Washington State Department of Commerce

2025 State Surplus Property Report

Pursuant to RCW 43.63A.510

December 1, 2025

Report to the Legislature

Director Joe Nguyễn

STATE SURPLUS PROPERTY PROGRAM

Acknowledgments

Washington State Department of Commerce
Mark K. Barkley
Assistant Director
Local Government Division

Alice Zillah
Managing Director
Research and Development Services Unit
Local Government Division

Sean Ardussi
Research Services Section Manager
Research and Development Services
Local Government Division

Jordan Laramie
State Surplus Property Program Manager
Research and Development Services
Local Government Division
jordan.laramie@commerce.wa.gov
360-725-5044

STATE SURPLUS PROPERTY PROGRAM

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

www.commerce.wa.gov

For people with disabilities, this report is available on request in other formats. Please call 360-725-4000 with your request.

Table of contents

Executive summary 4

Introduction 7

State Surplus Property results 7

Program updates 10

Property highlight 12

Conclusion 15

Appendix A: Statutory definitions 16

Appendix B: Determination of affordable housing suitability 17

Appendix C: Expanded property information, suitable properties 19

Appendix D: Properties not suitable for consideration 45

Executive summary

Authorizing legislation

RCW 43.63A.510 establishes statutory requirements for the Department of Commerce (Commerce) and the State Surplus Property Program (program). Specifically:

(1) The department must work with the designated agencies to identify, catalog, and recommend best use of under-utilized, state-owned land and property suitable for the development of affordable housing for very low-income, low-income or moderate-income households. The designated agencies must provide an inventory of real property that is owned or administered by each agency and is vacant or available for lease or sale. The department must work with the designated agencies to include in the inventories a consolidated list of any property transactions executed by the agencies under the authority of RCW 39.33.015, including the property appraisal, the terms and conditions of sale, lease, or transfer, the value of the public benefit, and the impact of transaction to the agency. The inventories with revisions must be provided to the department by November 1st of each year.

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

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

(4) As used in this section:

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

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

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

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

(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.

Overview

Commerce is required to identify, catalog, and recommend best use of underutilized, state-owned land and property suitable for the development of affordable housing. Six state agencies are required to report their surplus real estate inventories, including:

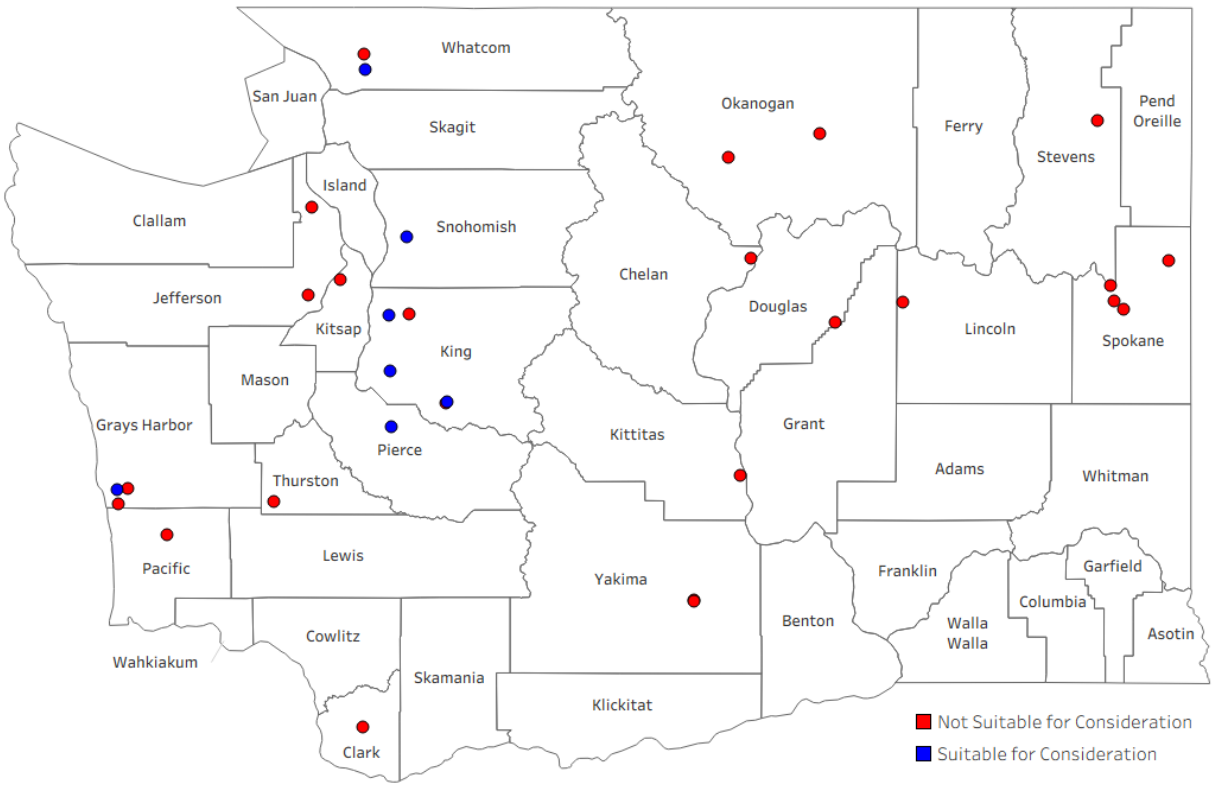
- Washington State Patrol (WSP)
- State Parks and Recreation Commission (PARKS),
- Department of Natural Resources (DNR),
- Department of Social and Health Services (DSHS),
- Department of Corrections (DOC), and
- Department of Enterprise Services (DES).

The program also requests the surplus real estate inventory of the Washington State Department of Transportation (WSDOT).

Properties are organized into two groups: Properties suitable for consideration in affordable housing development, and properties that are not suitable for consideration. Of the 38 properties inventoried by Commerce in 2025, nine are suitable for consideration for affordable housing development.

This annual report and associated interactive mapping tool provides access to the inventory of state-owned lands that are best suited for affordable housing development to inform local decision makers, affordable housing developers, public housing authorities, and other interested parties of available state-owned real estate.

Figure 1: Surplus property locations



Source: State Surplus Property Program interactive map

Surplus real property inventory annual update

Three agencies had properties for consolidation in 2025. DES reported one property, DNR reported 10, and PARKS 21. Additionally, WSDOT reported six state-owned surplus parcels. The distribution of these parcels throughout the state is depicted in Figure 1. The State Surplus Property Program determined that nine are suitable for consideration for affordable housing development (pictured in blue) and 28 are not suitable (pictured in red). No designated agency disposed of public property for affordable housing, under the authority of RCW 39.33.015, during the one-year reporting period ending Nov. 1st, 2025.

Department of Corrections
The Department of Corrections reported no surplus real property in 2025. No change from the prior year.

Department of Enterprise Services
The Department of Enterprise Services reported one surplus property in 2025. DES, acting on behalf of the Everett Community College, declared property at 1216 Broadway in Everett as surplus to its needs and is seeking solicitation for the sale of the property.[1] The property is located in Everett's Northwest neighborhood near hospitals, schools, and colleges. Recent upzoning to the City of Everett's municipal code changed the existing zoning from Mixed Use to Mixed Use 15, which provides for intensive mixed-use development along transit corridors in buildings up to fifteen floors.

Department of Natural Resources
The Department of Natural Resources completed transfer of escheat trust property to the Pierce County Community Development (PCCDC) for sale price of $998,000 in 2024. This real property was not transferred under the authority of RCW 39.33.015, and the parcel was not in the State Surplus Property Program inventory in prior years. The PCCDC Board has indicated planned use for 28 units of affordable homeownership under a community land trust model. Additionally, DNR entered into a purchase and sale agreement with PCCDC for East 57th ST/ E Q St in Tacoma, which the Board intends to turn into affordable housing units. Sale of the property was not complete by the November 1 reporting deadline.

Department of Social and Health Services
The Department of Social and Health Services reported no surplus property in 2025. No change from the prior year.

Department of Transportation
Three parcels owned by the Department of Transportation are suitable for consideration in affordable housing development. Two new state-owned lands included in this report, located in the cities of Des Moines and Seattle, are zoned for high density residential construction. A parcel in Puyallup was reclassified as suitable for consideration after the land use designation of the property changed from Public Facilities to Moderate Density Residential in the city's recent comprehensive plan update. According to local planning officials the property is expected to be rezoned for moderate residential density in the next year.

Parks and Recreation Commission
The State Parks and Recreation Commission reported no change to its 21 surplus lands from the prior year. Interest has been garnered by developers for a parcel in King County, south of Nolte State Park.

Washington State Patrol
The Washington State Patrol reported no surplus property in 2025. No change from the prior year.

[1] Department of Enterprise Services, Disposition of Surplus Real Property Notice, State of Washington, Project #24-06-173

Introduction

Background

In nearly every Washington community the rising cost of land negatively affects the ability to develop housing that is affordable for people with low- and moderate-income. One solution to this is the use of state-owned real property, which can facilitate a low- or no-cost option if the land is used for public benefit, such as affordable housing. Since 1993, Commerce has worked with six state agencies to provide an annual inventory of real property that is available for sale, transfer or lease. The designated agencies include the Washington State Patrol (WSP), the State Parks and Recreation Commission (PARKS), and the departments of Natural Resources (DNR), Social and Health Services (DSHS), Corrections (DOC), and Enterprise Services (DES). The program also requests the surplus real estate inventory of the Washington State Department of Transportation (WSDOT).

With this consolidated inventory, the program seeks to promote the use of state-owned surplus lands for public benefit, by assessing which lands are suited for affordable housing development. Commerce is required to annually 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.

Program history

In 2018, the Washington State Legislature directed Commerce to produce a report on state-owned surplus land that could be developed into affordable housing, as well as increasing the number of reporting agencies from five to six.[2] More detail on the history of this program is in the 2018 State Surplus Property Program Report.

Starting in 2019, the State Surplus Property Program expanded the information it collects about the properties on the surplus inventory to include more detailed assessment of state-owned lands. These additional criteria[3] were selected to provide more detailed property data to interested stakeholders. Criteria include:

- Analysis of lot size and land use that fits within zoning requirements
- Establish whether properties have access to roads and basic utilities
- Calculate the distance to basic services, such as schools, medical facilities and grocery stores

Commerce created an interactive mapping tool in 2021 to illustrate the locations of these parcels statewide. In 2024, the program explored how to integrate parcel information that corresponds to the application for the Commerce Connecting Housing to Infrastructure Program, highlight eligible candidate parcels, and conduct outreach activities for state-owned real properties.

State Surplus Property results

Properties suitable for affordable housing consideration

Table 1 lists suitable properties and provides important details about the surplus lands. More information about these parcels is detailed in Appendix C: Expanded property information for suitable properties. The inventory of state-owned parcels that are unsuitable for affordable housing consideration are contained in Appendix D.

[2] Chapter 217, Laws of 2018
[3] After review of Washington State Affordable Housing Combined Funders applications, Commerce Housing Trust Fund handbook, and the Evergreen Sustainable Development Standards

Table 1: 2025 properties suitable for consideration in affordable housing development

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Land use designation	Current zoning	Current use	Comment	Agency
S 216th St & 18th Ave S Page 18	Des Moines 98198 King	Mostly level to slightly sloping topography that slopes slightly upward from southwest to northeast.	6.15	Residential	RM-1,800	Undeveloped	Undeveloped land. Irregular shaped parcel. Lightly treed throughout.	WSDOT
4048 PASADENA PL NE Page 21	Seattle 98105 King	Access is at the end of alley. The disposal site area is generally level.	0.23	Urban Village	MR1	Undeveloped	Undeveloped land. Irregular parcel shape. Near I-5 offramp in University District.	WSDOT
3308 9TH ST SW Page 24	Puyallup 98373 Pierce	Mostly level to slight sloping topography that slopes downward to the southeast.	2.86	Moderate Density Residential	Public Facility (PF) *Rezone planned in 2026 to moderate density residential	Undeveloped	Irregular shaped parcel. Abuts on-ramp to SR512.	WSDOT
1216 BROADWAY Page 27	Everett 98201 Snohomish	Parking lot in Northwest neighborhood.	0.76	Mixed Use	MU15	Parking lot	Four lots with paved and landscape improvements	DES
S. Forrest St & W. Newell Ave (Lot 1 of 3) Page 30	Westport 98595 Grays Harbor	Access is on private driveway off W Newell Ave. Undeveloped, with access to utilities.	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 33	Westport 98595 Grays Harbor	Split lot abutting S Forrest St. Undeveloped with access to utilities.	0.85	Residential 1 & Mixed Use Tourism Commercial	R-1 and MUTC-1	Undeveloped	Native tree growth on parcel. Zoning allows residential and mixed-use development.	DNR
S. Forrest St & W. Newell Ave (Lot 3 of 3) Page 36	Westport 98595 Grays Harbor	Access is on W Newell Ave. Undeveloped with access to utilities.	0.62	Residential 1	R-1	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Land use designation	Current zoning	Current use	Comment	Agency
33rd St. Bellingham Page 39	Bellingham 98225 Whatcom	Access is at the end of 33rd Street in the Sehome neighborhood. Wooded lot with partially uneven topography.	1.29	Single Family Residential	Residential	Undeveloped	No appraisal information.	DNR
Nolte-Veazie Cumberland Rd SE/304th Ave SE Page 42	Black Diamond 98010 King	Public road access. Adjacent to Nolte State Park and Deep Lake.	15.84	OP & RA-5	RA-5	Undeveloped	Undeveloped parcel with heavy evergreen tree growth.	PARKS

Properties disposed under the authority of RCW 39.33.015

No designated agency disposed of public property for affordable housing, under the authority of RCW 39.33.015, during the one-year reporting period ending Nov. 1, 2025.

Program updates

Coordinating with the Connecting Housing to Infrastructure Program

According to research by the Building Industry Association Washington's Center for Housing Studies, providing site-specific items to make a property ready for development, such as, "water line service installation, grading, stormwater management systems, and more"[4] contribute to the high costs of new home construction in Washington. Nearly all state-owned surplus real estate is undeveloped, requiring infrastructure site improvements to make these properties development ready. One way to enhance the desirability of many underutilized parcels found in the program is to create alignment with the funding opportunities presented by the Connecting Housing to Infrastructure Program (CHIP).

CHIP, created in 2021, helps solve a problem faced by developers of affordable housing: the high costs of infrastructure installation negatively affect the creation of new affordable housing units. To date, CHIP has awarded over $100 million to cities, counties and public utility districts for water, sewer and stormwater improvements, as well as reimbursement of system development charges.

Together, State Surplus Properties with infrastructure by CHIP, can make underutilized parcels in the state-owned real estate inventory more enticing for affordable housing development by reducing initial development costs for the land and highlighting parcels that could receive higher scores on CHIP applications for infrastructure development.

In 2025, program staff worked with CHIP to organize information about real estate in the program inventory that is relevant for the CHIP application. This includes:

- Environmental and social health metrics from the Washington State Department of Health.
- Overburdened communities as specified by the Office of Financial Management.
- Counties where CHIP has not awarded funding for affordable housing in prior funding rounds.

Table 2: State-owned real estate and CHIP scoring criteria

Real estate category	Parcels	Environmental health disparities rank greater than 7	In an overburdened community	No prior awards in county
Suitable properties	9	5	4	3
Unsuitable properties	29	7	10	8

Many suitable properties overlap with criteria that could result in higher CHIP application scores, as noted in Table 2. These metrics are now included in the expanded property suitability reports found in this report as well as the program's interactive mapping tool. Additionally, because both programs have mandates to supply affordable housing opportunities for underdeveloped or underutilized real property, CHIP staff have decided to incorporate underutilized state-owned parcels as a scoring criterion.

The opportunity for surplus properties suitable for consideration of affordable housing purposes is limited by two relevant statutory timing requirements. First, following the requirements of the CHIP proviso, all CHIP investments must proceed to groundbreaking activities of the affordable housing development within two years (24 months) of its CHIP award. Second, state surplus properties distributed for affordable housing purposes must advance to occupancy within three years (36 months) of its transfer from the state agency owner (see RCW 43.63A.510(e)(ii)).

[4] BIAW, Cost of Constructing New Homes in Washington State in 2024, Feb. 2025.

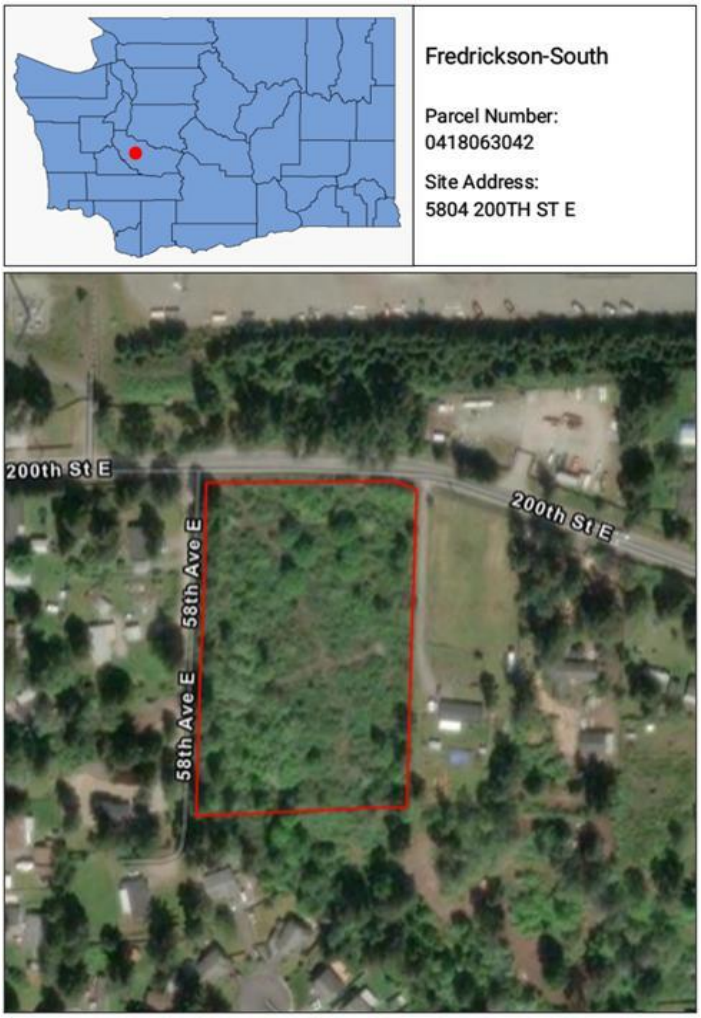
Together, these timing constraints are likely to require a significant amount of up-front project development so that a project can meet these requirements. These limitations were discussed initially in the 2024 State Surplus Property Report and are likely to continue to pose a barrier for leveraging state surplus properties to expedite the state's priority for expanding affordable housing supply.

Property highlight

Frederickson-South

Over the last few years, the Department of Natural Resources has taken an active approach to make its urban and transition lands available for affordable housing. One such real property is Frederickson-South in Pierce County, an escheatment parcel that was transferred to the state in 1953. This real estate was not reported as surplus to the State Surplus Property Program in prior years. In 2023, DNR approached Pierce County Community Development Corporation (PCCDC) Board with the nearly four-acre site in the Frederickson urban growth area. From mid-2023 through early 2025, Frederickson-South moved from feasibility to a closed acquisition with the PCCDC Board showing enthusiasm about converting the undeveloped property, which is shown in Figure 2. The Board consistently supported the purchase while pursuing step-by-step validation of site constraints, unit yield, price and funding, and infrastructure feasibility.

Figure 2: Fredrickson South parcel location



On August 15, 2023, the Board authorized staff to enter a sales contract with DNR, setting its expectations that any deal would be contingent on funding and a robust due diligence program. In February 2024, staff laid out that program in detail, with the presentation of an RFQ that covered assessments of geotechnical conditions, wetlands, critical areas, cultural resources, and soils.

The approximately 4.2-acre site was penciled in at 26 units under current zoning regulations. During this meeting the Board indicated they would explore a CHIP grant from Commerce to defray anticipated sewer connection costs as well as the prospect of more housing units through affordable housing density bonus criteria.

Feasibility evaluations began in May 2024 and were completed by August. This foundational phase confirmed the site's suitability for residential development, incorporating density incentives and critical site assessments. The PCCDC Board finalized a public-to-public sale with the Department of Natural Resources for $998,000 in October 2024.

The PCCDC Board reported the acquisition was finalized for the site in November 2024, where they highlighted a planning choice between detached and/or duplex units that the site could accommodate based on affordable housing incentives. The Board also confirmed a $2.75 million dollar Pierce County loan fund to help support predevelopment and early work associated with construction.

Figure 3: Example site plan of Frederickson-South



Source: South Sound Housing Affordability Partners

Note: This site plan reflects a preliminary concept; it is not the final design.

Concurrently, the South Sound Housing Affordability Partners (SSHA^{3}P) Executive Board met through 2024 and 2025 to discuss the development of the Frederickson-South parcel. The Executive Board adopted Resolution 2025-01 in March 2025 that authorized the pre-commitment of up to $966,000 of the 2025 SSHA^{3}P Housing Capital Fund. This funding would support PCCDC's development RFP for the Frederickson-South project[5].

The Executive Board provided further clarity on the project at its May 2025 special meeting, determining that the site could support up to 28 homes through a mix of single-family detached homes and duplexes that were enabled by the affordable housing bonus density in PCC 18A.65[6]. Members of the Executive Board discussed offering an affordable homeownership program through a community land trust or land lease model. Through this model the homes would be priced at about $320,000. Members noted that market rate without an affordability model for these properties would be approximately $700,000 each. Figure 3 was shown during the special meeting, illustrating a potential layout of the development.

The SSHA^{3}P Executive Board also scoped the potential development timeline during the May 2025 special meeting. This included coordination with the PCCDC Board for a CHIP application in July 2025, a developer RFP and selection in Fall 2025, and funding applications to the Pierce County Affordable Housing Fund and Washington State Housing Trust Fund in 2026 to support vertical construction of the project. The close of financing and construction would start in Fall 2026 through 2027, and sales of the first homes in the development would begin in Fall 2027.

Sale of East 57th St. / E Q St.

The Department of Natural Resources signals continued interest in making available underutilized public lands the agency has designated surplus. The agency is in the process of closing on a purchase and sale agreement for the inventoried property East 57th St. and E Q St. (1621 E 57th St) in Tacoma to the Pierce County Community Development Corporation. The parcel in Tacoma was zoned for higher density in February 2025 consistent with the state's efforts to increase residential density in single family zones.

[5] South Sound Housing Affordability Partners Executive Board, Special Meeting. May 30, 2025.

[6] Ch. 18A.65 Affordable Housing Incentives, Pierce County Code

At its regular meeting on October 7th, the Washington State Board of Natural Resources unanimously approved transfer of the approximately half-acre state trust land to Pierce County for future affordable housing[7]. The final sale of the property was not complete within the November 1st reporting period. More information about this property will be detailed in next year's report.

[7] DNR Transfers Land to Pierce County to Increase Affordable Housing, Department of Natural Resources, Oct. 8, 2025.

Conclusion

The State Surplus Property Program inventory includes 38 real properties in 2025:

- Nine properties (24%) on the inventory are suitable for consideration of affordable housing development.
- Twenty-nine (76%) are unsuitable for consideration of affordable housing development.

Three suitable properties were added to this year's inventory. These include:

- A WSDOT right of way property Des Moines that is zoned for multifamily residential.
- A WSDOT property in Seattle that is zoned for midrise multifamily residential.
- A property solicited on behalf of Everett Community College by DES that is zoned for mixed-use up to 15-stories.

One parcel owned by WSDOT in Puyallup was reclassified as suitable for consideration after the land use designation of the property changed from Public Facilities to Moderate Density Residential. The property is expected to be rezoned for moderate residential density in the next year to support its new land use designation.

As in years prior, no designated agency disposed of public property for affordable housing, under the authority of RCW 39.33.015. However, state-owned surplus land is currently being developed for affordable homeownership opportunities in Pierce County. The Department of Natural Resources' efforts to dispose of the underutilized urban and transition lands in Frederickson-South, and surplus land in East Tacoma, could result in up to 60 units of affordable housing for those with low- to moderate-incomes in the coming years.

The State Surplus Property Program will continue to work with stakeholders to elevate the report and the program's inventory, which has garnered more interest from developers, affordable housing providers, and community development financial institutions.

Appendix A: Statutory definitions

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"

"Affordable housing" means: For rental housing, 30 percent of the household's monthly income for rent and utilities, other than telephone. For permanently affordable homeownership, 38 percent of the household's monthly income for mortgage principal, interest, property taxes, homeowner's insurance, homeowner's association fees, and land lease fees, as applicable. In addition, total household debt is no more than 45 percent of the monthly household income.

"Public benefit" means affordable housing, which can be rental housing or permanently affordable homeownership 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: Determination of affordable housing suitability

Affordable housing suitability criteria

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)[8] and Washington State Affordable Housing Combined Funders application.[9] These standards are used by various state, local, and non-profit 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 3: Affordable housing suitability criteria

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties NOT suitable for consideration in affordable housing development
Location	• 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	• Parcels are too small to develop per development code
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

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

Starting in 2019, the State Surplus Property Program included detailed location information about the properties on the surplus inventory list. After review of Washington State Affordable Housing Combined Funders applications, the

[8] 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.
[9] Washington State Housing Finance Commission, "Combined Funders Application," (2023),

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 include:

- Analysis of lot size and land use that fits within zoning requirements
- Permitted construction of single-family dwellings, multi-family dwellings and group homes
- Evaluate the presence of tsunami hazards, critical areas and wetlands in the property's vicinity
- Establish whether properties have access to roads and basic utilities
- Assess geological and environmental
- 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 C: Expanded property information, suitable properties

S 216th St & 18th Ave S - 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	267,894 Sq. Ft. / 6.15 acres Minimum lot size 7,200 Sq. Ft.	Residential No comprehensive plan overlay	RM-1,800 No zoning overlay

General information

Tax parcel ID/link: WSDOT Property #1-17-02173
Property address:
S 216th St. & 18th Ave S
Des Moines, WA 98198
State agency owner: Department of Transportation
Jurisdiction: King County, incorporated
Legislative district: 33
Census tract:
Section-township-range: S09, T22S - R04W
Area (approx.): 267,894 Sq. Ft. / 6.15 acres

Environmental health disparities	Overburdened community
Overall rank: 9/10	Yes

Low income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract



Zoning and land use characteristics

Zoning characteristics

Zoning classification: RM-1,800
Allows single-family: Yes
Allows multi-family: Yes
Allows group homes: Yes
Maximum density: 1 DU/1,800 Sq. Ft.
Minimum lot size: 7,200 Sq. Ft.

Land use characteristics

Land use designation: 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): 53033C0966G
Shoreline designation: Does not apply
Critical Aquifer Recharge Area susceptibility: No mapping indicators
Major drainage: Central Puget Sound
Minor drainage: Lower Puget Sound - Des Moines/Federal Way

Geologic characteristics

Hydric soils: No hydric soils indicated
Soil type(s):
Non-hydric - Ur; Urban land
Predominantly Non-Hydric - AgB; Alderwood gravelly sandy loam, 0 to 8 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: Moderate to low
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: Access to parcel via 18th Ave S
Paved streets: Yes
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: Safeway - Des Moines, 0.8mi.
Food bank: Des Moines Food Bank, 1mi.
Pharmacy: Safeway Pharmacy, 0.7mi.
Medical facility: St. Anne Hospital, 5.6mi.
Social services office: DSHS Kent Office, 4.7mi.

School(s):
Midway Elementary, 1.1mi.,
Pacific Middle, 1.6mi.,
Mount Rainier High, 1.2mi.,
Why Not You Academy, 1.4mi.
Library: Des Moines Library, 0.5mi.
Child care center: Sweet Haven Childcare, 0.9mi.
Park/recreational amenity: Midway Park, 1mi.
Bank: Chase Bank, 1.1mi.
Credit union: BECU Credit Union, 3.1mi.
Transit stop: S 216th St., 0.4mi.
Employment center: Logic Staffing, 4.3mi.





Property assessment and sale history

Assessment

Land value: $5,350,000
Building value: $0
Total property value: $5,350,000
Total taxable value: $0

Sale history

SALE DATE:
DOCUMENT TYPE:
SALE NUMBER:
SALE AMOUNT:

Sources:
Department of Transportation Surplus Property Inventory, Des Moines, WA Municipal Code, Des Moines, 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, US Department of Agriculture Web Soil Survey, 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.

4048 PASADENA PL NE - Suitable for consideration

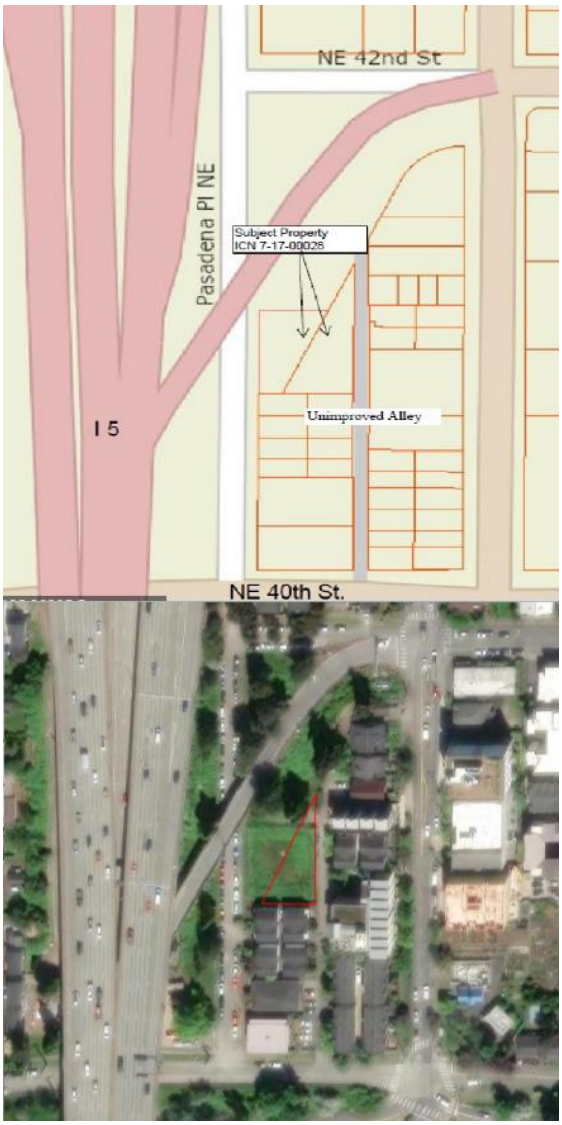
Meets location criteria?	Meets lot size criteria?	Meets land use designation criteria?	Meets zoning classification criteria?
Yes	Yes	Yes	Yes
Adequate infrastructure No mapped wetlands No mapped erosion impediments No mapped geological hazards	10,018.8 Sq. Ft. / 0.23 acres Minimum lot size does not apply	Urban Village - University District No comprehensive plan overlay	Midrise 1 (MR1) Mandatory housing Affordability zone overlay

General information

Tax parcel ID/link: 4207401295 + Adjoining parcel
Property address:
4048 PASADENA PL NE
Seattle, WA 98105
State agency owner: Department of Transportation
Jurisdiction: King County, incorporated
Legislative district: 43
Census tract: 0052.02
Section-township-range: S4, T17N-R25E
Area (approx.): 10,018.8 Sq. Ft. / 0.23 acres

Environmental health disparities	Overburdened community
Overall rank: 9/10	Yes

Low-income tax credit	Opportunity zone tax credit
Eligible tract	Eligible tract



Zoning and land use characteristics

Zoning characteristics

Zoning Classification: Midrise Residential (MR1)
Allows single-family: No
Allows multi-family: Yes
Allows group homes: No
Maximum density: None
Minimum lot size: No requirement

Land use characteristics

Land use designation: Multifamily residential (M1)
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): 53033C0340G
Shoreline designation: Does not apply
Critical Aquifer Recharge Area susceptibility: No mapping indicators
Major drainage: Cedar River / Lake Washington
Minor drainage: Lake Union

Geologic characteristics

Hydric Soils: No hydric soils indicated
Soil type(s):
Non-hydric; Urban land-Alderwood complex, 5 to 12 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 high
Historic site: No mapping indicators

Habitat characteristics

Habitat and species impacts: No mapping indicators
Riparian habitat: No mapping indicators

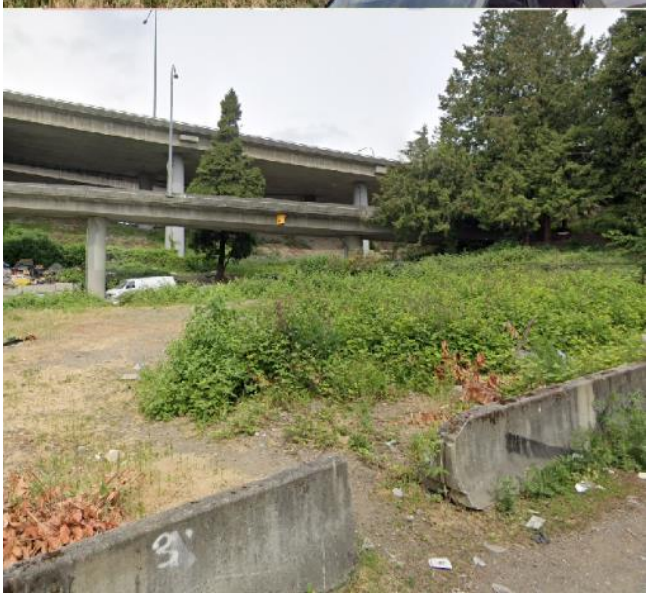
Access to infrastructure

Legal ingress/egress: Access to parcel via PASADENA PL NE
Paved streets: Yes
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: QFC - Wallingford, 1.2mi.
Food bank: University District Food Bank,, 1.3mi.
Pharmacy: Walgreens Pharmacy, 1.5mi.
Medical facility: UW Medical Center - Montlake, 1.1mi.
Social services office: King North Community Services Office, 3.6mi.
School(s):
B. F. Day Elementary School, 1.6mi.,
Hamilton International Middle School, 1mi.,
Lincoln High School, 1.4mi.,
John Stanford International School, 0.3mi.
Library: Wallingford Branch - The Seattle Public Library, 1.3mi.
Child care center: Trettin Early Learning Center, 1.1mi.
Park/recreational amenity: Peace Park, 0.1mi.
Bank: Chase Bank, 0.8mi.
Credit union: Verity Credit Union, 1.5mi.
Transit stop: NE 42nd St & 8th Ave NE, 0.3mi.
Employment center: Express Employment Professionals, 1.9mi.





Property assessment and sale history

Assessment

Land value: $1,172,300
Building value: $0
Total property value: $1,172,300
Total taxable value: $0

Sale history

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

Sources:
Department of Transportation Surplus Property Inventory, Seattle, WA Municipal Code, Seattle, 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, US Department of Agriculture Web Soil Survey, 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.

3308 9TH ST SW - Suitable for consideration

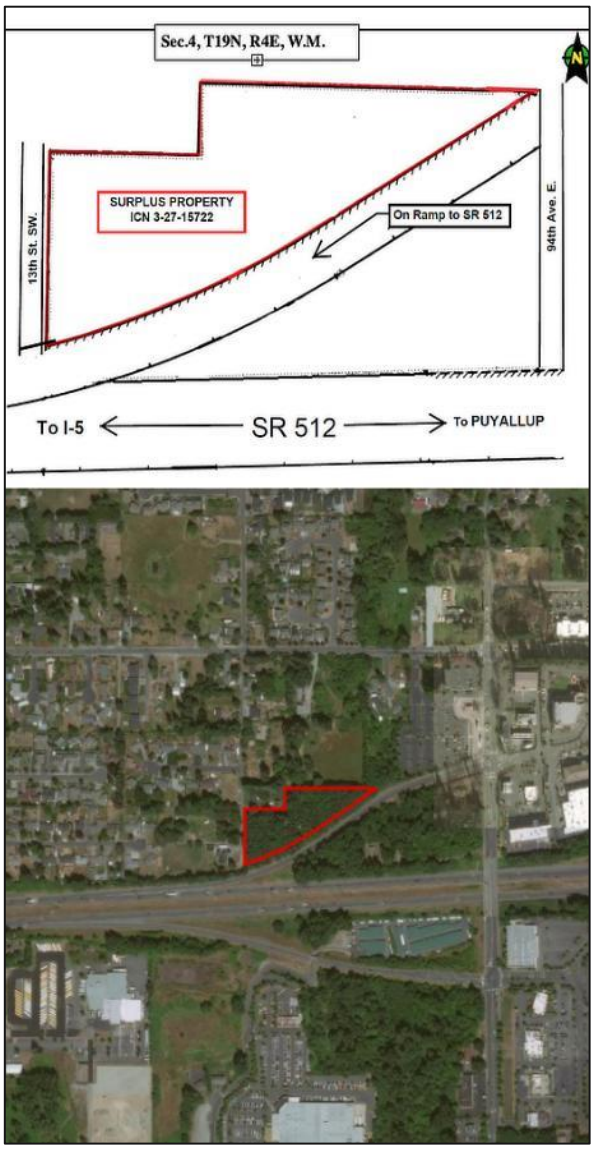
Meets location criteria?	Meets lot size criteria?	Meets land use designation criteria?	Meets zoning classification criteria?
Yes	Yes	Yes	Yes
Adequate infrastructure No mapped wetlands No mapped erosion impediments No mapped geological hazards	124,581.60 Sq. Ft. / 2.86 acres Minimum Lot Size 10,000 Sq. Ft.	Moderate density residential No comprehensive plan overlay	Public facilities (PF) **Rezone planned in 2026 to moderate residential density** No zoning overlays

General information

Tax parcel ID/link: 0419043042
Property address:
3308 9TH ST SW
Puyallup, WA98373
State agency owner: Department of Transportation
Jurisdiction: Pierce County, incorporated
Legislative district: 25
Census tract: 712.06
Section-township-range: S04, T19N-R04E
Area (approx.): 124,581.60 Sq. Ft. / 2.86 acres

Environmental health disparities	Overburdened community
Overall rank: 8/10	Yes

Low income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract



Zoning and land use characteristics

Zoning characteristics

Zoning classification:
Public facilities (PF)
Rezone planned in 2026 to moderate residential density
Allows single-family: Yes
Allows multi-family: Yes
Allows group homes: No
Maximum density: 1 DU/10,000 Sq. Ft.
Minimum lot size: 10,000 Sq. Ft.

Land use characteristics

Land use designation:
Moderate density residential
Current property use: Undeveloped
DOR use code: 91
Within Urban Growth Area?: Incorporated
Within "Limited Area of More Intense Rural Development"?: No

Location characteristics

Aquatic characteristics

Wetlands: No mapping indicators
Flood hazards: Outside flood area
FIRM panel(s): 53053C0341E
Shoreline designation: Does not apply
Critical Aquifer Recharge Area susceptibility: No mapping indicators
Major drainage: Puyallup
Minor drainage: Puyallup River

Geologic characteristics

Hydric soils: No hydric soils indicated
Soil type(s):
Non-hydric - 24D; Neilton gravelly loamy sand, 8 to 25 percent slopes
Predominantly non-hydric - 20B; Kitsap slit loan, 2 to 8 percent slopes
Slope stability: No mapped erosion impediments
Geological hazards: No mapped geological hazards
National Earthquake Hazard Reduction Program grade: C to D
Liquefaction susceptibility: Very low

Historic characteristics

Archaeological probability: Low to moderately low

Habitat characteristics

Habitat and species impacts: No mapping indicators
Riparian habitat: No mapping indicators

Access to infrastructure

Legal ingress/egress: Access to parcel via 13TH ST SW
Paved streets: Yes
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: Target Grocery, 1.2mi.
Food bank: Salvation Army Food Bank - South Hill, 1.0mi.
Pharmacy: CVS Pharmacy, 1.3mi.
Medical facility: MultiCare Good Samaritan Hospital, 2.2mi.
Social services office: Puyallup - DSHS Office, 3.6mi.
School(s):
Woodland Elementary, 1.7mi.,
Kalles Junior High, 2.7mi.,
Puyallup High School, 2.6mi.,
Puyallup Digital Learning, 1.7mi.
Library: Puyallup Public Library, 2.6mi.
Child care center: Right at School - Woodland Elementary, 1.7mi.
Park/recreational amenity: Bradley Lake Park, 1.5mi.
Bank: Wells Fargo, 1.2mi.
Credit union: Red Canoe Credit Union, 1.1mi.
Transit stop: South Hill Park and Ride, .4mi.
Employment center: Career Counseling, 1.5mi.





Property assessment and sale history

Assessment

Land value: $288,600
Building value: $0
Total property value: $288,600
Total taxable value: $0

Sale history

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

Sources:
Department of Transportation Surplus Property Inventory, Puyallup, WA Municipal Code, Puyallup, 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, US Department of Agriculture Web Soil Survey, 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.

1216 BROADWAY - 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	33,105.60 Sq. Ft. / 0.76 acres Minimum Lot Size Does Not Apply	Mixed Use No Comprehensive Plan Overlay	Mixed Use 15 (MU15) No Zoning Overlay

General information

Tax parcel ID/link: 00397223902400, 00397223902900, 00547323903000, 00547323903301
Property address:
1216 BROADWAY
Everett, WA 98201
State agency owner: Department of Enterprise Services
Jurisdiction: Snohomish County, Incorporated
Legislative district: 38
Census tract:
Section-township-range: S17, T29N-R5E
Area (approx.): 33,105.60 Sq. Ft. / 0.76 acres

Low-income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract

Environmental health disparities	Overburdened community
Overall rank: 8/10	Yes





Zoning and land use characteristics

Zoning characteristics

Zoning classification: MU15
Allows single-family: No
Allows multi-family: Yes
Allows group homes: No
Maximum density: Does not apply
Minimum lot size: Does not apply

Land use characteristics

Land use designation: Mixed use
Current property use: 461 automobile parking (lot)
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): 53061C0715G
Shoreline designation: Does not apply
Critical Aquifer Recharge Area susceptibility: No mapping indicators
Major drainage: Snohomish
Minor drainage: Snohomish River-frontal possession sound

Geologic characteristics

Hydric soils: No hydric soils indicated
Soil type(s):
Non-hydric; Urban land-Alderwood complex, 2 to 8 percent slopes
Slope stability: No Mapped Erosion Impediments
Geological hazards: No Mapped Geological Hazards
National Earthquake Hazard Reduction Program grade: C
Liquefaction susceptibility: Very low

Historic characteristics

Archaeological probability: High

Habitat characteristics

Habitat and species impacts: No mapping indicators
Riparian habitat: No mapping indicators

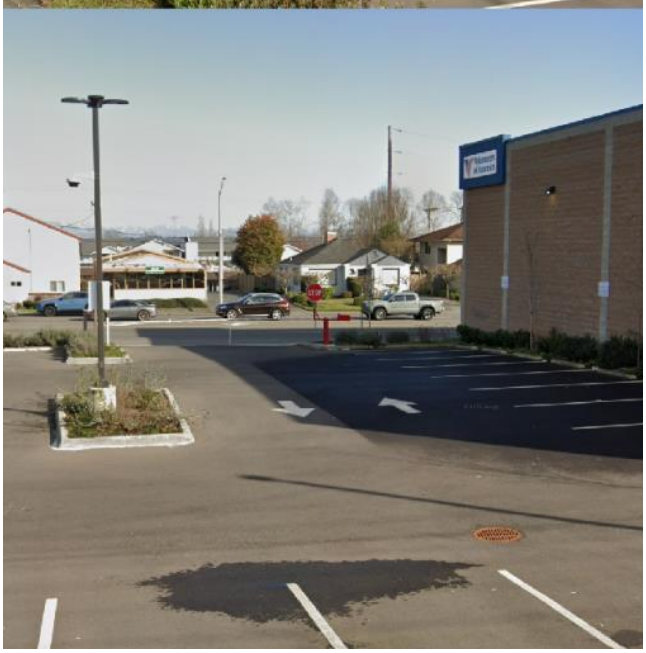
Access to infrastructure

Legal ingress/egress: Access to parcel via Broadway and 12th
Paved streets: Yes
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery Store: Safeway, 0.6mi.
Food bank: VOA, Everett Food Bank, <0.1mi.
Pharmacy: Credena Health Pharmacy Everett, 0.2mi.
Medical facility: Providence Regional Medical Center - Everett, 0.2mi.
Social services office: DSHS Everett Office, 0.6mi.





School(s):
Whittier Elementary, 0.4mi.,
North Middle, 1.6mi.,
Everett High, 1.5mi.,
Everett Montessori Academy, 1.6mi.
Library: Everett Public Library, 1.8mi.
Child care center: First Impressions Early Learning Center, 0.4mi.
Park/recreational amenity: Wiggums Hollow Park, 0.5mi.
Bank: Chase Bank, 1.7mi.
Credit union: MountainCrest Credit Union, 0.1mi.
Transit stop: Broadway & 12th St, <0.1mi.
Employment center: LaborMax Staffing - Everett, 2mi.

Property assessment and sale history

Assessment

Land value: $1,841,000
Building value: $72,900
Total property value: $1,913,900
Total taxable value: $0

Sale history

Sale date: 9/28/2020
Document type: Statutory / Warrant deed
Sale number: E147375
Sale amount: **$**2,100,000

Sources:
Department of Enterprise Services Surplus Property Inventory, Everett, WA Municipal Code, Everett, WA Zoning Map, Snohomish County Assessor's Office, Snohomish 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, US Department of Agriculture Web Soil Survey, 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.

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	37,200 Sq. Ft. / 0.850 acres Minimum lot size 5,000 Sq. Ft.	Westport mixed use tourist commercial 1 (Westport MUTC1) No comprehensive plan overlay	Westport mixed use tourist commercial 1 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: 1600
Section-township-range: S16, T12N-R13W
Area (approx.): 37,200 Sq. Ft. / 0.850 acres

Environmental health disparities	Overburdened community
Overall rank: 2/10	No

Low-income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract





Zoning and land use characteristics

Zoning characteristics

Zoning classification:
Westport mixed use tourist commercial 1 (Westport MUTC1)
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 tourist commercial 1 (Westport MUTC1)
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): 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: No hydric soils indicated
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

Habitat characteristics

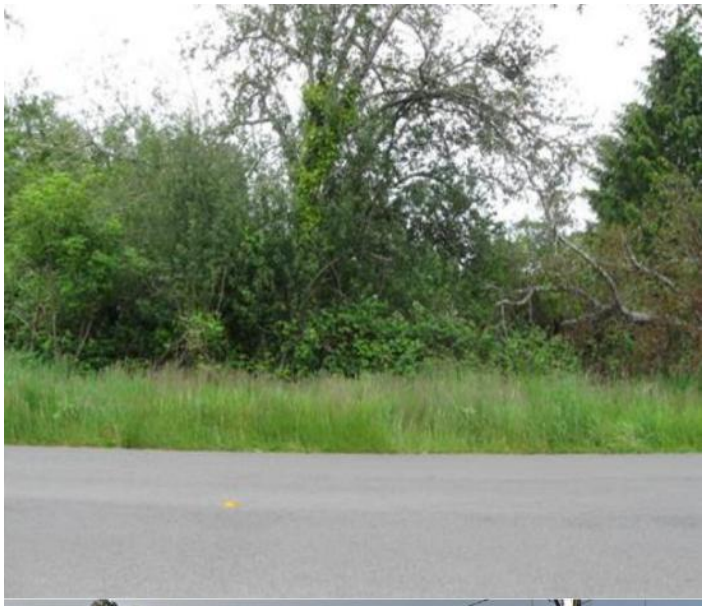
Habitat and species impacts: No mapping indicators
Riparian habitat: No mapping indicators

Access to infrastructure

Legal ingress/egress: Access to parcel via S Forest St & W Newell Ave
Paved streets: Yes
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: Shop n' Kart, 1mi.
Food bank: South Beach Food Bank, 1.1mi.
Pharmacy: Twin Harbor Drug, 1.6mi.
Medical facility: Grays Harbor Community Hospital - East, 20.63mi.
Social services office: Aberdeen - Wishkah Street, 20.62mi.
School(s):
Ocosta Elementary School, 1.49mi.,
Ocosta Junior - Senior High, 1.26mi.
Library: Westport Timberland Library, 1mi.
Child care center: South Beach Christian Dc, 3.89mi.
Park/recreational amenity: Grant Army Memorial Park, 0.6mi.
Bank: First Interstate Bank, 1.37mi.
Credit union: IAM Woodworkers, 19.21mi.
Transit stop: Forrest at Chehalis, 0.4mi.
Employment center: WorkSource Grays Harbor, 20.71mi.





Property assessment and sale history

Assessment

Land value: $209,950
Building value: $0
Total property value: $209,950
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, US Department of Agriculture Web Soil Survey, 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.

S Forrest St & W Newell Ave - Suitable for consideration

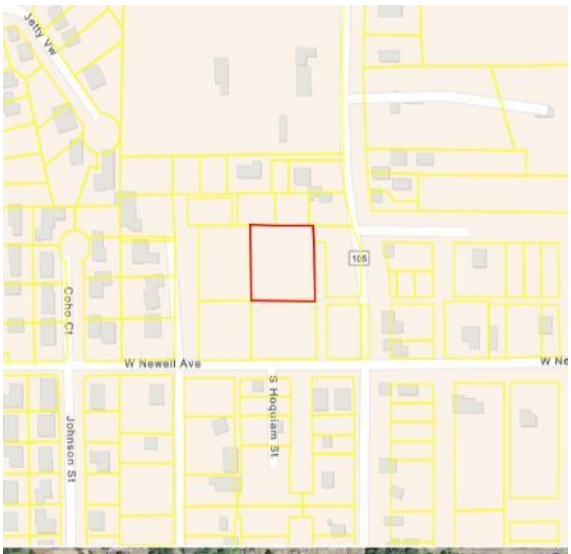
Meets location criteria?	Meets lot size criteria?	Meets land use designation criteria?	Meets zoning classification criteria?
Yes	Yes	Yes	Yes
Adequate infrastructure No mapped wetlands No mapped erosion impediments No mapped geological hazards	34,200 Sq. Ft. / 0.785 acres Minimum lot size 5,000 Sq. Ft.	Residential 1 (Westport R1) No Comprehensive Plan Overlay	Residential 1 (Westport R1) No zoning overlays

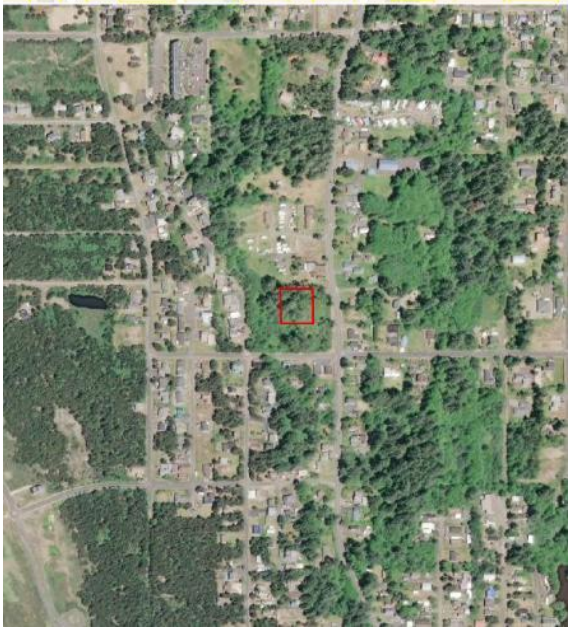
General information

Tax parcel ID/link: 102503000100
Property address: S Forrest St & W Newell Ave
Westport, WA98595
State agency owner: Department of Natural Resources
Jurisdiction: Grays Harbor County, incorporated
Legislative district: 19
Census tract: 1600
Section-township-range: S16, T12N-R13W
Area (approx.): 34,200 Sq. Ft. / 0.785 acres

Low-income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract

Environmental health disparities	Overburdened community
Overall rank: 2/10	No





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: 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: No hydric soils indicated
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

Habitat characteristics

Habitat and species impacts: No mapping indicators
Riparian habitat: No mapping indicators

Access to infrastructure

Legal ingress/egress: Access to parcel via S Forest St & W Newell Ave
Paved streets: No
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: Shop n' Kart, 1.1mi.
Food bank: South Beach Food Bank, 1.2mi.
Pharmacy: Twin Harbor Drug, 1.7mi.
Medical facility: Grays Harbor Community Hospital - East, 20.63mi.
Social services office: Aberdeen - Wishkah Street, 20.62mi.
School(s):
Ocosta Elementary School, 1.48mi.,
Ocosta Junior - Senior High, 1.26mi.
Library: Westport Timberland Library, 1.1mi.
Child care center: South Beach Christian Dc, 3.89mi.
Park/recreational amenity: Grant Army Memorial Park, 0.65mi.
Bank: First Interstate Bank, 1.47mi.
Credit union: IAM Woodworkers, 19.2mi.
Transit stop: Forrest at Chehalis, 0.5mi.
Employment center: WorkSource Grays Harbor, 20.7mi.

Property assessment and sale history

Assessment

Land value: $84,900
Building value: $0
Total property value: $84,900
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, US Department of Agriculture Web Soil Survey, 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

S Forrest St & W Newell Ave - Suitable for consideration

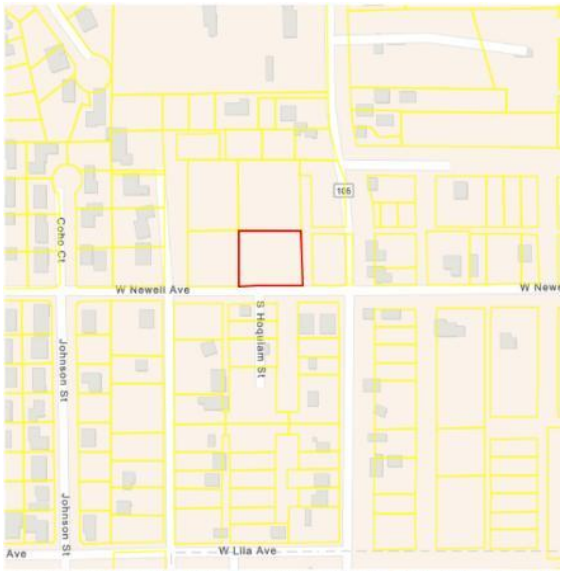
Meets location criteria?	Meets lot size criteria?	Meets land use designation criteria?	Meets zoning classification criteria?
Yes	Yes	Yes	Yes
Adequate infrastructure No mapped wetlands No mapped erosion impediments No mapped geological hazards	27,000 Sq. Ft. / 0.619 acres Minimum lot size 5,000 Sq. Ft.	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: 1600
Section-township-range: S16, T12N-R13W
Area (approx.): 27,000 Sq. Ft. / 0.619 acres

Environmental health disparities	Overburdened community
Overall rank: 2/10	No

Low-income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract





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: 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: No hydric soils indicated
Soil type(s): Predominantly non-hydric - 153; Westport fine sand, 3 to 10% 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

Habitat characteristics

Habitat and species impacts: No mapping indicators
Riparian habitat: No mapping indicators

Access to infrastructure

Legal ingress/egress: Access to parcel via S Forest St & W Newell Ave
Paved streets: Yes
Water: Available
Sewer: Available
Electric: Available

Distance to community services

Grocery store: Shop n' Kart, 1.1mi.
Food bank: South Beach Food Bank, 1.2mi.
Pharmacy: Twin Harbor Drug, 1.7mi.
Medical facility: Grays Harbor Community Hospital - East, 20.63mi.
Social services office: Aberdeen - Wishkah Street, 20.62mi.
School(s):
Ocosta Elementary School, 1.48mi.,
Ocosta Junior - Senior High, 1.26mi.
Library: Westport Timberland Library, 1.1mi.
Child care center: South Beach Christian Dc, 3.89mi.
Park/recreational amenity: Grant Army Memorial Park, 0.65mi.
Bank: First Interstate Bank, 1.47mi.
Credit union: IAM Woodworkers, 19.22mi.
Transit stop: Forrest at Chehalis, 0.5mi.
Employment center: WorkSource Grays Harbor, 20.72mi.



Property assessment and sale history

Assessment

Land value: $84,900
Building value: $0
Total property value: $84,900
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, US Department of Agriculture Web Soil Survey, 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.

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
Property address: 33RD ST BELLINGHAM, WA
Bellingham, WA98225
State agency owner: Department of Natural Resources
Jurisdiction: Whatcom County, incorporated
Legislative district: 40
Census tract: 100
Section-township-range: S31, T38N-R03
Area (approx.): 56,129.40 Sq. Ft. / 1.29 acres

Environmental health disparities	Overburdened community
Overall rank: 7/10	No

Low-income tax credit	Opportunity zone tax credit
Eligible tract	Eligible tract



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: 4 DU/1 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: Partially hydric soils indicated
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

Habitat characteristics

Habitat and species impacts: Yes
Riparian habitat: No mapping indicators

Access to infrastructure

Legal ingress/egress: Access to parcel via 33RD ST
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 Parkway 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, US Department of Agriculture Web Soil Survey, 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.

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

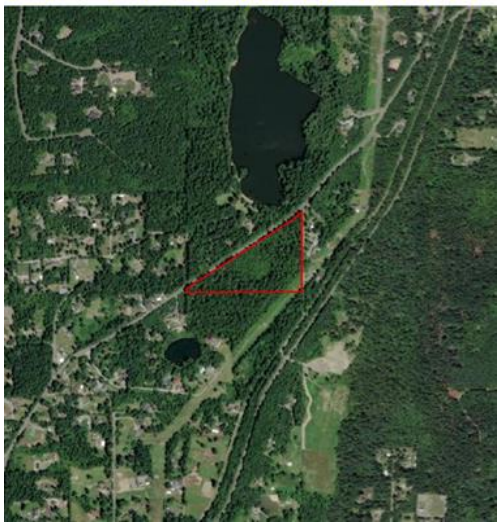
General information

Tax parcel ID/link: 3221079003
Property address: Nolte-Veazie Cumberland Rd/304th Ave SE Naco, WA98022
State agency owner: Parks and Recreation Commission
Jurisdiction: King County, unincorporated
Legislative district: 5
Census tract: 315.01
Section-township-range: S32, T21-R7
Area (approx.): 689,990 Sq. Ft. / 15.840 acres

Low-income tax credit	Opportunity zone tax credit
Ineligible tract	Ineligible tract

Environmental health disparities	Overburdened community
Overall rank: 4/10	No





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: 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: No hydric soils indicated
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

Habitat characteristics

Habitat and species impacts: Yes
Riparian habitat: No mapping indicators

Access to infrastructure

Legal ingress/egress: Access to parcel via Nolte-Veazie Cumberland Rd
Paved streets: Yes
Water: Available
Sewer: Not Available
Electric: Available

Distance to community services

Grocery store: Safeway, 5.9mi.
Food bank: Enumclaw Kiwanis Food Bank, 6.1mi.
Pharmacy: Walgreens Pharmacy, 6.1mi.
Medical facility: St. Elizabeth Hospital, 5.76mi.
Social services office: Buckley - Rainier School, 11.43mi.
School(s):
Byron Kibler Elementary School, 5.89mi.,
Thunder Mountain Middle School, 4.84mi.,
Enumclaw Sr High School, 7.56mi.,
Carbonado Historical School 19, 17.27mi.
Library: Enumclaw Public Library, 5.94mi.
Child care center: A Country Garden Montessori, 3.75mi.
Park/recreational amenity: Nolte State Park, 0.1mi.
Bank: JPMorgan Chase Bank, National Association, 4.58mi.
Credit union: White River Credit Union, 6mi.
Transit stop: Griffen Ave & Wells St, 6mi.
Employment center: Allegiance Staffing, 20.8mi.



Property assessment and sale history

Assessment

Land value: $543,000
Building value: $0
Total property value: $543,000
Total taxable value: $0

Sale history

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

Sources:
Parks and Recreation Commission Surplus Property Inventory, King County Assessor's Office, King County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, US Department of Agriculture Web Soil Survey, 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.

Appendix D: 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 county	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Former Ice Caves State Park	Chelan 98816 Chelan	Too far from utility services. Entire parcel is in erosion hazard zone. Portion of parcel is in landslide hazard zone.	159.00	RR20	RR20	Undeveloped	Parcel has hilly topography with valley running through the middle. Access via Apple Acres Rd., North of Lake Chelan Airport.	PARKS
Battle Ground Lake State Park NE Palmer Rd & NE 171 St Ct	Battle Ground 98604 Clark	Northern portion of parcel is in a severe erosion hazard area. Parcel has slopes with >15% incline. Outside flood area.	0.05	PF, R-5	Rural	Undeveloped	Clark County code states the minimum lot size for development in this zone is five acres for a maximum density of one unit per five acres. Lot is too small for development.	PARKS
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
Grayland A-HWY 105	Grayland 98547 Grays Harbor	The western portion of this parcel is in a flood zone. The lot is located next to a shoreline.	1.30	R-3 SMP: Shoreline Residential	R-3	Restroom facility and open access	Parcel intersected by Grayland Beach Rd. to beach access. 2018 construction of a restroom building (comm./ag./ utility).	PARKS

Street address or nearest intersection	City zip code county	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Bottle Beach (Lot 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. Irregular shaped lot with native trees and undeveloped land.	1.12	PPR	PPR	Undeveloped	Jefferson County zoning code states that no residential units may be developed on properties zoned as PPR.	PARKS
Near Stillpoint Ln & N Jacob Miller Rd	Port Townsend 98368 Jefferson	Access through private driveway. Too far from services. This lot is on city water.	0.83	Rural Residential	RR-20	Vacant	Parcel is too small to develop based on zoning criteria. Partially cleared parcel surrounded by evergreen trees.	DNR
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	PARKS

Street address or nearest intersection	City zip code county	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
							platting occurred.	
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
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	Parcel is covered in various types of brush and grass.	WSDOT
Pendleton St SW	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.	DNR

Street address or nearest intersection	City zip code county	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
Riverside-Charles Rd/W Highland Rd	Nine Mile Falls 99026 Spokane	Undeveloped land covered with trees. Slight hilled incline on SW triangular lot.	3.18	RCV	RCV	Undeveloped	Two lots intersected by W. Charles Rd & W. Highland Rd. Too far from services.	PARKS
Riverside-Old Trails-btwn N Hayford Rd & N Old Trails Rd	Nine Mile Falls 99026 Spokane	Parcel is currently landlocked. Parcel is intersected by two elevated ridges with a narrow valley is between them.	40.00	RCV	RCV	Undeveloped	Parcel is too far from services and does not have public road access.	PARKS
Government Way/Huston Road (Lot 1 of 4)	Spokane 99224 Spokane	Parcel ID: 25101.0607. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	1.94	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
Government Way/Huston Road (Lot 2 of 4)	Spokane 99224 Spokane	Parcel ID: 25101.1402. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	0.63	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
Government Way/Huston Road (Lot 3 of 4)	Spokane 99224 Spokane	Parcel ID: 25102.1101. No public access. Irregular shaped narrow lot on an incline. Variable topography with natural trees.	3.74	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS
Government Way/Huston Road (Lot 4 of 4)	Spokane 99224 Spokane	Parcel ID: 25102.9055. No public access. Irregular shaped narrow lot. Variable topography	3.98	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS

Street address or nearest intersection	City zip code county	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
		with natural trees.						
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 Crystal Falls State Park. Intersected by a HWY 20 Colville-Tiger Rd	PARKS
Crystal Falls-HWY 20 Colville-Tiger Rd	Colville 99140 Stevens	No road to access, parcel is currently landlocked. Parcel is covered with native trees and variable topography. Too remote for services.	13.00	5630300: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is Crystal Falls State Park, parcels are separated by HWY-20 Colville-Tiger Rd.	PARKS

Street address or nearest intersection	City zip code county	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
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	Commercial	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