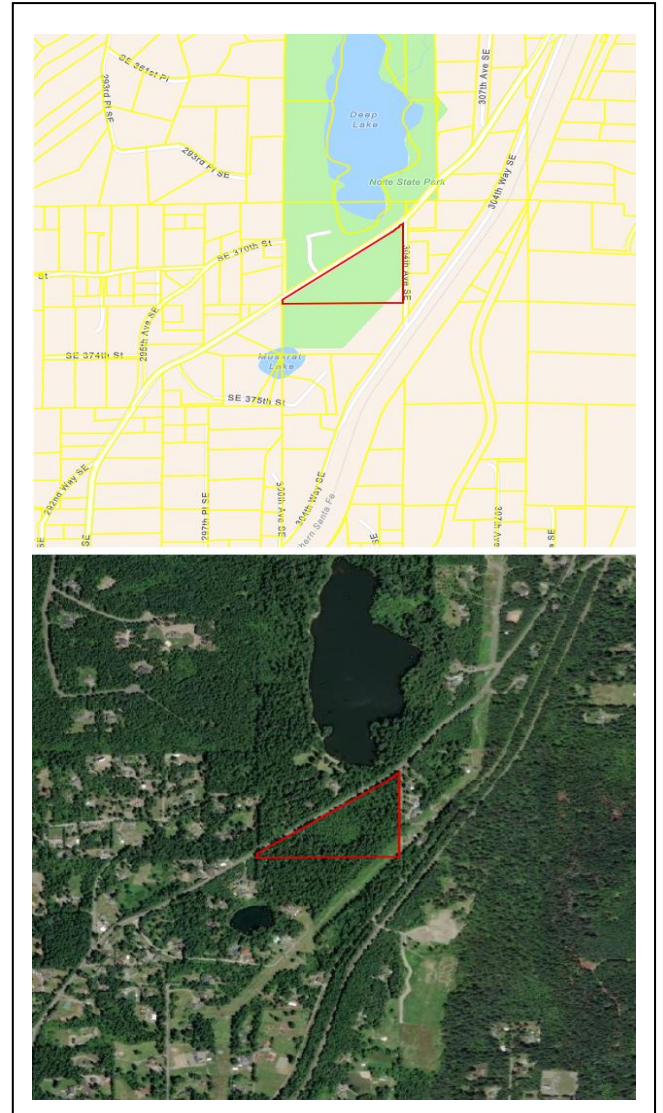
Rural Area (RA)

Current Property Use: UNDEVELOPED LAND (Single-Family)

DOR Use Code: 91

Within Urban Growth Area?: County

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53033C1315G](#)

Shoreline Designation: Does Not Apply -

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Duwamish

Minor Drainage: Coal Creek (Green) and Deep Creek

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Non-Hydric - EvC; Everett very gravelly sandy loam, 8 to 15 percent slopes

Non-Hydric - EvD; Everett very gravelly sandy loam, 15 to 30 percent slopes

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: C

Liquefaction Susceptibility: Low

Historic Characteristics

Archaeological Probability: Moderate to High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: [Yes](#)

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via Nolte-Veazie Cumberland Rd/304th Ave SE

Paved Streets: Yes

Water: Available

Sewer: Not Available

Electric: Available

Distance to Community Services

Grocery Store: Safeway, 5.9mi.

Food Bank: Enumclaw Kiwanis Food Bank, 6.1mi.

Pharmacy: Walgreens Pharmacy, 6.1mi.

Medical Facility: St. Elizabeth Hospital, 5.76mi.

Social Services Office: Buckley - Rainier School, 11.43mi.

School(s):

Byron Kibler Elementary School, 5.89mi.



Thunder Mountain Middle School, 4.84mi.
Enumclaw Sr High School, 7.56mi.
Carbonado Historical School 19, 17.27mi.
Library: Enumclaw Public Library, 5.94mi.
Child Care Center: A Country Garden Montessori, 3.75mi.
Park/Recreational Amenity: Nolte State Park, <0.1mi.
Bank: JPMorgan Chase Bank, National Association, 4.58mi.
Credit Union: White River Credit Union, 6mi.
Transit Stop: Griffen Ave & Wells St, 6mi.
Employment center: Allegiance Staffing, 20.8mi.

Property Assessment and Sale History

Assessment

Land Value: \$352,000
Building Value: \$0
Total Property Value: \$352,000
Total Taxable Value: \$0

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Parks and Recreation Commission Surplus Property Inventory, King County Assessor's Office, King County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

810 30TH St NE (Auburn State Park) - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	69,354 Sq. Ft. / 1.592 Acres Minimum Lot Size Does Not Apply	Institutional No Comprehensive Plan Overlay	Heavy Commercial Zone (C3) No Zoning Overlays

General Information

Tax parcel ID/Link: [0001000020](#)

Property Address: 810 30TH St NE (Auburn State Park)

Auburn, WA 98002

State Agency Owner: Parks and Recreation Commission

Jurisdiction: King County, Incorporated

Legislative District: 47

Census Tract: 350.03

Section-Township-Range: S06-T21N-R05E

Area (approx.): 69,354 Sq. Ft. / 1.592 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Heavy Commercial Zone \(C3\)](#)

Allows Single-Family: No

Allows Multi-Family: Yes (As Part of a Mixed-Use Development)

Allows Group Homes: No

Maximum Density: 36 DU/1 Acre

Minimum Lot Size: Depends on use.

Land Use Characteristics

Land Use Designation:

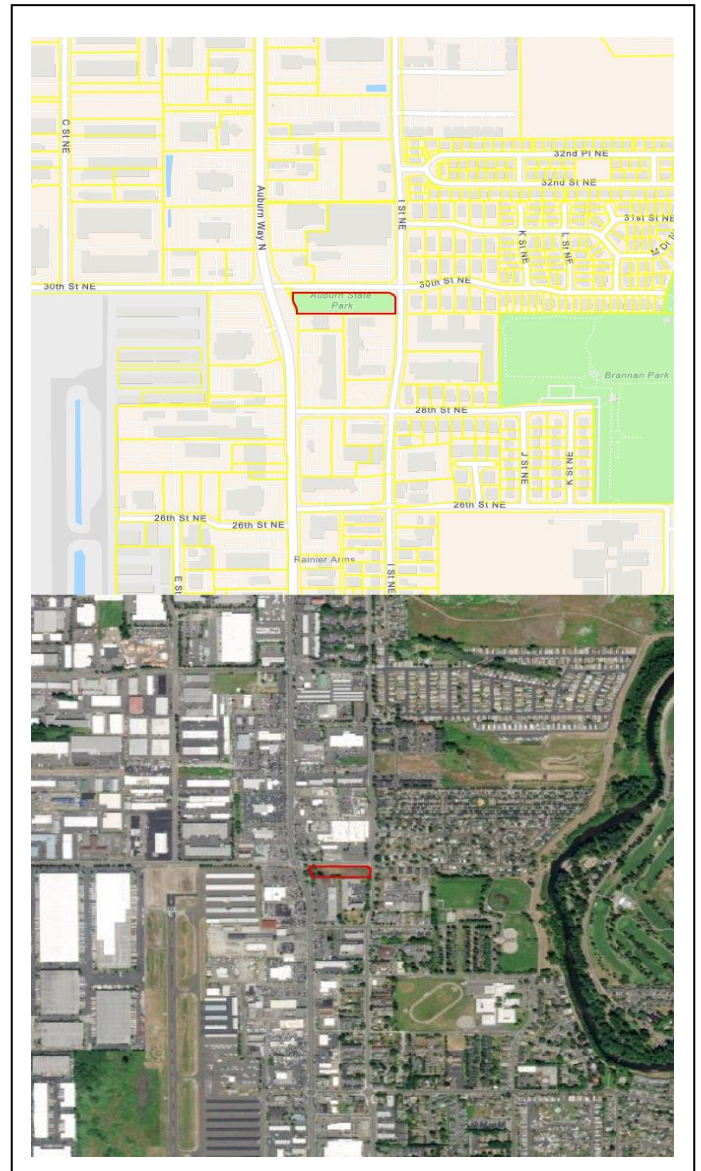
Institutional

Current Property Use: Auburn State Park; Vacant (Commercial)

DOR Use Code: 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53033C1253G](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Duwamish

Minor Drainage: Creek-Green River

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Predominantly Hydric - Re; Renton silt loam

Non-Hydric - Ur; Urban land

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: D to E

Liquefaction Susceptibility: Moderate to High

Historic Characteristics

Archaeological Probability: High to Very High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via 810 30TH St NE (Auburn State Park)

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Saar's Super Saver, 0.7mi.

Food Bank: The Auburn Food Bank, 0.8mi.

Pharmacy: Walgreens Pharmacy, 1mi.

Medical Facility: Auburn Regional Medical Center, 2.02mi.

Social Services Office: Auburn - 28th Street, 0.22mi.

School(s):

Dick Scobee Elementary School, 1.14mi.

Cascade Middle School, 0.8mi.



Auburn Senior High School, 1.92mi.
International Community School, 1.04mi.
Library: Auburn Library, 2.97mi.
Child Care Center: Kindercare #811, 0.24mi.
Park/Recreational Amenity: Brannan State Park, 0.4mi.
Bank: Columbia State Bank, 0.67mi.
Credit Union: BECU Credit Union, 1.7mi.
Transit Stop: Auburn Way N & 28th St NE, 0.2mi.
Employment center: WorkSource Auburn, 0.2mi.

Property Assessment and Sale History

Assessment

Land Value: \$1,040,300
Building Value: \$0
Total Property Value: \$1,040,300
Total Taxable Value: \$0

Sale History

Sale Date: 6/6/2013
Document Type: Quit Claim Deed
Sale Number: [2620246](#)
Sale Amount: \$0

SOURCES:

Parks and Recreation Commission Surplus Property Inventory, Auburn, WA Municipal Code, Auburn, WA Zoning Map, King County Assessor's Office, King County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

Thacker Rd./Rainier Rd. - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	Surplus: 1,757,646.00 Sq. Ft. / 40.35 Acres Minimum Lot Size 1 Acre	Rural Residential No Comprehensive Plan Overlay	Residential (R-1) No Zoning Overlays

General Information

Tax parcel ID/Link: [2100490320100](#)

Property Address: Thacker Rd./Rainier Rd. Othello, WA 99344

State Agency Owner: Department of Transportation

Jurisdiction: Adams County, Unincorporated

Legislative District: 9

Census Tract: 9503

Section-Township-Range: S05-T15N-R29E

Area (approx.):

Total: 3,441,240.00 Sq. Ft. / 79.00 Acres

Surplus: 1,757,646.00 Sq. Ft. / 40.35 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Residential \(R-1\)](#)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: Yes

Maximum Density: 1 DU/1 Acre

Minimum Lot Size: 1 Acre

Land Use Characteristics

Land Use Designation:

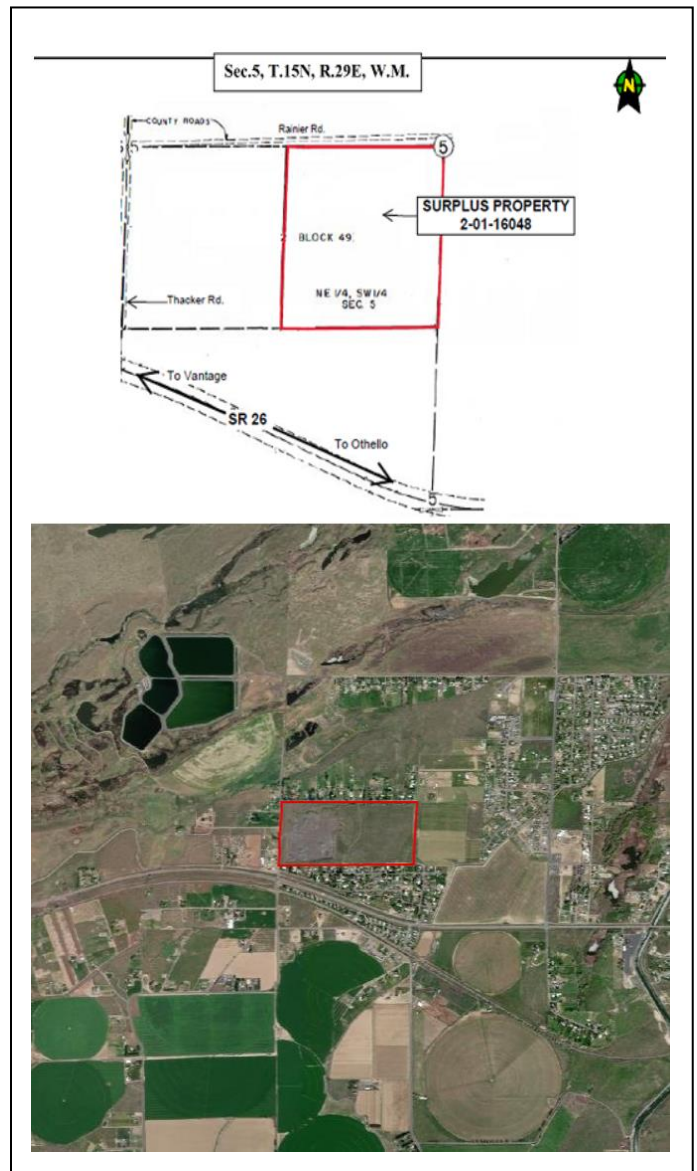
Rural Residential

Current Property Use: Undeveloped

DOR Use Code: 98

Within Urban Growth Area?: County

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53001C1025D](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Thread Lake

Minor Drainage: Lower Crab

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Non-hydric; ErB - Ephrata gravelly sandy loam, 0 to 5 percent slopes

Non-hydric; EtE - Ephrata stony sandy loam, 15 to 30 percent slopes

Non-hydric; SmA - Scootene loam, 0 to 2 percent slopes

Non-hydric; SnB - Scootene cobbly loam, 0 to 5 percent slopes

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: C

Liquefaction Susceptibility: Very Low

Historic Characteristics

Archaeological Probability: High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via Thacker Rd. and Rainier Rd.

Paved Streets: Yes

Water: Available

Sewer: Not Available

Electric: Available

Distance to Community Services

Grocery Store: Lep-Re-Kon Harvest Foods, 4.9mi.

Food Bank: Othello Food Bank, 4.5mi.

Pharmacy: Walmart Pharmacy, 5.2mi.



Medical Facility: Othello Community Hospital, 5mi.
Social Services Office: No Social Service Offices within 25mi.
School(s):
Hiawatha Elementary, 4.6mi.
McFarland Middle, 4.4mi.
Othello High, 4mi.
Saddle Mountain, 3.8mi.
Library: Mid-Columbia Libraries - Othello, 3.8mi.
Child Care Center: Aibileen's Playhouse Childcare, 3.8mi.
Park/Recreational Amenity: P.J. Taggares Park, 2.6mi.
Bank: U.S. Bank, 4.1mi.
Credit Union: STCU: Othello, 4.1mi.
Transit Stop: 624 S Andes Rd - Othello, 2.6mi.
Employment center: Skillsource, 3.9mi.

Property Assessment and Sale History

Assessment

Land Value: \$995,900
Building Value: \$0
Total Property Value: \$995,900
Total Taxable Value: \$0

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Department of Transportation Surplus Property Inventory, Othello, WA Municipal Code, Othello, WA Zoning Map, Adams County Assessor's Office, Adams County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

Patton Blvd./Harris Rd. NE - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	175,546.80 Sq. Ft. / 4.03 Acres Minimum Lot Size Does Not Apply	Commercial (Urban) General Commercial No Comprehensive Plan Overlay	Urban Commercial 1 (UC-1) Moses Lake UGA Aerospace Overlay Zoning Protection

General Information

Tax parcel ID/Link: [170243000](#)

Property Address: Patton Blvd./Harris Rd. NE Moses Lake, WA 98837

State Agency Owner: Department of Transportation

Jurisdiction: Grant County, Incorporated

Legislative District: 13

Census Tract: 109.02

Section-Township-Range: S09-T19N-R28E

Area (approx.): 175,546.80 Sq. Ft. / 4.03 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Urban Commercial 1 \(UC-1\)](#)

Moses Lake UGA

Allows Single-Family: Yes (in Conjunction with Commercial Structure)

Allows Multi-Family: Conditional (In Conjunction with Commercial Structure)

Allows Group Homes: No

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: No Requirement

Land Use Characteristics

Land Use Designation:

Commercial (Urban)

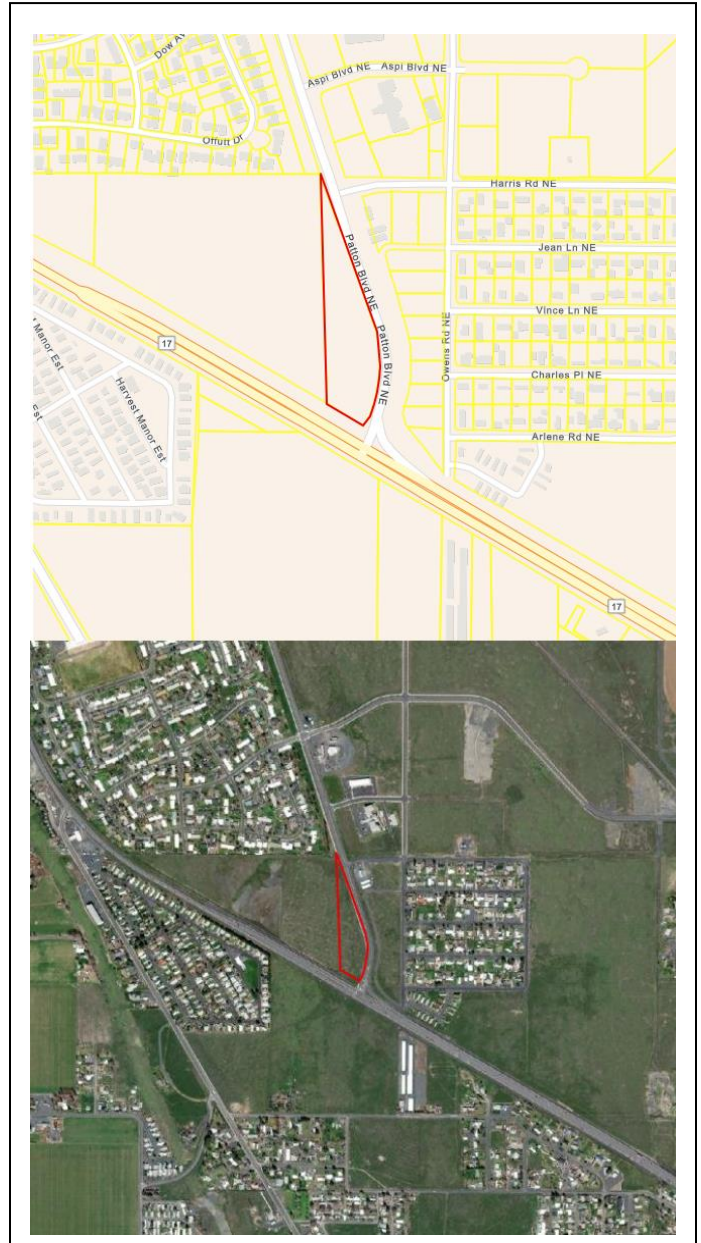
General Commercial

Current Property Use: UNDEVELOPED LAND

DOR Use Code: 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53025C1070C](#)

Shoreline Designation: Does Not Apply -

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Lower Crab

Minor Drainage: Seeps-Crab Creek

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Non-Hydric - 73; Malaga gravelly sandy loam, 0 to 5 percent slopes

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program

Grade: C

Liquefaction Susceptibility: Bedrock

Historic Characteristics

Archaeological Probability: High to Very High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via Patton Blvd. and Harris Rd. NE

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Winco Foods, 2.2mi.

Food Bank: Omph Food Bank, 2.8mi.

Pharmacy: Walgreens Pharmacy, 2.8mi.

Medical Facility: Samaritan Healthcare, 3.68mi.

Social Services Office: Moses Lake - 5th Avenue, 3.04mi.

School(s):

Larson Heights Elementary, 1.37mi.

Endeavor Middle School, 1.81mi.



Moses Lake High School, 4.69mi.
Digital Learning Center, 4.64mi.
Library: Big Bend Community College, 2.05mi.
Child Care Center: Family Services of Grant County, 1.62mi.
Park/Recreational Amenity: Cascade Park, 2.9mi.
Bank: WA Fed Bank, 2.83mi.
Credit Union: GRANCO Federal Credit Union, 4.2mi.
Transit Stop: Patton & Harris Bus Stop, 0.1mi.
Employment center: WorkSource Central Basin, 3.1mi.

Property Assessment and Sale History

Assessment

Land Value: \$251,445
Building Value: \$0
Total Property Value: \$251,445
Total Taxable Value: \$0

Sale History

Sale Date: 7/6/2015
Document Type: -
Sale Number: 1351798
Sale Amount: \$0

SOURCES:

Department of Transportation Surplus Property Inventory, Moses Lake, WA Municipal Code, Moses Lake, WA Zoning Map, Grant County Assessor's Office, Grant County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

I-5 Off-Ramp at 3rd. Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Meets All Location Criteria	30,056.40 Sq. Ft. / 0.69 Acres Minimum Lot Size Does Not Apply	Woodland District (WD) No Comprehensive Plan Overlay	Woodland District (WD) Urban Neighborhood 1 - Woodland Square No Zoning Overlays

General Information

Tax parcel ID/Link: unlisted

Property Address: Unassigned Address Lacey, WA 98513

State Agency Owner: Department of Transportation

Jurisdiction: Thurston County, Incorporated

Legislative District: 22

Census Tract: 112

Section-Township-Range: S17-T18N-1W

Area (approx.): 30,056.40 Sq. Ft. / 0.69 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

[Woodland District \(WD\)](#)

Urban Neighborhood 1 - Woodland Square

Allows Single-Family: No

Allows Multi-Family: Yes (As part of a mixed-use development)

Allows Group Homes: Conditional

Maximum Density: Depends on use

Minimum Lot Size: No Requirement

Land Use Characteristics

Land Use Designation:

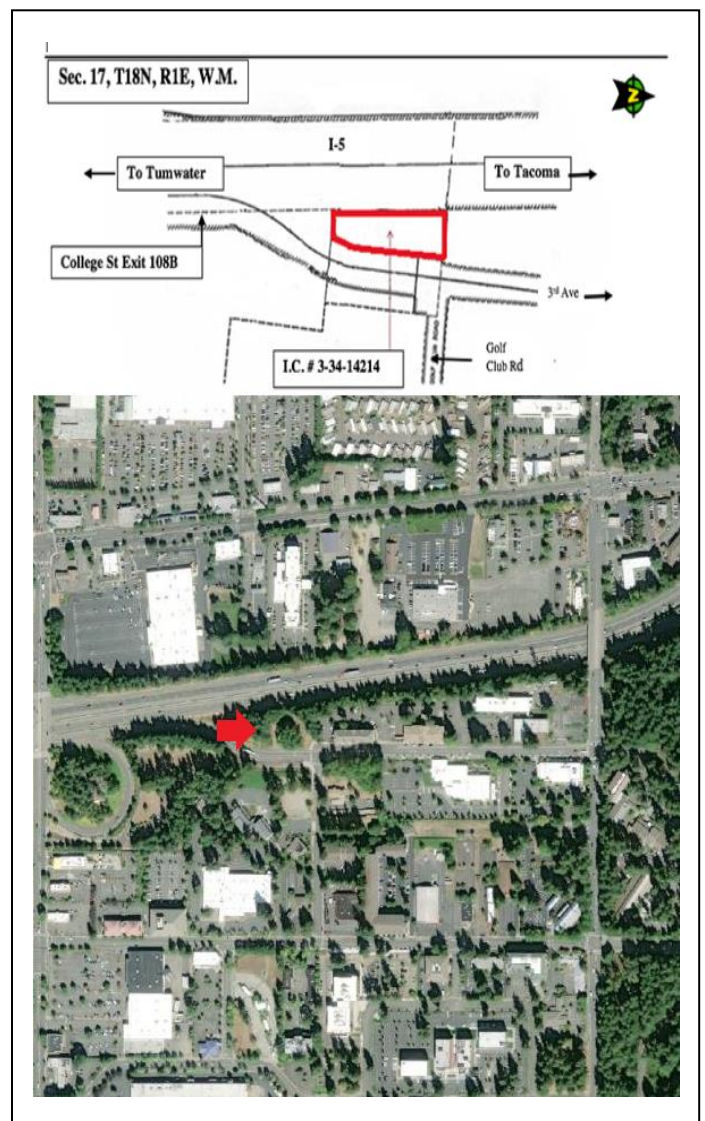
Woodland District (WD)

Current Property Use: UNDEVELOPED

DOR Use Code:

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



Location Characteristics

Aquatic Characteristics

Wetlands: No Mapped Wetlands

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53067C0187E](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: Category II

Critical Aquifer Recharge Area

Major Drainage: Puget Sound

Minor Drainage: Woodland Creek-Frontal Henderson Inlet

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Predominantly Non-Hydric - 2; Alderwood gravelly sandy loam, 8 to 15 percent slopes

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade:

C

Liquefaction Susceptibility: Very Low

Historic Characteristics

Archaeological Probability: Moderately Low

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: [Yes](#)

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via 3rd Ave. and Golf Club Rd. SE

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Fred Meyer, 0.4mi.

Food Bank: Thurston County Food Bank, 4.6mi.

Pharmacy: Rite Aide, 0.5mi.

Medical Facility: Providence St. Peter Hospital, 1.8mi.

Social Services Office: Lacey - College Street, 0.7mi.

School(s):

Mountain View Elementary, 1.4mi.



Chinook Middle School, 1mi.
North Thurston High School, 1mi.
Avanti High School, 4.2mi.
Library: Lacey Timberland Library, 0.5mi.
Child Care Center: Jump For Joy Too, 0.6mi.
Park/Recreational Amenity: Thomas Huntamer Park, 0.5mi.
Bank: Columbia Bank, 0.5mi.
Credit Union: Sound Credit Union, 1.3mi.
Transit Stop: Lacey Transit Center, 0.3mi.
Employment center: Exact Staff, 0.3mi.

Property Assessment and Sale History

Assessment

Land Value: \$-
Building Value: \$-
Total Property Value: \$-
Total Taxable Value: \$-

Sale History

Sale Date: -
Document Type: -
Sale Number: -
Sale Amount: -

SOURCES:

Department of Transportation Surplus Property Inventory, Lacey, WA Municipal Code, Lacey, WA Zoning Map, Thurston County Assessor's Office, Thurston County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal; Image from Google Maps

DISCLAIMER:

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 and consultation with the local planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.