Washington State Department of Commerce

2024 State Surplus Property Program

2024 annual report inventory of state-owned real properties and recommendations per RCW 43.63A.510

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Report to the Legislature

Director Mike Fong

STATE SURPLUS PROPERTY PROGRAM

v3.5.1

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Executive summary

Overview

In nearly every Washington community, the rising cost of land and construction negatively affects the ability to develop affordable housing.[1] This is especially true in high-cost areas like the Puget Sound region. 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 affordable housing.

Each year the Department of Commerce (Commerce) is required to consolidate surplus real estate inventories of designated state agencies into two groups: Properties suitable for consideration in affordable housing development, and properties that are not suitable for consideration. Of the 37 properties inventoried by Commerce in 2024, eight were determined suitable for consideration for affordable housing development (Table 1).

Table 1: State Surplus Suitable Properties

Agency	Site Address	Location	Legislative district
DNR	33rd St Bellingham	Bellingham, WA 98225	40
DNR	E 57th St. & East Q St	Tacoma, WA 98595	29
DNR	Pendleton St SW	Rochester, WA 98579	35
DNR	S. Forrest St. & W. Newell Ave	Westport, WA 98595	19
DNR	S. Forrest St. & W. Newell Ave	Westport, WA 98595	19
DNR	S. Forrest St. & W. Newell Ave	Westport, WA 98595	19
PARKS	Nolte-Veazie Cumberland Rd	Naco, WA 98022	5
WSDOT	3rd Avenue Off-Ramp	Lacey, WA 98513	22

Since 1993, 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, the designated agencies are 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).[2] The program also requests the inventory of the Washington State Department of Transportation (WSDOT).

The State Surplus Property Program annual report and interactive mapping tool provides access to the inventory of state-owned lands that are vacant or available for sale or lease for affordable housing. This resource informs local decision makers, affordable housing developers, public housing authorities, and other interested parties.

In 2024, staff enhanced marketability, outreach, coordination with Commerce housing programs, and technical assistance to promote the surplus properties for affordable housing opportunities. The program's goal is to promote the use of state-owned surplus lands for public benefit, specifically to increase the supply of quality, safe and affordable housing. Statute requires designated state agencies report annually by Nov. 1 and

[1] Affordable Housing Advisory Board, "2019 Annual Report," (March 2019),
[2] Chapter 217, Laws of 2018

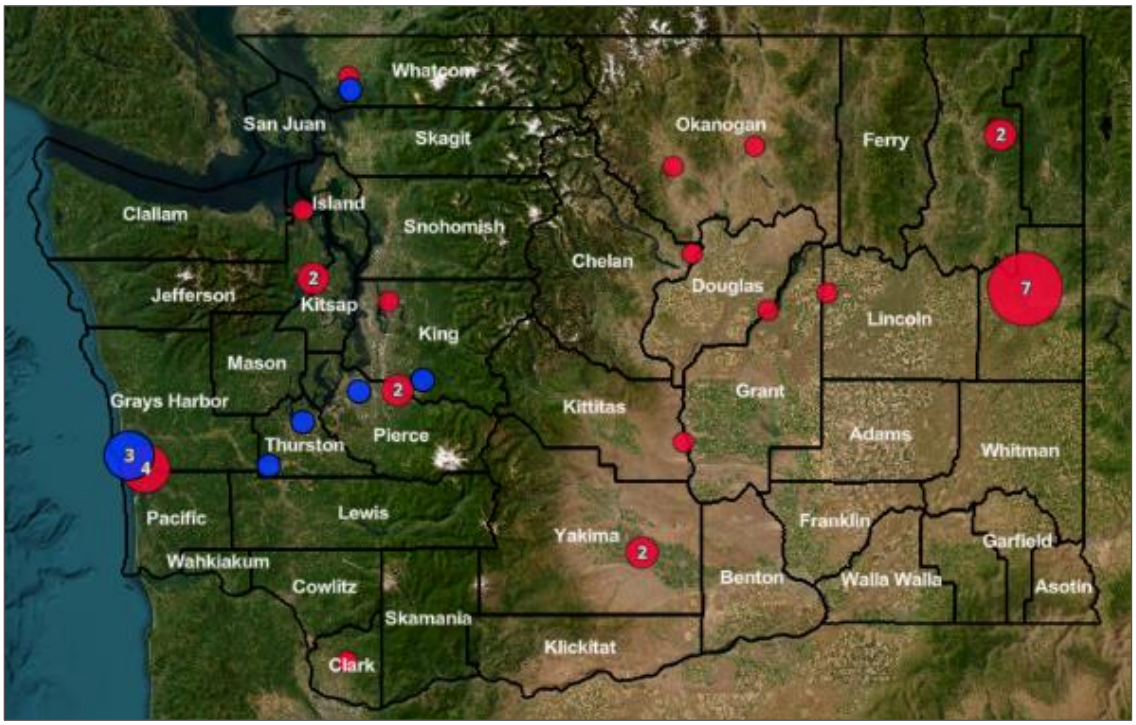
Commerce to submit its analysis to the Office of Financial Management and appropriate policy and fiscal committees of the Legislature by Dec. 1.

Therefore, the preliminary determination of suitability for development is based on a swift analysis of state agency reports, eliminating properties that were clearly unsuitable for affordable housing development.

Surplus real property inventory annual update

Of the six designated agencies required to report their surplus real estate inventories, two had properties for consideration in 2024. DNR reported 11 properties, and PARKS reported 21. Additionally, the State Surplus Property Program requested WSDOT's surplus property inventory from WSDOT's Real Estate Services Program. WSDOT reported five state-owned surplus parcels. In total, 37 properties were reviewed for this report. The distribution of these parcels throughout the state is shown in Figure 1.

Figure 1: Surplus Property Locations



Source: State Surplus Property Program Interactive Map

The State Surplus Property Program determined that eight properties (noted in blue) are suitable for consideration for affordable housing development and 29 are not suitable.

No designated agency disposed of public property for affordable housing, under the authority of RCW 39.33.015, during the one-year period starting Nov. 1, 2023, and ending Nov. 1, 2024.

Department of Corrections

The Department of Corrections did not report surplus real property to program in 2024. This represents no change to its surplus inventory from the prior year.

Department of Enterprise Services

Department of Enterprise Services reported no surplus inventory in 2024.

Department of Natural Resources
Through evaluation of urban and transition lands[3], Department of Natural Resources determined two additional properties were potentially suitable for affordable housing development in 2024. The agency also reported that they have been in negotiations with the City of Westport regarding DNR's three suitable surplus properties on S. Forrest St. The City of Westport is working to secure funding, with plans to build workforce housing on the parcels.

Department of Social and Health Services
The Department of Social and Health Services reported that it added real property to its capital assets but no real estate was designated as surplus. This represents no change to the agency's surplus inventory from the prior year.

Department of Transportation
Through the authority of RCW 47.12.064, the Washington State Department of Transportation identifies and catalogs real property that is no longer required for department use and is suitable for the development of affordable housing. Additionally, WSDOT's surplus real estate has an active rotation of properties available at auction. However, these reports were not completed in time for this report. Those reports will be added to the interactive map when available.

Parks and Recreation Commission
The State Parks and Recreation Commission reported no change to the 21 inventoried surplus lands from the prior year.

Washington State Patrol
The Washington State Patrol reported no surplus real property in 2024. This represents no change to its surplus inventory from the prior year.

Conclusions

The State Surplus Property Program inventory list includes 37 properties in 2024:

- Eight properties (22%) on the surplus property inventory are suitable for consideration of affordable housing development.
- Twenty-nine properties (78%) on the surplus property inventory are unsuitable for consideration of affordable housing development.

Three of the eight suitable properties are new to the inventory this year. These include DNR's Tacoma parcel at E. 57th Street and East Q Street; 33rd Street in Bellingham near the Sehome Hill Arboretum; and a small residential parcel in Rochester near Pendleton St SW and 181st St SW.

The State Surplus Property Program continues to work with stakeholders to elevate the report and the program's inventory, which has garnered increased interest from developers, affordable housing providers, and community development financial institutions. The case studies in this report illustrate that having additional

[3] The Department of Natural Resources Urban and Transition Lands is a list of properties reported to the Board of Natural Resources that details a diversified source of revenue for state trust land beneficiaries. The lands are either transition lands (currently used for natural resource production but a more efficient use could exist) or urban lands (land use that is expected to be urban in nature and where capital improvements or services will exist). These sites could serve a more beneficial use than state-managed timberlands, depending on location.

flexibility in the 36-month timeframe associated with RCW 43.63A.510 and initial occupancy from the time the property is transferred could make state surplus lands more desirable by reducing risks from short project timelines. Generally, properties on the suitable inventory list do not have quick turnover, and designated agencies in recent years have not disposed of public property for affordable housing. This improvement opportunity reflects sentiment from developers about the feasibility of projects in current market and financing conditions. If the Legislature extended the required development timeline, it could also make the use of state-owned lands for affordable housing more reasonable and reduce market risks.

There are encouraging signs that properties owned by state agencies are being considered for affordable housing development. In particular, the Department of Natural Resources continues to explore lands that the agency has designated surplus. And the agency is closing on an escheat (unclaimed) trust property to the Pierce County Community Development Corporation for 28 units of affordable housing, which will be detailed in next year's report.

Program history and authorizing legislation

In 2018, the Washington State Legislature directed Commerce to produce a report on state-owned surplus land that could be developed into affordable housing, and increased the number of reporting agencies from five to six.[4] More detail on this history is in the 2018 version of this report.

Starting in 2019, the State Surplus Property Program expanded the parcel information it collected about the surplus inventory list to include more detailed assessment of state-owned real estate, and selected additional criteria to provide more detailed property data to interested stakeholders. Criteria includes[5]:

- Analysis of lot size and land use that fits within zoning requirements
- Permitted construction of single-family dwellings, multi-family dwellings and group homes
- Establish whether properties have access to roads and basic utilities
- Calculate the distance to basic services, such as schools, medical facilities and grocery stores
- Assess if properties have access to employment centers

To elevate the information presented in the program's annual report, the program produced an interactive mapping tool in 2021 to show the locations of these parcels statewide. The mapping tool has the added benefit of allowing users to see pertinent report details, transit routes and stops for transit-oriented development, and locations of community resources relative to available state-owned parcels.

RCW 43.63A.510 establishes 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,

[4] Chapter 217, Laws of 2018

[5] After review of Washington State Affordable Housing Combined Funders applications, Commerce Housing Trust Fund handbook, and the Evergreen Sustainable Development Standards.

lease, or transfer, the value of the public benefit, and the impact of transaction to the agency. The inventories with revisions must be provided to the department by November 1st of each year.

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

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

(4) As used in this section:

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

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

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

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

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

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

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

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

An ongoing need to support affordable housing in Washington

Renters and homeowners face ever-increasing cost challenges

In Washington, nearly half of renters are cost-burdened, spending more than 30% of their household income on housing costs.[6] Those with extremely low incomes, where household income is 30% or less of the Area Median Income (AMI), have the hardest time finding and keeping housing.[7]

Figure 2: Renter housing cost burden by income (%)



Source: National Low Income Housing Coalition, The Gap 2024

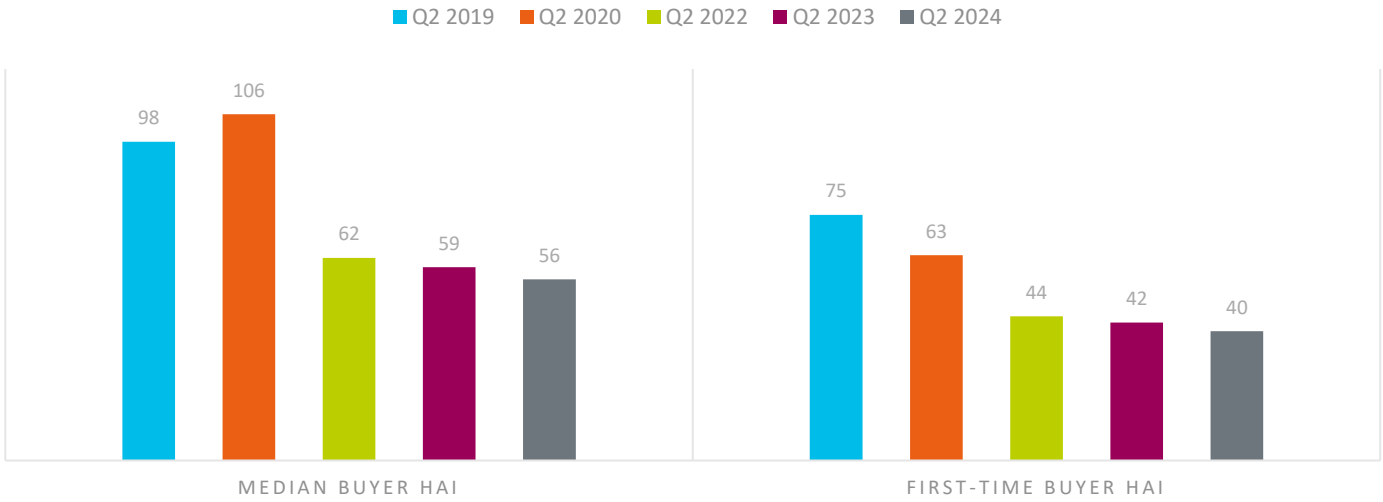
As shown in Figure 2, more than 80% of very low- and extremely low-income households spend at least 30% of their income on housing costs. Even worse, three out of four extremely low-income households spend at least 50% of their household income on housing. This puts these households at risk of losing their housing or moving to less expensive areas, farther from jobs, family support and public transportation.[8] 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. According to a 2024 report from the National Low Income Housing Coalition, 23.1% of Washington renters (237,903 households) were extremely low-income. To meet the needs of extremely-low income households, Washington would have to add 171,981 units that are both affordable and available to them.[9]

Housing affordability is not improving for Washington's prospective homeowners. In the second quarter of 2024, the Washington Center for Real Estate Research's (WCRER) Housing Market Snapshot indicates that

[6] U.S. Census Bureau, "2024 American Community Survey, 1-Year Estimates, Table DP-04" (2024),
[7] Washington State Department of Commerce, "2019 Affordable Housing Update" (March 2019)
[8] Northern Virginia Affordable Housing Alliance, "Leveraging Public Land for Affordable Housing," (Sep. 2014)
[9] National Low Income Housing Coalition, "The Gap: A Shortage of Affordable Homes 2023, Washington State," (2024)

home purchases continue to be unaffordable in 37 of the state's 39 counties for median-income homebuyers purchasing a new home. The same is true for first-time homebuyers.[10]

Figure 3: Median buyer HAI and first-time buyer HAI



Source: Washington Center for Real Estate Research

WCRER's Homeownership Affordability Index is a measure of median income and the amount needed to afford a median priced home. A Homeownership Affordability Index value of 100 means a household with a median income has exactly enough income to qualify for a mortgage on a median-priced home.[11]

The first-time buyer Homeownership Afford-ability Index (HAI) assesses the affordability of a house at 85% of the median price for a household with 70% of the median income and a reduced down payment. 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. As illustrated in Figure 3, there was a temporary increase in affordability throughout the state in 2020, but the trend in decreasing housing affordability continued in 2023.

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 2023 and 2024, programs within Commerce note a substantial need for development throughout Washington.[12] The State Surplus Property Program plans to continue to look for innovative agency partners and programs to improve the breadth and reach of the report and increase visibility with interested stakeholders. With the continued support of designated state agencies, the State Surplus Program Report can support efforts that result in more affordable housing throughout the state.

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[10] Washington Center for Real Estate Research, "Washington State's Housing Market Snapshot 2024 Q2," (Second Quarter 2024)
[11] Washington Center for Real Estate Research, "Housing Affordability Indexes," Housing Affordability Indexes
[12] Washington State Department of Commerce, Affordable Housing Advisory Board, Affordable Housing Update; Bond Cap Allocation Program, 2020 Bond Cap Biennial Report; Community Development Block Grant Program, 2020-2024 Consolidated Housing Plan

Determination of affordable housing suitability

In developing the suitability criteria, Commerce aligned the four industry-accepted standards in Table 2 with the goals and standards used in Chapter 217, Laws of 2018, the Washington State Growth Management Act (GMA)[13] and Washington State Affordable Housing Combined Funders application.[14] These standards are used by various state, local and nonprofit affordable housing entities including:

- Washington State Housing Trust Fund
- A Regional Coalition for Housing (ARCH)
- King and Snohomish county housing authorities
- Washington State Housing Finance Commission for Low-Income Housing Tax Credits

Table 2: Affordable housing suitability criteria

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties NOT suitable for consideration in affordable housing development
Location	• No impediments to development, such as steep slopes and the presence of significant critical areas • Located near population centers and services, preferably inside the urban growth area • Available infrastructure • Property must be legally accessible	• Impediments to development, such as steep slopes, wetlands or flood zones • Remote location • No infrastructure (streets or utilities) in the vicinity • No legal or feasible ingress/egress
Approximate lot size	• Dimensions of lot allow development under existing zoning	• Not developable per codes, or parcels are too small to develop
Current land-use designation	• Should be residential, ideally within urban growth area • Parcels in rural areas outside urban growth areas can be zoned at a density that would not allow for affordable housing unless in a "limited area of more intensive rural development" (LAMIRD)	• Natural Resource designation because they are remote from urban services. • Parcels that do not have a residential designation may be excluded, as changing the zoning would slow the development process beyond the 36-month goal.
Current zoning classification	• Current zoning permits all types of affordable housing • Allows higher-density development	• Zoning that is low density or overly restrictive may be difficult to use for affordable housing

[13] Chapter 217, Laws of 2018. The Growth Management Act (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.
[14] Washington State Housing Finance Commission, "Combined Funders Application," (2023).

State surplus property results

Properties suitable for affordable housing consideration

Table 3 lists the suitable properties and provides pertinent details about the surplus lands. More information about these parcels is detailed in Appendix D.

Table 3: Properties suitable for consideration in affordable housing development

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
33rd St. Bellingham Page 27	Bellingham 98225 Whatcom	Access is at the end of 33rd Street in the Sehome neighbor-hood. Wooded lot with partially uneven topography.	1.29	Single Family Residential	Residential	Undeveloped	No appraisal information.	DNR
East 57th ST/ E Q St Page 30	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 to see how much wetlands are on the lot.	0.55	Single Family Residential	R-2	Undeveloped	Undeveloped land. Minimum lot size is 5,000 sq. ft.	DNR
Pendleton St SW Page 33	Rochester 98579 Thurston	Access is off of HWY 12 and 183rd Ave. SW. In single-family residential neighborhood. Level topography.	0.23	Single Family Residential	RL 1/1	Undeveloped	May have trespass issues. Conditional duplex development allowed.	DNR
S. Forrest St & W. Newell Ave (Lot 1 of 3) Page 36	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	Residential 1	R-1	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
S. Forrest St & W. Newell Ave (Lot 2 of 3) Page 39	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	Residential 1 & Mixed Use Tourism Commercial	R-1 & MUTC-1	Undeveloped	Native tree growth on parcel. Zoning allows residential and mixed-use development.	DNR

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
S. Forrest St & W. Newell Ave (Lot 3 of 3) Page 42	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	Residential 1	R-1	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
Nolte-Veazie Cumberland Rd SE/304th Ave SE Page 45	Black Diamond 98010 King	Public road access. Adjacent to Nolte State Park and Deep Lake. No mapped erosion, landslide, or flood plain designations.	15.84	OP & RA-5	RA-5	Undeveloped	Undeveloped parcel with heavy evergreen tree growth.	PARKS
One-way Highway Off Ramp at 3rd Avenue SE15 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	Urban Neighbor 1 - Woodland Square	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 digitally accessible data. 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 Appendix B 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 eight properties that were determined to be potentially suitable for affordable housing development.

[15] Google Maps, "47°02'45.4"N 122°49'45.9," (Nov. 8, 2024),

Opportunities for program improvements

Partnering with successful Commerce programs

One way to enhance the desirability of many underutilized inventory parcels is to integrate outreach efforts with other Commerce funding sources. One example is the Connecting Housing to Infrastructure Program (CHIP), which was created in 2021 to fund water, sewer and stormwater utility improvements for new affordable housing construction.

The availability of other state funding opportunities, coupled with low-to-no-cost state-owned surplus properties, may create a powerful combination to help address the growing need for affordable housing throughout the state. The following section shows the complexities and challenges of affordable housing projects, especially around development timelines. Strategic funding and partnerships are key.

Review of projects indicates affordable housing development timelines often exceed statutory timeline

Affordable housing development is a complex process requiring significant time, energy and commitment, often spanning years. The lengthy timelines highlight the need for more flexibility.

While RCW 43.63A.510 mandates that designated agencies must inventory and catalog underutilized state-owned lands, the goal to meet a 36-month development timeline after property transfer may be overly optimistic given market conditions. Affordable housing projects typically involve extensive stages of planning, financing and community engagement. Additionally, developers must navigate zoning adjustments, environmental assessments, infrastructure improvements, and state/local financing hurdles. Increasing the completion deadline to 48 months could help developers use state-owned lands for affordable housing.

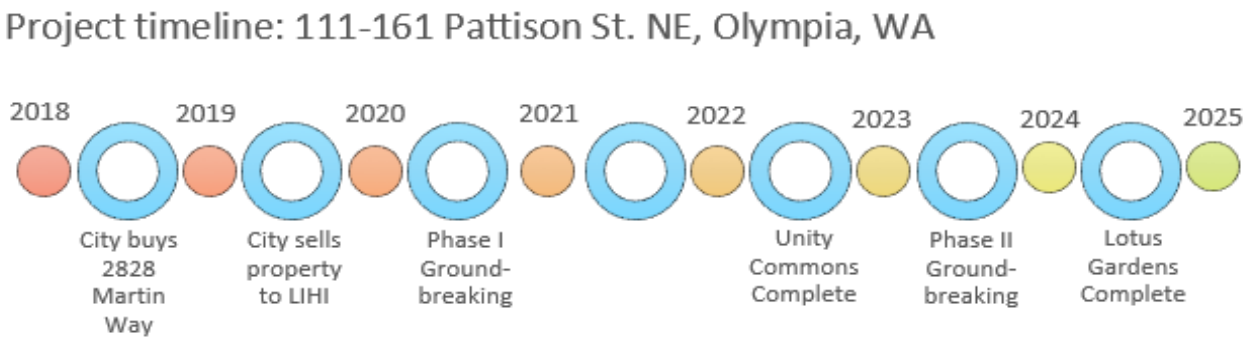
Below are two case studies for affordable housing projects. Both exceeded the 36-month mark. One, at 111 and 161 Pattison St., involved a multi-phase, mixed-use development. The other, at 611 Texas St., focused on a single-family home. Together, these projects highlight the importance of public-private partnerships, local government involvement, and the use of surplus properties to create long-term affordable housing solutions. They also show that government entities that partner with developers on affordable housing have to be committed through long project timelines.

Case studies

In the case studies of affordable housing development that follow, additional flexibility was necessary for success. They also illustrate the value of potential flexibility associated with the 36-month transfer to occupancy timeframe outlined in RCW 43.63A.510, which could make state-agency surplus lands more desirable and less vulnerable to common constraints.

Case study #1: Permanent supportive housing, 111 & 161 Pattison St. NE, Olympia, WA

In July 2018, the City of Olympia purchased a property at 111 & 161 Pattison St. NE as part of a broader initiative to address affordable housing and homelessness.[16] The purchase was funded by a loan of $1.35 million, supported by revenues from the Olympia Home Fund, which had been approved by local voters earlier that year.[17] The intent of purchasing the property was to develop supportive housing and a temporary shelter, to reduce the number of Thurston County residents experiencing homelessness and housing instability.



In August 2019, the city approved the sale of the property to the Low Income Housing Institute (LIHI) for $1, significantly below market value, to support the development of affordable housing.[18] The sale agreement required the property to be used for affordable housing in perpetuity through a restrictive covenant, per the Real Estate Purchase and Sale Agreement and Olympia's Home Fund statute.

Development and outcomes

The development at 161 Pattison St. NE, led by LIHI in partnership with Interfaith Works, aimed to address the acute need for supportive housing for people making less than 60% area median income in Olympia. The first phase of development, known as Unity Commons, was completed in January 2022 and included 65 units of permanent supportive housing and a 58-bed 24/7 enhanced shelter. The building was designed to accommodate people experiencing homelessness, as well as low-income seniors, veterans, and people with disabilities. Interfaith Works operates the shelter, providing case management and support services to

[16] Approval of a Resolution Authorizing an Interfund Loan for Purchase of Real Property Commonly Located at 2828 Martin Way East, File No. 18-0708, City of Olympia, 7/24/2018
[17] Approval of a Resolution Authorizing the Sale of City-Owned Real Property Located at 2828 Martin Way E. to the Low Income Housing Institute (LIHI), File No. 19-0743, City of Olympia, 08/20/2019
[18] "`I have a home.' New affordable housing project opens doors to homeless seniors in Olympia," Bilbao, Martin, The Olympian, 10/10/2024

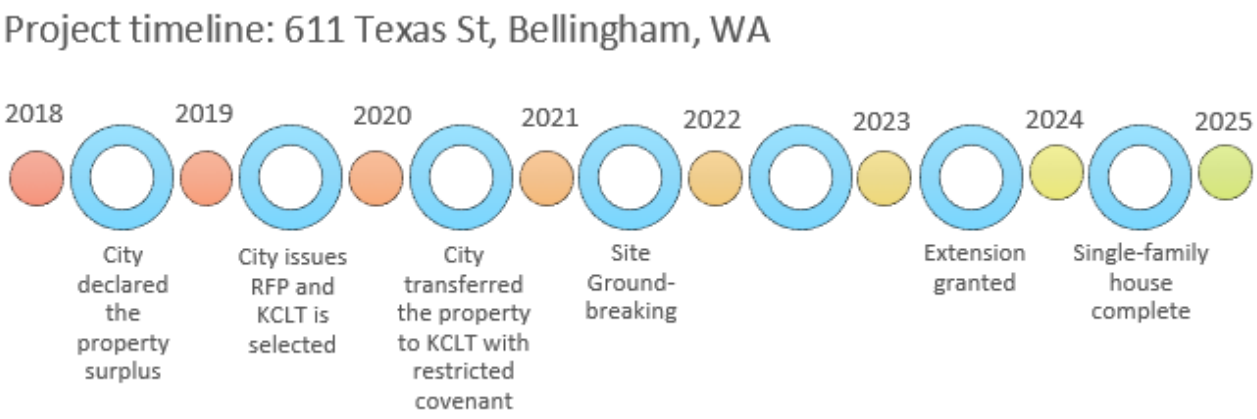
residents. The second phase of development, at 111 Pattison St. NE, broke ground in June 2023 and was completed in September 2024. Phase 2, named Lotus Court, added 64 units of supportive housing.

Both phases of the project were financed through a mix of public and private funds, with a total cost of $20.7 million. The public-private partnership included contributions from the State Housing Trust Fund, tax credits from the State Housing Finance Commission, the City of Olympia, Thurston County, and private investors.[19]

Adaptable development timelines made it possible to break the project into phases. The first phase took about three years from when the developer took over site control to move-in readiness. The second phase took nearly six years after site control was transferred.

Case study #2: Modular affordable single-family home, 611 Texas St. NE, Bellingham

The Bellingham City Council declared 611 Texas St. surplus property Oct. 22, 2018, as part of an effort to support affordable housing[20]. Initially, the city planned to sell the property and use the proceeds to support other initiatives.[21] After further consideration and recognizing the critical need for affordable housing, the city decided to partner with Kulshan Community Land Trust (KulshanCLT) to develop the property into long-term affordable housing. The project aimed to serve a low-income family, particularly one with a disabled child, within three years of the property being transferred to the developer.



Development process

The City of Bellingham transferred the land to KulshanCLT for $160,000, structured as a deferred loan and a promissory note with a deed of trust recorded on the land.[22] This arrangement helped reduce the financial burden on KulshanCLT, as the land was transferred at below market rate.

Additionally, the city invested in site improvements, including rezoning the property from government to residential use. KulshanCLT paid to adjust a neighboring sewer line, which cost about $72,000. City officials said these improvements were necessary to make the lot suitable for residential development and to ensure

[19] "LIHI opens permanent supportive housing site in Olympia," De la Rosa, Shawna, Puget Sound Business Journal, 12/21/21.
[20] Using Surplus Lands for Affordable Housing, February 2024, Municipal Research and Services Center Webinar
[21] "Public Hearing Under BMC 4.84 to Consider Surplus Property Declarations for Four (4) Properties and Determination of Method of Disposition," City of Bellingham City Council Agenda Bill 22093, October 22, 2018 - Agenda Bill 22093.pdf
[22] Using Surplus Lands for Affordable Housing, February 2024, Municipal Research and Services Center Webinar

the success of the project.[23] The original goal was to complete the project within three years of the land transfer. However, the timeline was extended by a year due to the complexities of funding, site preparations, and adjusting the construction plans from a stick-built home to a modular one, with some changes owing to supply chain disruptions. Total project cost came to $453,000[24], including land, building and improvements.

Project timeline from developer site control to move-in ready

KulshanCLT took control of 611 Texas St. in January 2020, and the project was completed by spring 2024 — four years from the point of developer control to move-in readiness. Navigating the zoning adjustment, infrastructure improvements and financing hurdles proved to be too much for the initial three-year timeline. However, the property is now long-term affordable housing, which was the ultimate goal from nearly six years earlier.

[23] Ibid.
[24] "City Surplus Parcel to Become Affordable Housing for the Disabled via Kulshan Community Land Trust," Whatcom Talk, July, 6, 2020.

Conclusion

- 8 properties (22%) on the surplus property inventory are suitable for consideration of affordable housing development.

- 29 properties (78%) 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 available infrastructure:
  - 24 properties (65%) lack access to utilities and seventeen (46%) do not have legal access
  - 15 properties (41%) have a lot too small for residential development based on local code
  - 12 properties (32%) with a critical area present (high erosion potential, steep slopes, or wetlands)
  - 5 properties (14%) have zoning restrictions disallowing residential construction
- No properties from the 2024 State Surplus Property Program Report were transferred, leased or disposed for affordable housing development under the authority of RCW 39.33.015.

- The short 36-month timeline to completion, as required under RCW 43.63A.510, creates challenges for the development of affordable housing project as shown by the case studies in this report. An extension in this timeline, even to 48-months, would align with the realities of housing development and current market conditions to assist the disposition of state surplus properties for affordable housing purposes.

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

Table 4: Surplus properties not suitable for consideration in affordable housing development

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	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 Road, 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
HWY2/SR17 (near Sun Lakes Dry Falls State Parks)	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
116th Ave between NE 64th St & NE 61st St	Kirkland 98033 King	No legal access. Parcel is currently landlocked.	0.14	Low Density Residential	RS-8.5	Undeveloped	Undeveloped parcel. Lot is too small for development under zoning regulations.	DNR

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Grayland A-HWY 105	Grayland 98547 Grays Harbor	The western portion of this parcel is in a flood zone. The lot is next to a shoreline.	1.30	R-3 SMP: Shoreline Residential	R-3	Restroom Facility & Open Access	Parcel intersected by Grayland Beach Road 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
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.	1.12	PPR	PPR	Undeveloped	Jefferson County zoning code states 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.	0.83	Rural Residential	RR-20	Vacant	Parcel is too small to develop based on zoning criteria. Partially cleared parcel surrounded by evergreen trees.	DNR

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Kitsap Memorial-178 NW Park St	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
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
30050 SE 375th St	Enumclaw 98022 King	This parcel does not have access to utilities or sewer access at the property.	18.39	OP	RA-5	Undeveloped	Wetland present. Steep Slope Hazard Area. Muskrat Lake Riparian Habitat Area.	PARKS
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

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
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
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
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 between them.	40.00	RCV	RCV	Undeveloped	Parcel is too far from services and does not have public road access.	PARKS
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

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
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
Summit Ave/Wyoming St	South Bend 98577 Pacific	Parcel has paved street access. Water, sewer and power available but not gas.	1.5	ND	CC	Vacant	Slight geologic hazard. Easement running through parcel between HWY101 and nearby unoccupied lumber mill.	PARKS
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 of Crystal Falls State Park. Intersected by HWY 20 Colville-Tiger Rd	PARKS

Street address or nearest intersection	City, Zip code, and County	Location (topography, accessibility, and more)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
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
4357 Meridian St	Bellingham 98226 Whatcom	Parcel has no legal or constructed access. The slightly below grade parcel is covered in native vegetation.	0.31	Public land	Commer-cial	Vacant	Public utilities are available to the area, but will need to be extended to the parcel.	WSDOT
215 S Beech St	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 parked vehicles.	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 is defined by RCW 43.63A.510 (2) as:

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

Starting 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, the Department of Commerce Housing Trust Fund handbook, and the Evergreen Sustainable Development Standards, additional criteria were selected to provide more detailed property data to interested stakeholders. 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 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.

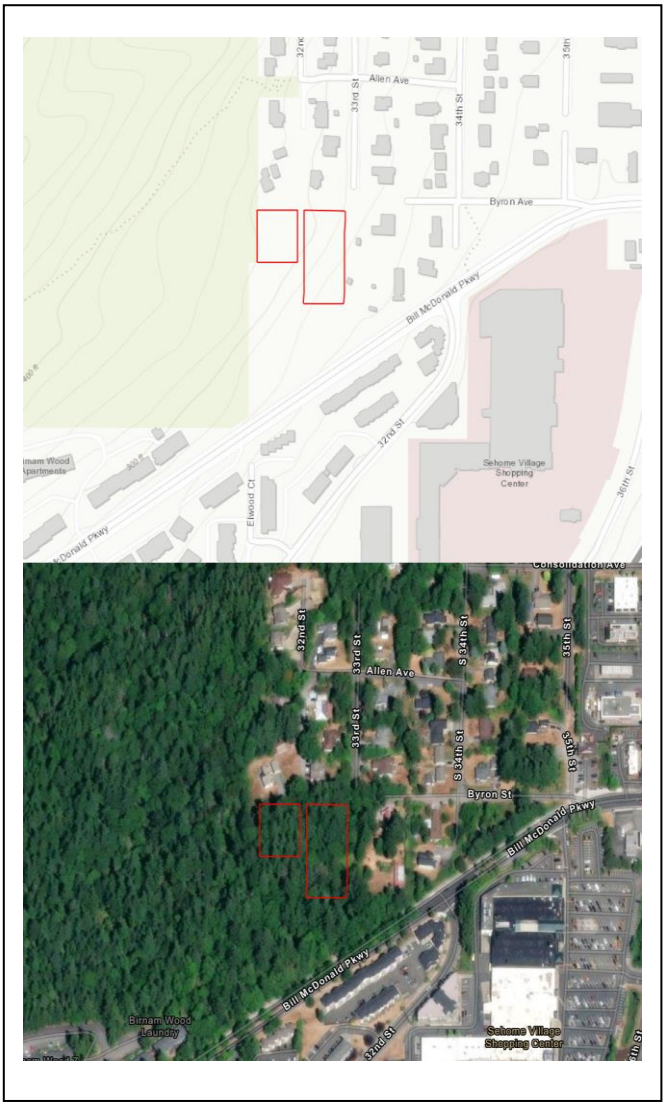
Appendix D: Expanded property information, suitable properties

33rd St Bellingham, WA - Suitable for consideration

Meets location criteria?	Meets lot size criteria?	Meets land use designation criteria?	Meets zoning classification criteria?
Yes	Yes	Yes	Yes
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments Slopes > 30%	56,129.40 Sq. Ft. / 1.29 Acres Minimum Lot Size 10,000 Sq. Ft.	Single Family Residential No Comprehensive Plan Overlay	Residential - Single No Zoning Overlays

General Information

Tax parcel ID/link: 3803313170570000 / Link
Property address: 33RD Street Bellingham, WA 98225
State agency owner: Department of Natural Resources
Jurisdiction: Whatcom County, Incorporated
Legislative district: 40
Census tract: 100.00
Section-Township-Range: S31, T38N-R03
Area (approx.): 56,129.40 Sq. Ft. / 1.29 Arces



Zoning and land use characteristics

Zoning characteristics

Zoning classification:
Residential - Single
Allows single-family: Yes
Allows multi-family: No
Allows group homes: No
Maximum density: 4DU/Acre
Minimum lot size: 10,000 Sq. Ft.

Land use characteristics

Land use designation:
Single Family Residential
Current property use: Vacant
DOR use code: 91
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No

Location characteristics



Aquatic characteristics

Wetlands: No Mapping Indicators
Flood hazards: Outside Flood Area
FIRM panel(s): 53073C1651E
Shoreline designation: Does Not Apply
Critical Aquifer Recharge Area susceptibility: No Mapping Indicators
Major drainage: Nooksack
Minor drainage: Chuckanut Creek-Frontal Bellingham Bay

Geologic characteristics

Hydric soils present: Hydric Soils Present
Soil type(s):
Partially hydric - 101; Nati loam; 30 to 60 percent slops
Slope stability: No Mapped Erosion Impediments
Geological hazards: Slopes > 30%
National Earthquake Hazard Reduction Program grade: B
Liquefaction susceptibility: Bedrock

Historic characteristics

Archaeological probability: Low to Moderate
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 33RD ST BELLINGHAM, WA
Paved streets: No
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: Haggen Grocery, 0.6mi.
Food bank: Bellingham Food Bank Downtown, 1.8mi.
Pharmacy: Walgreens Pharmacy, 0.4mi.
Medical facility: Bellingham Hospital, 1.7mi.
Social services office: Bellingham Community Services Office, 5.6mi.
School(s):
Happy Valley Elementary, 1.7mi.,
Kulshan Middle, 2.9mi.,
Sehome High, 1.1mi.,

Explorations Academy, 1.8mi.
Library: Bellingham Public Library, 1.8mi.
Child care center: Blossom Childcare and Learning Center, 1.4mi.
Park/recreational amenity: Sehome Hill Arboretum, 0.1mi.
Bank: Umpqua Bank, 1.3mi.
Credit union: WECU Credit Union, 1.1mi.
Transit stop: Bill McDonald Pkway at Samish Way, 0.1mi.
Employment center: WorkSource Whatcom, 1.7mi.

Property assessment and sale history

Assessment

Land value: $187,342
Building value: $0
Total property value: $187,342
Total taxable value: $0

Sale history

Sale date: -
Document type: -
Sale number: -
Sale amount: -

SOURCES:
Department of Natural Resources Surplus Property Inventory, Bellingham, WA Municipal Code, Bellingham, WA Zoning Map, Whatcom County Assessor's Office, Whatcom 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:
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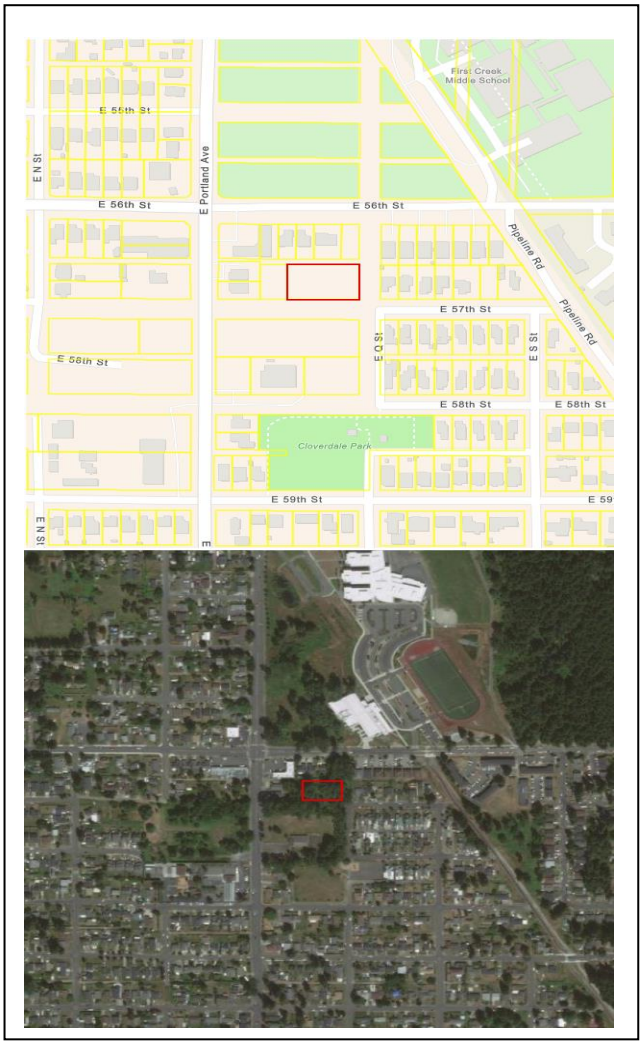
Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

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
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	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: 29
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)
Incorporated
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; VACANT
DOR use code: 91
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No

Location characteristics



Aquatic characteristics

Wetlands: No Mapping Indicators; Potential wetlands present
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: No Mapping Indicators
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 XXX E 57TH ST/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, 2.2mi.,

Lincoln High School, 3.41mi.,
Bryant, 6.1mi.
Library: Moore Branch, 1.91mi.
Child care center: Knowledge Kollege Daycare Cen, 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.

Neighborhood PolicyMap reports

Community demographics: PolicyMap - Community Profile Report
Rental housing market: PolicyMap - Rental Housing Market Report

Property assessment and sale history

Assessment

Land value: $182,000
Building value: $0
Total property value: $182,000
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, PolicyMap (www.policymap.com), ESRI ArcGIS Online; 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 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.

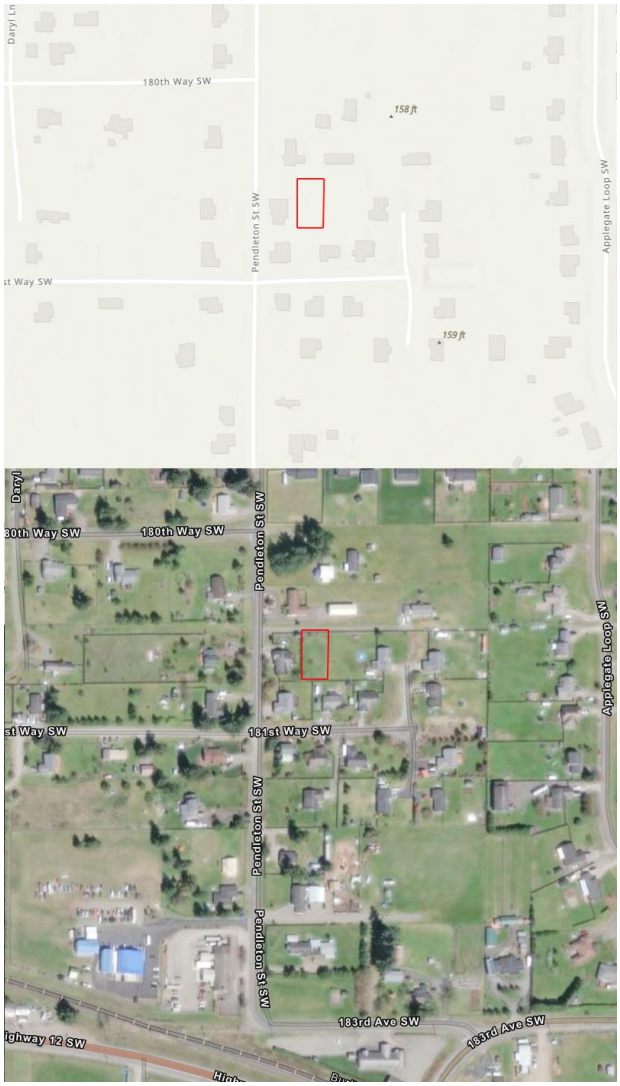
Pendleton St SW - Suitable for consideration

Meets location criteria?	Meets lot size criteria?	Meets land use designation criteria?	Meets zoning classification criteria?
Yes	Yes	Yes	Yes
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	10,0130.00 Sq. Ft. / 0.23 Acres Minimum Lot Size 1 Acre	Residential No Comprehensive Plan Overlay	Residential LAMIRD 1/1 (RL1/1) No Zoning Overlays

General information

Tax parcel ID/link: 85411100500 / Link

Property address: Pendleton St SW Rochester, WA 98579
State agency owner: Department of Natural Resources
Jurisdiction: Thurston County, Unincorporated
Legislative district: 35
Census tract: 127.30
Section-Township-Range: S32, T16-R-03W
Area (approx.): 10,0130.00 Sq. Ft. / 0.23 Acres



Zoning and land use characteristics

Zoning characteristics

Zoning classification:
Residential LAMIRD 1/1 (RL1/1)
Allows single-family: Yes
Allows multi-family: Yes (Duplex only)
Allows group homes: No
Maximum density: 1DU/1 Acre
Minimum lot size: 1 Acre

Land use characteristics

Land use designation: Residential
Current property use: Vacant
DOR use code: 91
Within Urban Growth Area?: County
Within "Limited Area of More Intense Rural Development"?: Yes

Location characteristics

Aquatic characteristics

Wetlands: No Mapping Indicators
Flood hazards: Outside Flood Area
FIRM panel(s): 53067C0430F
Shoreline designation: Does Not Apply
Critical Aquifer Recharge Area susceptibility: Category I Critical Aquifer Recharge Area
Major drainage: Upper Chehalis
Minor drainage: Lower Black River



Geologic characteristics

Hydric soils present: No Hydric Soils Present
Soil type(s):
Non-hydric - 110; Spanaway gravelly sandy loam, 0 to 3% 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: Low to
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 Pendleton St SW
Paved streets: Yes
Water: Available
Sewer: Not Available
Electric: Available

Distance to community services

Grocery store: Bailey's IGA Supermarket, 1.6mi.
Food bank: ROOF Community Services, 1.1mi.
Pharmacy: Samy's Rochester Pharmacy, 1.6mi.
Medical facility: Providence Centralia, 11.5mi.
Social services office: DSHS Chehalis Community Services Office, 13.4mi.
School(s):
Grand Mound Elementary, 3.2mi.,
Rochester Middle, 1.2mi.,
Rochester High, 2.8mi.,

h.e.a.r.t High School, 1.1mi.
Library: Centralia Timberland Library, 11mi.
Child care center: Rochester Roots ECEAP Preschool, 1.0mi.
Park/recreational amenity: Rochester Community Park, 1mi.
Bank: Umpqua Bank, 1.1mi.
Credit union: TwinStar Credit Union, 8.8mi.
Transit stop: Melrose St Rochester East Bound, 0.7mi.
Employment CENTER: Express Employment Professionals, 11.2mi.

Property assessment and sale history

Assessment

Land value: $72,400
Building value: $0
Total property value: $72,400
Total taxable value: $0

Sale history

Sale date: -
Document type: -
Sale number: -
Sale amount: -

SOURCES:
Department of Natural Resources Surplus Property Inventory, Thurston County Municipal Code, Thurston County 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

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S. Forrest 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
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	37,026 Sq. Ft. / 0.850 Acres Minimum Lot Size 5,000 Sq. Ft.	Westport Mixed Use Commercial Tourism 1 (Westport MUCT1) 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. Forrest 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:
Westport Mixed Use Commercial Tourism 1 (Westport MUCT1)
Current property use: UNDEVELOPED LAND; VACANT
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 Forrest 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.

Neighborhood PolicyMap reports

Community demographics: PolicyMap - Community Profile Report
Rental housing market: PolicyMap - Rental Housing Market Report

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, PolicyMap (), ESRI ArcGIS Online; Image from Google Maps

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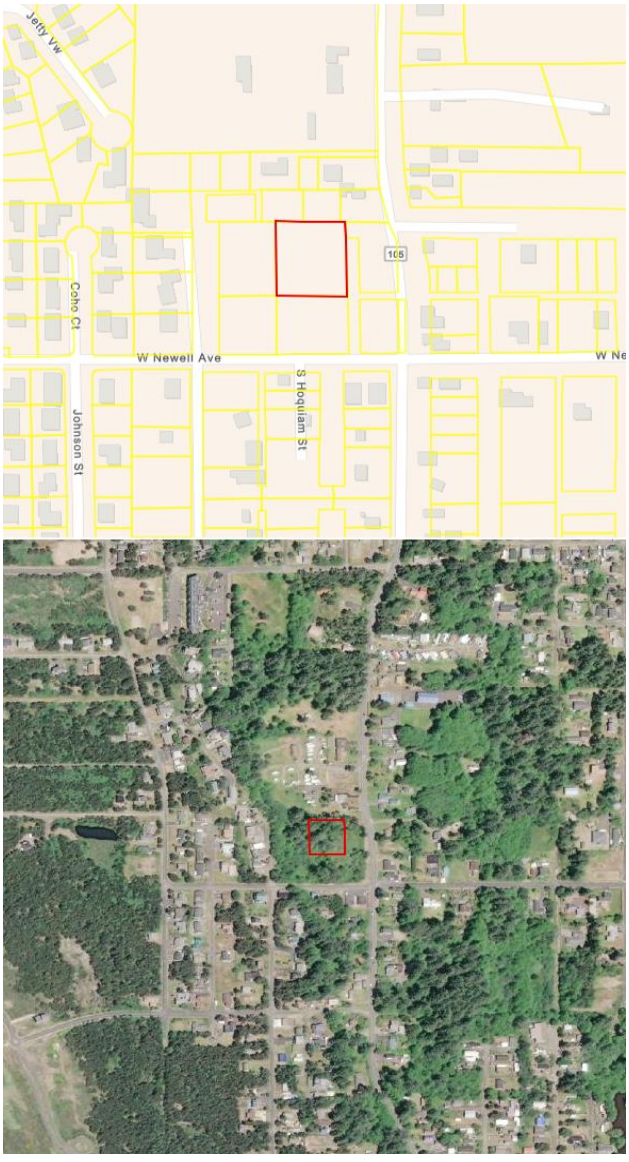
Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

S. Forrest 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
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	34,200 Sq. Ft. / 0.785 Acres Minimum Lot Size 5,000 Sq. Ft.	Residential 1 (Westport R1) No Comprehensive Plan Overlay	Residential 1 (Westport R1) No Zoning Overlays

General information

Tax parcel ID/link: 102503000100
Property address: S. Forrest 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:
Residential 1 (Westport R1)
Current property use: UNDEVELOPED LAND; VACANT
DOR use code: 91
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No

Location characteristics

Aquatic characteristics

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 Forrest 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.

Neighborhood PolicyMap reports

Community demographics: PolicyMap - Community Profile Report
Rental housing market: PolicyMap - Rental Housing Market Report

Property assessment and sale history

Assessment

Land value: $31,500
Building value: $0
Total property value: $31,500
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, PolicyMap (), ESRI ArcGIS Online; Image from Google Maps

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S. Forrest 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
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	27,000 Sq. Ft. / 0.620 Acres Minimum Lot Size 5,000 Sq. Ft.	Residential 1 (Westport R1) No Comprehensive Plan Overlay	Residential 1 (Westport R1) No Zoning Overlays

General information

Tax parcel ID/link: 102503001600
Property address: S. Forrest 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:
Residential 1 (Westport R1)
Current property use: UNDEVELOPED LAND; VACANT
DOR use code: 91
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No

Location characteristics



Aquatic characteristics

Wetlands: No Mapping Indicators
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 Forrest 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.

Neighborhood PolicyMap reports

Community demographics: PolicyMap - Community Profile Report
Rental housing market: PolicyMap - Rental Housing Market Report

Property assessment and sale history

Assessment

Land value: $31,500
Building value: $0
Total property value: $31,500
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, PolicyMap (www.policymap.com), ESRI ArcGIS Online; Image from Google Maps

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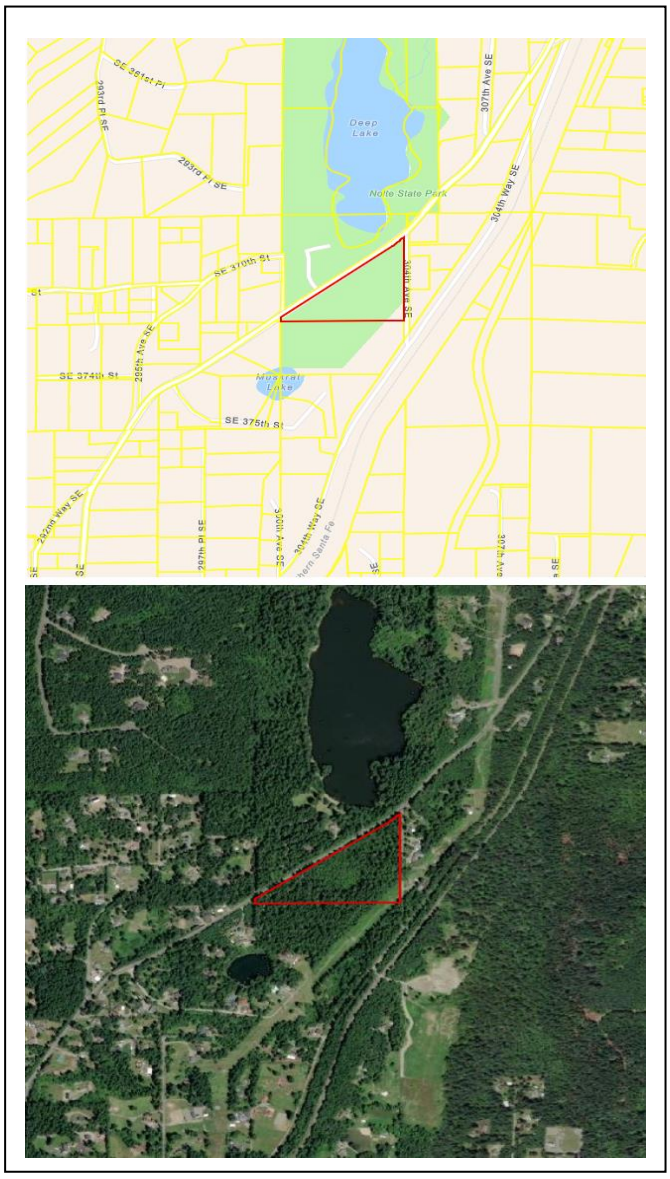
Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

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
Inadequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	689,990 Sq. Ft. / 15.840 Acres Minimum Lot Size 3.75 Acres	Other Parks/Wilderness (OP) Rural Area (RA) Other Parks/Wilderness	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 S32-T21-R7
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; VACANT (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 Mapping Indicators
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.

Neighborhood PolicyMap reports

Community demographics: PolicyMap - Community Profile Report
Rental housing market: PolicyMap - Rental Housing Market Report

Property assessment and sale history

Assessment

Land value: $470,000
Building value: $0
Total property value: $470,000
Total taxable value: $0

Sale history

Sale Date: -
Document type: -
Sale number: -
Sale amount: -

SOURCES:
Parks and Recreation Commission Surplus Property Inventory, Naco, WA Municipal Code, Naco, 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, PolicyMap (www.policymap.com), ESRI ArcGIS Online; Image from Google Maps

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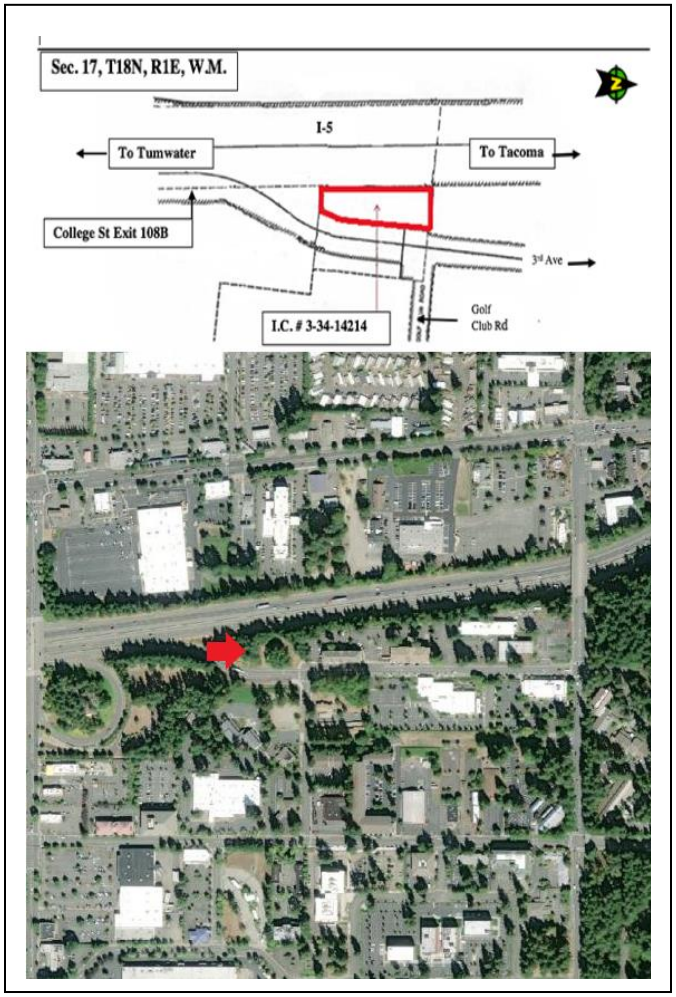
Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

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
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	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: I-5 Off Ramp at 3rd Ave. 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
Allows group homes: Conditional
Maximum density: Form-Based
Minimum lot size: No Requirement

Land use characteristics

Land use designation:
Woodland District (WD)
Current property use: UNDEVELOPED; VACANT
DOR Use Code:
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No

Location characteristics



Aquatic characteristics

Wetlands: No Mapping Indicators
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 to 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 I-5 Off Ramp at 3rd Ave.
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 Aid, 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 W. 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.

Neighborhood PolicyMap reports

Community demographics: PolicyMap - Community Profile Report
Rental housing market: PolicyMap - Rental Housing Market Report

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, PolicyMap (www.policymap.com), ESRI ArcGIS Online; Image from Google Maps

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