

# **WSDOT Surplus Property in South King County**

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Secretary of Transportation

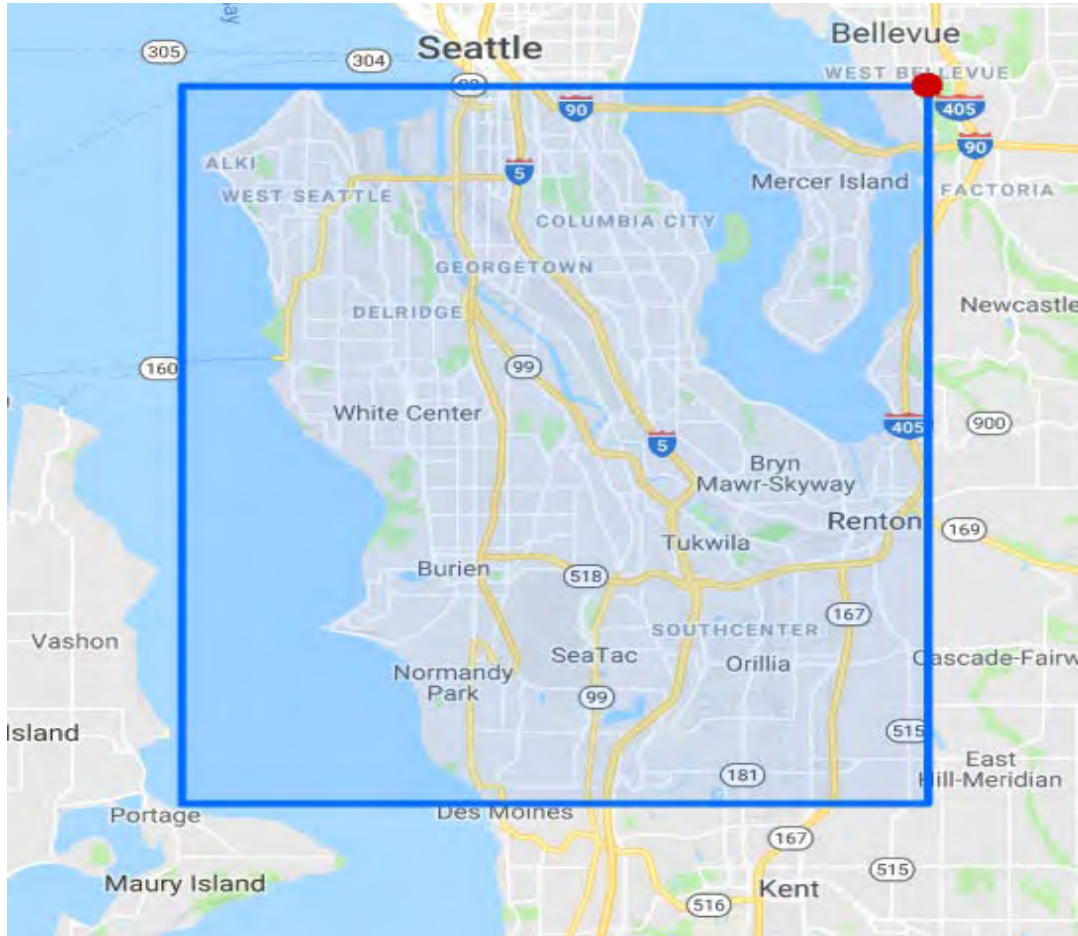
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Washington State  
Department of Transportation

In ESHB 1160 Sec. 213(4), the Washington State Legislature provided \$100,000 to the Washington State Department of Transportation (WSDOT) to determine the real property owned by the State and under the department's jurisdiction that is surplus property located within a certain geographical area of King County. The legislatively-directed area encompasses that south of Dearborn St in Seattle, south of Newcastle, west of SR 515 and north of S 216<sup>th</sup> to SR 515. After completing that work, any remaining funds were to be used to identify additional surplus properties across the state owned by WSDOT. The work within this South King County area utilized all the dollars provided. The map below shows a rough outline of the identified study area.



This summary and the following spreadsheet comprise the report generated by the research, and describe the properties owned by WSDOT within the identified area in King County that are surplus, or likely to be deemed surplus, in the near future. Approximately 400 parcels in King County are in WSDOT ownership; however, the vast majority of these properties are needed for transportation projects and are not currently identified as surplus. Once completed, the projects may yield property remnants that are suitable for surplus; however, these properties are not reflected in the spreadsheet. More information can be made available upon request.

Within the identified area there are roughly 100 parcels under WSDOT ownership, some of which are still needed for transportation projects including SR 405, SR 509, and Alaskan Way Viaduct. Furthermore, some of the properties identified may not be suitable for development.

The spreadsheet presented on the following pages lists surplus and potential surplus properties within the identified study area by King County Assessor's Parcel Number and WSDOT Inventory Control Number, where available. Other information included in the chart includes a property nickname, if applicable, the site size (although some parcels may not be fully available for future surplus), King County Assessor's zoning code, and its associated use code. The zoning and use codes are included to indicate the type of property (residential, commercial, industrial, multi-family, etc).

Factors limiting development potential may also include topographical issues, power lines and other utility encumbrances, irregular property shapes, and prohibitively small lot sizes. These details and others are noted in the comments column.

If you have questions regarding this matter, please contact Jessica Stokesberry at [stokesj@wsdot.wa.gov](mailto:stokesj@wsdot.wa.gov) or 360-705-6852.

**ESHB 1160 Sec. 213 (4)**  
**WSDOT Surplus Property Research Project - South King County**

| Tax Parcel # | WSDOT Inventory Control #                 | Property Nickname            | Size (sf) | KCA_ZONING | PREUSE_CODE                 | Comment  | Location  |
|--------------|---|------------------------------|-----------|------------|-----------------------------|--|---|
| 386940080    | 7-17-00408                                |                              | 9,398     | SF 5000    | Vacant/Single-family Res    | landlocked, associated with 3869400075                 | NW of Maplewood Playfield                             |
| 0724059105   | 7-17-02151                                | Mercer Island lot            | 4,304     | R-9.6      | Vacant/Single-family Res    | Associated with 724059098 & 724059106                  | 34xx El Dorado Beach Club Dr                          |
| 0724059106   | 7-17-02151                                | Mercer Island lot            | 11,879    | R-9.6      | Vacant/Single-family Res    | Associated with 724059098 & 724059105                  | 34xx El Dorado Beach Club Dr                          |
| 0924059248   | 7-17-00033                                | Renaissance HOA Property     | 4,725     | R-5        | Vacant/Single-family Res    | private road access, HOA property                      | 2785 124th Ave SE                                     |
| 5367200029   | 1-17-07511, 1-17-14743                    | Evergreen Properties Lease   | 7,374     | IG1 U/65   | Vacant/Industrial           | leased to adjacent property                            | 64xx Occidental Ave S                                 |
| 5367202310   | 1-17-07505                                |                              | 6,877     | IG1 U/85   | Right of Way/Utility, Road  | vacant industrial                                      | 101 S Michigan St                                     |
| 4134300135   | 1-17-08449                                | former Milaca Property       | 153,603   | R-7.5      | Vacant/Single-family Res    | Purchased as UROW by Mega Projects, landlocked         | north of 113th Pl SE Park and Ride (King Co. Transit) |
| 4134300150   |   | former Milaca Property       | 37,179    | R-2.5      | Vacant/Single-family Res    | Purchased as UROW by Mega Projects, landlocked         | north of 113th Pl SE Park and Ride (King Co. Transit) |
| 3343301061   | 1-17-15848                                | former Andrade Property      | 116,305   | R-4        | Single Family(Res Use/Zone) | residence, carport, shed                               | 6633 Lake Washington Blvd SE                          |
| 3343300901   | 1-17-09800                                |                              | 10,400    | R-4        | Vacant/Single-family Res    |  | 69xx Lake Washington Blvd SE                          |
| 3343300883   | 1-17-15579                                |                              | 1,977     | R-4        | Vacant/Single-family Res    | steeply sloped   | 51xx Lake Washington Blvd NE                          |
| 3343301105   | 1-17-15736                                |                              | 1,100     | CA         | Retail Store                | steeply sloped   | 48xx Lake Washington Blvd NE                          |
| 3342700550   | 1-17-15286                                | former Stoudamire Property   | 4,621     | R-6        | Vacant/Single-family Res    | residence demolished 2018                              | 3922 Meadow Ave N                                     |
| 3342700560   | 1-17-15506                                | former Chuang Property       | 8,887     | R-6        | Single Family(Res Use/Zone) | 2-story residence                                      | 3904 Meadow Ave N                                     |
| 5367202516   | 1-17-07510 purchased; 1-17-07192 Easement | Duwamish Industrial Property | 41,930    | IG1 U/85   | Vacant/Industrial           | unimproved   | Duwamish Trail & SW Michigan St                       |
| 5367202525   | 1-17-07508                                | Park & Ride                  | 13,608    | IG2 U/85   | Vacant/Industrial           | level and paved  | Highland Park Way SW & West Marginal Way SW           |
| 3024049182   | 1-17-07446                                | Existence Camp               | 169,757   | IG2 U/85   | Vacant/Industrial           | needed for construction staging for the next few years | West Marginal Way SW & 2nd Ave SW                     |
| 3342103491   | 7-17-00909                                | May Creek Park               | 3,300     | RC         | Park, Public(Zoo/Arbor)     | landlocked, open space                                 | between 1-405 and May Creek Park                      |
| 3342103492   | 07-17-00909                               | May Creek Park               | 3,690     | RC         | Park, Public(Zoo/Arbor)     | landlocked, open space                                 | between 1-405 and May Creek Park                      |
| 3342103489   | 7-17-00909                                | May Creek Park               | 5,625     | RC         | Park, Public(Zoo/Arbor)     | landlocked, open space                                 | between 1-405 and May Creek Park                      |
| 3342103488   | 7-17-00909                                | May Creek Park               | 4,900     | RC         | Park, Public(Zoo/Arbor)     | landlocked, open space                                 | between 1-405 and May Creek Park                      |
| 3342103470   | 7-17-00918                                | May Creek Park               | 48,787    | RC         | Vacant/Single-family Res    | landlocked, open space                                 | between 1-405 and May Creek Park                      |
| 1623059023   | former BNRR parcel                        | Cedar River Trail            | 155,739   | RC         | Vacant/Single-family Res    | trail  | near Cedar River and Maplewood Roadside Park          |
| 0823059148   |   |                              | 8,890     | CA         | Utility, Public             | narrow shape between RR and Sunset Blvd NE             | 4xx Sunset Blvd NE                                    |
| 9476700015   | 1-17-04091 excess property                |                              | 3,996     | CA         | Commercial                  | narrow shape   | 4xx Sunset Blvd NE                                    |
| 1447600197   | no ICN                                    |                              | 2,993     | RS-7200    | Vacant/Single-family Res    | 2,993 SF surplus                                       | 127xx 4th Ave S                                       |
| 3000053      | 1-17-15548-Surplus                        | Duwamish River Property      | 7,444     | C/LI       | Vacant/Commercial/Lt. Ind   | unbuildable, narrow shape, Duwamish R.                 | 13200 Interurban Ave S                                |
| 7231500215   | 1-17-05471                                | 405 "S" Curves & Mill Ave S  | 3,428     | R-8        | Vacant/Single-family Res    |  | 11xx S 4th St   |
| 2023059163   | 1-17-09305                                | Mitigation site              | 90,169    | R-8        | Right of Way/Utility, Road  | unbuildable, stream mitigation                         | 8xx Cedar Ave S                                       |
| 2023059008   | 7-17-08719                                |                              | 87,882    | CA         | Vacant(Commercial)          | encumbered with overhead power lines                   | 7xx Talbot Rd S                                       |
| 7231600355   | 1-17-04674                                | Renton Park& Ride Stage 2    | 20,000    | R-8        | Vacant/Single-family Res    | encumbered with overhead power lines                   | 13xx Morris Ave S                                     |
| 7231600128   | 1-17-11025                                |                              | 1,805     | R-8        | Vacant/Single-family Res    |  | 13xx Whitworth Ave S                                  |
| 3340401530   | 1-17-14259                                |                              | 1,959     | R-6        | Vacant/Single-family Res    | possibly landlocked                                    | 22x S. 14th St  |
| 3340403600   | 1-17-05816                                |                              | 1,130     | IM         | Right of Way/Utility, Road  |  | 14xx Maple Ave SW                                     |
| 3842600121   | 1-17-02589                                |                              | 7,483     | AVC        | Vacant(Commercial)          | turnback to King County                                | 24xx S 152nd St                                       |
| 1760600208   | 1-17-07328 surplus                        |                              | 7,840     | RM-24      | Vacant(Multi-family)        |  | 32x S 150th St  |
| 3423049299   | 7-a-00250                                 |                              | 64,904    | P          | Right of Way/Utility, Road  | irregular shape, power lines                           | 18780 46th Ave S                                      |
| 1022049195   | 1-17-15488; SURPLUS                       |                              | 12,600    | UL-9600    | Vacant/Single-family Res    | 96 sf available  | 3218 S 216th St                                       |
| 3123059084   | 1-17-02867; surplus                       | Carr Pit                     | 327,571   | R-4        | Vacant/Single-family Res    | Carr pit site  | 44xx Smithers Ave S                                   |
| 3123059083   | 1-17-02867                                | Carr Pit                     | 457,380   | R-4        | Vacant/Single-family Res    | Carr pit site  | 44xx Smithers Ave S                                   |
| 3223059183   | 1-17-02867                                | Carr Pit                     | 871,635   | R-1        | Vacant/Single-family Res    | Carr pit site  | 44xx Smithers Ave S                                   |

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|------------------|---|---|-----------|------------|--------------------------|--|---------------------------------------|
| 3223059187       | 1-17-02867; Carr Road Pit Site WS-A-1004    | Carr Pit                                | 750,103   | R-4        | Vacant/Single-family Res | Carr pit site  | 44xx Smithers Ave S                   |
| 5083000255       | 1-17-06949                                  |   | 1,436     | UL-7200    | Vacant/Single-family Res | unconstructed ROW  | 31xx S 211th St                       |
| 5083000235       | 1-17-08596                                  |   | 6,930     | UL-7200    | Vacant/Single-family Res | SURPLUS, part of 509 project   | 32xx S 211th St                       |
| 3673400090       | 1-17-08974; surplus                         |   | 10,441    | UL-7200    | Vacant/Single-family Res | surplus lands; may be no access  | 32xx S 211th St                       |
| 0322049068       | 01-17-15522                                 |   | 3,178     | UM-2400    | Vacant/Single-family Res | surplus lands  | 32xx S 208th St                       |
| 3445000190       | 1-17-15955                                  | Part Of                                 | 30,113    | CB-C       | Vacant(Commercial)       | part of 509 project  | 20620 International Blvd              |
| 0922049367       | 1-17-08577                                  | Part of 509 Project                     | 63,021    | UM-2400    | Single Family(C/I Zone)  | Surplus; to be held until approval to sell by the SR 509 project   | 208xx 30th Ave S                      |
| 2009000245       | 1-17-05580                                  |   | 17,487    | R-SE       | Vacant(Commercial)       | Excess property  | 21640 7th Ave S                       |
| 3926400065       | 1-17-02172                                  | 509 partial surplus                     | 4,910     | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 15xx S 196th S                        |
| 7686200230       | 1-17-08615                                  | 509 partial surplus                     | 6,633     | I          | Vacant/Industrial        | SURPLUS, part of 509 project   | 12xx S 196th Pl                       |
| 3445000108       | 1-17-07891-urow<br>1-17-12942-lease request |   | 100,175   | RBX        | Vacant(Commercial)       | unconstructed ROW, sloped, wetland   | 202xx 26th Ave S                      |
| 7686200260       | 1-17-08575-surplus 1-17-07618-ROW           |   | 13,152    | UL-7200    | Vacant/Single-family Res | unconstructed ROW  | 196xx 12th Pl S                       |
| 0522049145       | 1-17-05784                                  | Sonic Property                          | 6,534     | I          | Vacant/Industrial        | possible property exchange   | 192xx Des Moines Memorial Dr S        |
| 0522049139       | 1-17-05784                                  | Sonic Property                          | 6,700     | I          | Vacant/Industrial        | possible property exchange   | 192xx Des Moines Memorial Dr S        |
| 7727600020       | 1-17-08407                                  |   | 936,976   | AVO        | Vacant/Industrial        |  | 2420 S 200th St                       |
| 8077400040       | 1-17-05085                                  |   | 2,359     | AVO        | Vacant/Industrial        |  | S 200th St near Des Moines Creek Park |
| 0422049130       | 1-17-05085                                  |   | 1,306     | AVO        | Vacant/Industrial        |  | S 200th St near Des Moines Creek Park |
| 0422049186       | 1-17-05085                                  |   | 6,600     | AVO        | Vacant/Industrial        |  | S 200th St near Des Moines Creek Park |
| 3160600030       | 1-17-09872                                  | 509 partial surplus                     | 6,474     | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 200xx 18th Ave S                      |
| 3160600015       | 1-17-02442                                  | 509 partial surplus                     | 3,744     | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 200xx 18th Ave S                      |
| 7686201520       |   | 509 partial surplus                     | 18,220    | I          | Vacant/Industrial        | possible surplus, part of 509  | 15xx S 200th St                       |
| 7686200980       |   | 509 partial surplus                     | 35,475    | AVC        | Vacant/Industrial        | mostly inside row, small surplus area  | 15xx S 197th Pl                       |
| 7687200040       |   | 509 partial surplus                     | 54,752    | AVC        | Vacant/Industrial        | 509, part row part surplus   | 15xx S 197th Pl                       |
| 7686200560       |   | 509 partial surplus                     | 45,375    | AVC        | Vacant/Industrial        | 509, might be small surplus piece  | 15xx S 197th Pl                       |
| 7686200620       |   | 509 partial 509                         | 42,975    | AVC        | Vacant/Industrial        | 509, part row part surplus   | 15xx S 197th Pl                       |
| 7686200015       |   | 509 partial 509                         | 21,500    | AVC        | Vacant/Industrial        | 509, part row part surplus   | 15xx S 196th Pl                       |
| 7686200040       |   | 509 partial 509                         | 28,387    | AVC        | Vacant/Industrial        | 509, part row part surplus   | 14xx S 196th Pl                       |
| 7686200080       |   | 509 partial 509                         | 39,187    | AVC        | Vacant/Industrial        | 509, part row part surplus   | 14xx S 196th Pl                       |
| 7686200160       |   | 509 partial 509                         | 28,500    | AVC        | Vacant/Industrial        | 509, part row part surplus   | 14xx S 196th Pl                       |
| 3926400007       | 1-17-08576; surplus                         | 509 partial 509 surplus                 | 3,040     | UL-7200    | Vacant/Single-family Res | 509 surplus  | 12xx S 196th Pl                       |
| 3926400070       | 1-17-08406; surplus                         | 509 partial surplus                     | 1,440     | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 14xx S 196th St                       |
| 3926400055       | 1-17-08406; surplus                         | 509 partial surplus                     | 15,730    | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 14xx S 196th St                       |
| 3926400050       | 1-17-02316                                  | 509 partial surplus                     | 8,950     | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 14xx S 196th St                       |
| 3926400045       | 1-17-08406                                  | 509 partial surplus                     | 9,102     | AVC        | Vacant/Industrial        | SURPLUS, part of 509 project   | 14xx S 196th St                       |
| 0522049068       |   | 509 partial surplus                     | 149,846   | I          | Vacant/Industrial        | SURPLUS, part of 509 project   | 15xx S 196th St                       |
| 5245700025       | 1-17-07597-ROW<br>1-17-07737-Surplus        | Surplus; Unconstructed                  | 2,329     | UL-7200    | Vacant/Single-family Res | surplus; unconstructed ROW, unbuildable  | 195xx Des Moines Memorial Dr S        |
| 522049034        | 1-17-07615                                  | unconstructed partial unconstructed     | 22,651    | I          | Vacant/Single-family Res | unconstructed ROW  | 195xx Des Moines Memorial Dr S        |
| no KC tax parcel |   | Excess                                  | 251,848   | RS7200     | Vacant/Single-family Res | Burien, Glendale Community north of SeaTac airport and south of Boeing Field/King County international Airport. Along SR509 near the Duwamish river. This is a Large Vacant parcel                                     | 11xxx 8TH AVE S 98168                 |
| no KC tax parcel |   | Excess                                  | 1,434,433 | C2-75(M)   | Vacant(Commercial)       | Excess property. White Center in the Westcrest Park Community directly west of Boeing Field/King County international Airport, along SR509 near Westcrest park parcel abuts Myers way S. This is a Large Vacant parcel | 95xx MYERS WAY S 98108                |
| no KC tax parcel |   | Excess Old SR 509 Alignment, Des Moines | 780,246   | RS-8400    | Vacant/Single-family Res | Between S 216th St and S 220th St, east of 15th Ave S. Portion deeded to city for continued roadway needs  |                                       |
| no KC tax parcel |   | Excess Old SR 509 Alignment Des Moines  | 136,099   | RS-8400    | Vacant/Single-family Res | Between S 220th St and S 222nd St, west of 16th Ave S  |                                       |

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| Tax Parcel #     | WSDOT Inventory Control #                            | Property Nickname                      | Size (sf) | KCA_ZONING | PREUSE_CODE                | Comment  | Location        |
|------------------|--|--|-----------|------------|----------------------------|--|-----------------|
| no KC tax parcel |  | Excess Old SR 509 Alignment Des Moines | 141,770   | RS-8400    | Vacant/Single-family Res   | Between S 222nd St and S 223rd St, west of 16th Ave S                        |                 |
| no KC tax parcel | 1-17-02316; 1-17-00399(old IC)                       | Excess Old SR 509 Alignment Des Moines | 785,001   | RS-8400    | Vacant/Single-family Res   | S 223rd St and SR 516/Kent-Des Moines Rd, east of 13th Ave S                 |                 |
| no KC tax parcel |  | Seattle SODO area near Football Field  | 100,000   | IC-65 (M)  | Mixed use (commercial)     | NW Corner of S Royal Brougham Way and 4th Ave S                              |                 |
| 922049245        | 1-17-07432   | Current SR 509 Alignment               | 13,910    | UM-2400    | Single Family(C/I Zone)    | 1-story residence. Portion of the property will be needed for SR 509 project | 3001 S 208th St |
| 0246000056       | 1-17-15691-ROW 1-17-?????-Surplus                    | Current SR 509 Alignment               | 4,926     | UH-1800    | Vacant(Multi-family)       | SR509 property needed for ROW need more research                             |                 |
| 0246000059       | 1-17-15691-ROW 1-17-?????-Surplus                    | Current SR 509 Alignment               | 4,716     | UH-1800    | Right of Way/Utility, Road | SR509 property currently used for access need more research                  |                 |
| 5245700040       | 1-17-07602-ROW 1-17-09404-Surplus 1-17-02369-surplus | Current SR 509 Alignment               | 10,254    | I          | Vacant/Single-family Res   | SR509 Parcel that may be needed for construction need more research          |                 |