

2022 State Surplus Property Program



2022 annual report inventory of state-owned real properties and recommendations per RCW 43.63A.510

**STATE SURPLUS PROPERTY
PROGRAM**

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Report to the Legislature

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Executive summary

Overview

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

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 properties inventoried by Commerce in 2022, eight were determined suitable for consideration for affordable housing development (Table 1).

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 Washington State Department of Transportation (WSDOT).

Table 1: State Surplus Suitable Properties

| Agency | Situs Address | Location | Leg. District |
|--------|----------------------------------|----------------------|---------------|
| DNR | S Forest St. & W Newell Ave | Westport, WA 98595 | 19 |
| DNR | S Forest St. & W Newell Ave | Westport, WA 98595 | 19 |
| DNR | S Forest St. & W Newell Ave | Westport, WA 98595 | 19 |
| DNR | XXX E 57th St./E Q St. | Tacoma, WA 98404 | 29 |
| PARKS | Nolte-Veazie Cumberland Rd | Naco, WA 98022 | 5 |
| WSDOT | 107th Ave. & 53rd Street | Vancouver, WA 98662 | 49 |
| WSDOT | Patton Boulevard & Harris Rd. NE | Moses Lake, WA 98837 | 13 |
| WSDOT | 3rd Avenue Off-Ramp | Lacey, WA 98513 | 22 |

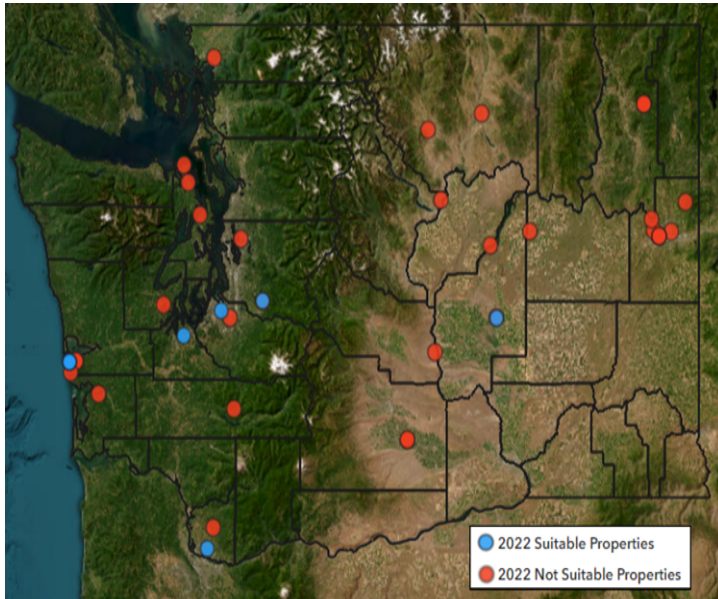
The State Surplus Property Program annual report and [interactive mapping tool](#) provides access to the inventory of state-owned lands that are vacant or available for sale or lease for affordable housing. The program's inventory is primarily meant to inform local decision makers, affordable housing developers, public housing authorities, and other interested parties of the state's surplus real estate. In 2022, staff enhanced marketability and technical assistance available with the report so that these surplus properties are more visible 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 units.

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

² [Chapter 217, Laws of 2018](#)

Statute³ requires designated state agencies report annually by Nov. 1 and Commerce to submit its analysis to the Office of Financial Management and appropriate policy and fiscal committees of the Legislature by Dec. 1.

Figure 1: Surplus Property Locations



Source: State Surplus Property Program Interactive Map

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

Surplus real property inventory annual update

Of the six designated agencies required to report their surplus real estate inventories, four had no property for consolidation in 2022. DNR reported 10 properties, and PARKS reported 21. The inventory of WSDOT's Real Estate Services Program was also requested, and reported 10 state-owned lands. In total, there are 41 properties reviewed for this report.

Of those, the State Surplus Property Program determined that eight are suitable for consideration for affordable housing development and 33 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, 2021 and ending Nov. 1, 2022.

Parks and Recreation Commission

PARKS reported that two properties from the 2021 State Surplus Property inventory were removed, but neither of these parcels were disposed of for public benefit. The two properties were Auburn State Park at 810 30th St. NE in Auburn, which was sold to the Auburn Fire Department, and Lake Newport State Park in Pend Oreille County, which was transferred to the city of Newport.

Department of Natural Resources

DNR reported no change to their inventory from the prior year. The agency did note that two properties on its surplus inventory list are going to be put up for public auction in 2023. These properties are the XXX E 57th St./ E Q St. parcel in Tacoma and 4312 E Joseph parcel in Spokane.

Department of Enterprise Services

DES had two parcels go through the agency's government offer process, giving government entities priority to the surplus lands. Neither of these properties received offers for acquisition from state, local, or tribal governments. The general public then had the opportunity to bid on a 5.6 acre commercial property at 2333

³ [Chapter 217, Laws of 2018](#)

Seaway Blvd in Everett,⁴ and a 1.1 acre residential property at 4202 Leavelle St. NE in Olympia.⁵ Both of these properties are currently under contract and not available for sale or lease.

Department of Transportation

Through the authority of [RCW 47.12.064](#), WSDOT identifies and catalogs real property that is no longer required for department use and is suitable for the development of affordable housing. WSDOT's surplus real estate has a more active rotation of properties available at auction and these lands account for all of the increase in new state-owned parcels on the State Surplus Property Program's 2022 inventory list. WSDOT's inventory updates include the auction and sale of a suitable property at Thacker Rd. & Rainier Rd. near Othello to a private party in 2022, as well as a new suitable property in Vancouver at 107th Ave. & 53rd St.

Conclusions

The State Surplus Property Program inventory list consolidated 41 properties in 2022:

- Eight properties (20%) on the surplus property inventory are suitable for consideration of affordable housing development.
- Thirty-three properties (80%) on the surplus property inventory are unsuitable for consideration of affordable housing development.

Two suitable properties were removed from the 2021 suitable inventory for the 2022 annual report. These include the PARKS' Auburn State Park property in Auburn which sold to Auburn Fire Department and WSDOT's Thacker Rd. & Rainier Rd. property near Othello which sold at auction to a private party. Seven suitable properties carried over from the 2021 suitable inventory, with WSDOT's surplus property at 107th Ave. & 53rd St. in Vancouver as the only surplus property added to the suitable inventory in 2022.

Generally, properties on the suitable inventory list do not have quick turnover. The majority of the properties in the program's 2022 suitable inventory have been reported as suitable for nearly five years. As in years prior, 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, 2021 and ending Nov. 1, 2022. The State Surplus Property Program continues 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.

⁴ [Department of Enterprise Services - Surplus Property Bulletin Project 22-01-017](#)

⁵ [Department of Enterprise Services - Surplus Property Bulletin Project 22-01-017](#)

Program history and authorizing legislation

The potential to use available state properties for capital investments has gained attention among lawmakers in recent years. In 2018 the Washington State Legislature directed Commerce to produce a report on state-owned surplus land that could be developed into affordable housing and increased the number of reporting agencies from five to six.⁶ 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 parcel information it collected about the properties on the surplus inventory list to include more detailed assessment of state-owned real estate. 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 property's vicinity
- Establish whether properties have access to roads and basic utilities
- Determine there are no geological or environmental impediments to development
- Calculate the distance to basic services, such as schools, medical facilities and grocery stores
- Assess if properties have access to employment centers

To elevate the information presented in the program's annual report, an interactive mapping tool was produced in 2021 to illustrate 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, 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.

⁶ [Chapter 217, Laws of 2018](#)

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

(4) As used in this section:

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

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

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

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

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

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

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

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

State Surplus Program improvements

Meeting with community development financial institutions:

This year, the State Surplus Program met with community development financial institutions (CDFIs) to improve outreach methods to connect stakeholders interested in state-owned surplus lands with additional resources to support their development.

Enterprise Community Partners (Enterprise) is a nonprofit corporation and CDFI in the Puget Sound region offering advisory services and technical assistance for affordable housing development, including pre-development, acquisition, project design, and evaluation support. Enterprise volunteered to assist with assessments for parties interested in developing a state-owned surplus property in the State Surplus program. Developers can also use Enterprise's expertise to connect with local institutions to determine a range of options for development of state-owned real estate.

The Office of Rural and Farmworker Housing (ORFH) is a nonprofit corporation and CDFI specializing in the development of housing options in rural communities. ORFH assists nonprofit organizations and public housing authorities in feasibility, acquisition, pre-development, financing, related to building or preservation of affordable rental housing.⁷ ORFH expressed interest in using the State Surplus Annual Report and interactive map as another resource for its work and the work of its partners.

Neighborhood-level information for suitable properties:

Another initiative in 2022 was the start of neighborhood-level assessments for suitable properties. These reports provide a detailed look at community and rental housing market profiles using U.S. Census data and PolicyMap⁸ reports. Table 2 indicates the types of data available in these reports, which can be found in the expanded property data reports in [Appendix D](#) as well as through the "Suitability Report" link found in the State Surplus interactive map.

Disseminating the annual report to developers:

The Multifamily Housing and Community Facilities Division of the Washington State Housing Finance Commission will include information about the State Surplus Program through a newsletter to developers on their mailing list.

Continue to develop interactive map for stakeholders:

More emphasis was placed on building out elements of the interactive map for stakeholders and members of the public. This includes expanding information about local community services and developing features that would be beneficial for examining sites. Analytics from the first full year of this interactive map indicate there is statewide interest in the use of the annual report's content. The program will continue to develop features that are useful for stakeholders and expand communication about these features to end users.

Table 2: PolicyMap report data

| Demographic data | Rental housing market data |
|-------------------------|---------------------------------------|
| Racial characteristics | Rental households by rental unit size |
| Age group distributions | Gross rents by rental unit size |
| Income levels | Renter household annual income |
| Immigration | Renter households with cost burden |
| Household size | |
| Housing tenure | |
| Housing vacancy rates | |
| Employment by industry | |
| Unemployment rate | |

⁷ Office of Rural and Farmworker Housing. [Office of Rural and Farmworker Housing 2021-2022 Annual Report](#)

⁸ PolicyMap: www.policymap.com

Determination of affordable housing suitability

Affordable housing suitability criteria

In developing the suitability criteria, Commerce aligned the four industry-accepted standards in Table 3 with the goals and standards used in [Chapter 217, Laws of 2018](#), the Washington State Growth Management Act (GMA)⁹ and Washington State Affordable Housing Combined Funders application.¹⁰ A number of affordable housing development entities adhere to the Washington State Affordable Housing Combined Funders standards, including:

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

Table 3 details Commerce’s criteria in determining the property’s suitability for affordable housing development. The first column describes criteria that suggest a property might be suitable for consideration. The second column describes criteria that tend to exclude a property from being suitable, absent significant extenuating circumstances.

Table 3: Affordable housing suitability criteria

| Industry-accepted standards | Criteria for properties suitable for consideration in affordable housing development | Criteria for properties NOT suitable for consideration in affordable housing development |
|-----------------------------|---|--|
| Location | <ul style="list-style-type: none"> • No impediments to development, such as steep slopes and the presence of significant critical areas • Located near population centers and services, preferably inside the urban growth area • Infrastructure (streets and utilities) in place • Property must be legally accessible | <ul style="list-style-type: none"> • Impediments to development, such as steep slopes, wetlands or flooding • Remote location (too far from population centers, services and transit) • No infrastructure (streets and utilities) in place • No legal or feasible ingress/egress |
| Approximate lot size | <ul style="list-style-type: none"> • Dimensions of lot allow development under existing zoning | <ul style="list-style-type: none"> • Not developable per codes, or some parcels appear to be too small to develop |

⁹ [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. All development in counties and cities that plan under the GMA must adhere to the city and county comprehensive plans.

¹⁰ [Washington State Affordable Housing Combined Funders Application](#)

| Industry-accepted standards | Criteria for properties suitable for consideration in affordable housing development | Criteria for properties NOT suitable for consideration in affordable housing development |
|-------------------------------|--|--|
| Current land-use designation | <ul style="list-style-type: none"> • Should be residential, ideally within urban growth area • Parcels in rural areas outside urban growth areas can be zoned at a density that would not allow for affordable housing unless in a “limited area of more intensive rural development” (LAMIRD) | <ul style="list-style-type: none"> • Natural Resource designation (forest, agricultural, mineral) because they are generally very large parcels that are remote from urban services. • Parcels that do not have a residential designation would be excluded, as changing the zoning would slow the development process beyond the 36-month goal detailed in Chapter 217, Laws of 2018 Section 1. |
| Current zoning classification | <ul style="list-style-type: none"> • Current zoning permits all types of affordable housing • Allows higher-density development | <ul style="list-style-type: none"> • Zoning that is low density or overly restrictive may be difficult to use for affordable housing |

State Surplus Property results

Properties suitable for consideration in affordable housing development

Table 4 lists the suitable properties and provides the street or nearest intersection of the property, which hyperlinks to the county assessor’s map for each property, when available. The table also includes relevant parcel data, the land-use designation, city or county zoning code information, agencies responsible for property disposition, additional comments, and the page number where more detailed parcel information can be found in [Appendix D](#).

Table 4: Surplus properties suitable for consideration in affordable housing development

| Street address or nearest intersection | City Zip code County | Location (topography, accessibility, etc.) | Lot size (acres) | Current land use designation | Current zoning | Current use | Comment | Agency |
|--|-----------------------------------|---|------------------|--|--|-------------|--|--------|
| S Forest St & W Newell Ave (Lot 1 of 3) Page 22 | 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 Forest St & W Newell Ave (Lot 2 of 3) Page 25 | 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 |
| S Forest St & W Newell Ave (Lot 3 of 3) Page 28 | 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 |
| XXX E 57th St/ E Q St Page 31 | Tacoma 98404 Pierce | Access is on corner of E Q St. and E 57th St. Critical areas are close to this lot and will need a feasibility study done to see how much wetlands are on the lot for a building lot. | 0.55 | Single Family Residential | R-2 | Undeveloped | Undeveloped land. Minimum lot size is 5,000 sq. ft. | DNR |
| Nolte-Veazie Cumberland Rd SE/304th Ave SE Page 34 | Black Diamond 98010 King | Public road access. Adjacent to Nolte State Park and Deep Lake. No mapped erosion, landslide, or flood plain designations. | 13.50 | OP & RA-5 | RA-5 | Undeveloped | Undeveloped parcel with heavy evergreen tree growth. | PARKS |

| 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 |
|---|------------------------------|---|------------------|------------------------------|--|-------------|--|--------|
| 107th Avenue/NE 53rd Street Page 37 | Vancouver 98662 Clark | Access from 107th Avenue and NE 53rd Street. Undeveloped with utilities in the area. Significant trees, potential wetland, and wetland vegetation. No mapped erosion, landslide, or flood plain designations. | 2.75 2.49 | Commercial and Mixed Use | CG | Undeveloped | Zoning allows for multifamily dwellings as part of a mixed-use development. | WSDOT |
| Patton Blvd. and Harris Rd. Page 40 | Moses Lake 98837 Grant | Access to parcel via Patton Blvd. Undeveloped land with level topography. No mapped erosion, landslide, or flood plain designations. | 4.03 | General Commercial | UC1 | Undeveloped | Zoning allows for residential dwellings as part of a mixed-use development. | WSDOT |
| One-way Highway Off Ramp at 3rd Avenue SE¹¹ Page 43 | 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 nine properties that were determined to be potentially suitable for affordable housing development.

¹¹ Map Data © 2022 Google

Conclusion

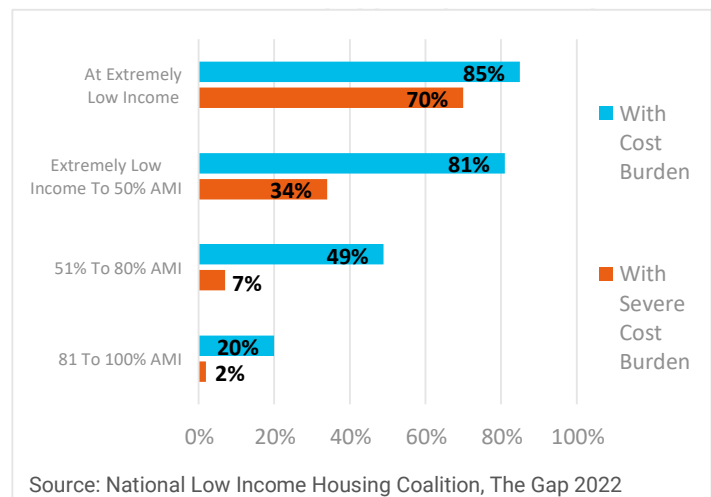
State Surplus Property Program inventory findings

The State Surplus Property Program inventory list consolidated 41 properties in 2022:

- Eight properties (20%) on the surplus property inventory are suitable for consideration of affordable housing development.
 - Seven properties from the 2021 suitable inventory remain on the suitable inventory in 2022.
 - WSDOT's surplus property at 107th Ave. & 53rd St. in Vancouver is the only surplus property added to the suitable inventory in 2022.
- Thirty-three properties (80%) 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 near the property:
 - Twenty-five properties (61%) lack access to at least two types of utilities (power, water, and sewer)
 - Twenty-three (56%) do not have legal access
 - Thirteen properties (32%) have a lot that is too small for residential development based on local code
 - Eight properties (20%) have zoning restrictions where residential construction is not allowed
 - Six properties (15%) with wetlands present
 - Nine properties with (22%) with geologic hazards present
 - Eight properties (20%) with erosion impediments present
- No properties from the 2021 State Surplus Property Program Report were transferred, leased, or disposed for affordable housing development under the authority of [RCW 39.33.015](#).

An ongoing need to support affordable housing in Washington

In Washington state, nearly half of renters are cost-burdened, spending more than 30% of their household income on housing costs.¹² 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.¹³ As shown in Figure 2, extremely low income, very low income, and low income households must spend more of their income on housing than what is affordable to their income level. This puts these households at risk of losing their housing or moving to less expensive areas, which are further from jobs and public transportation options.¹⁴ When housing costs are



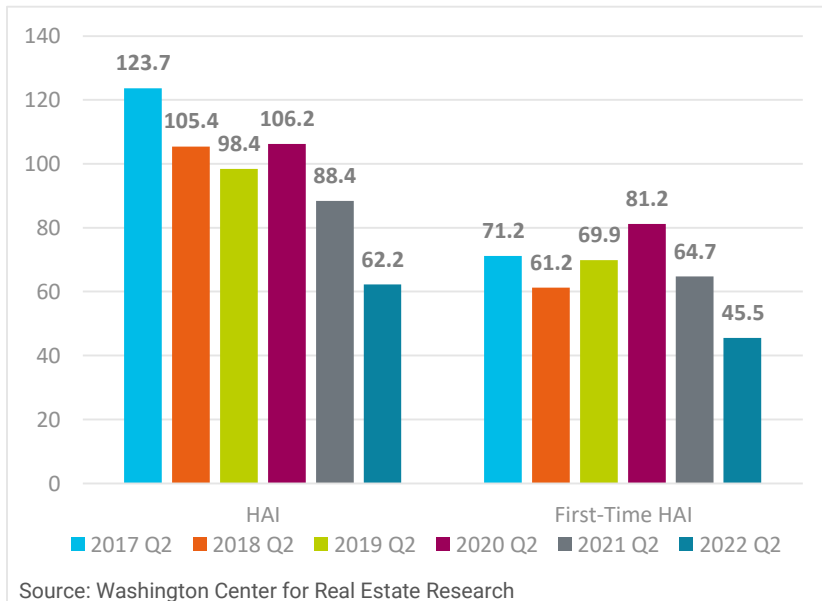
¹² U.S. Census Bureau. (2022). 2021 American Community Survey, 1-Year Estimates, Table DP-04

¹³ Department of Commerce, Affordable Housing Advisory Board Annual Update (2019)

¹⁴ Northern Virginia Affordable Housing Alliance, [Leveraging Public Land for Affordable Housing](#), September, 2014, Accessed 11/1/2021.

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 2021 report, 21.1% of Washington renters (229,612 households) were extremely low-income, and a deficit of 158,225 units both affordable and available to them.¹⁵

Figure 3: Statewide HAI & first-time HAI



Housing affordability is also not improving for Washington's prospective homeowners. In the second quarter of 2022, the Washington Center for Real Estate Research's (WCRER) Housing Market Snapshot indicates that for first-time and repeat home buyers, home purchases continue to be unaffordable in 36 of the state's 39 counties.¹⁶ WCRER's Home Affordability Index (HAI) is a measure of median income and the amount needed to afford a median priced home. A HAI value of 100 means that a household with a median income has exactly enough income to qualify for a mortgage on a median priced home.¹⁷ Similarly, the First Time HAI uses median household income of perspective buyers that is lower than the HAI to approximate the affordability of first-time buyers purchasing a

less than median priced home. A First Time HAI value of 100 means that a household with 70% of median household income has exactly enough income to qualify for a mortgage on a home priced at 85% of the median.¹⁸ As illustrated in Figure 3, there was a temporary increase in affordability throughout the state in 2020, but the trend in decreasing housing affordability seen throughout the state in years prior continued in 2022.

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 2021-22, programs within Commerce note a substantial need for development throughout Washington.¹⁹ The State Surplus Property Program plans to continue working to improve the quality of this report and it's visibility with interested stakeholders. With the continued support of designated state agencies, the State Surplus Program Report can be an additional tool to support efforts that result in more affordable housing throughout the state.

¹⁵ National Low Income Housing Coalition, [The Gap: A Shortage of Affordable Homes 2021, Washington State](#). Accessed 11/9/2022

¹⁶ Washington Center for Real Estate Research, [Washington State's Housing Market Snapshot 2022 Q2](#). Accessed 11/14/2022

¹⁷ Washington Center for Real Estate Research, [Guide for Interpreting Housing Affordability Indices](#), Oct. 14, 2021. Accessed 11/14/2022.

¹⁸ Ibid.

¹⁹ Washington State Department of Commerce, Affordable Housing Advisory Board, [2019 Annual Report](#); Bond Cap Allocation Program, [2020 Bond Cap Biennial Report](#); Community Development Block Grant Program, [2020-2024 Consolidated Housing Plan](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

[Update Appendix B with properties not suitable for affordable housing consideration.]

Appendix B Table 1: Surplus properties not suitable for consideration in affordable housing development

| Street Address or Nearest Intersection | City Zip code County | Location (topography, accessibility, etc.) | Lot size (acres) | Current land use designation | Current zoning | Current use | Comment | Agency |
|---|---------------------------|---|------------------|------------------------------|----------------|-------------|--|--------|
| Former Ice Caves State Park | Chelan 98816 Chelan | Too far from utility services. Entire parcel is in erosion hazard zone. Portion of parcel is in landslide hazard zone. | 159.00 | RR20 | RR20 | Undeveloped | Parcel has hilly topography with valley running through the middle. Access via Apple Acres Rd., North of Lake Chelan Airport. | PARKS |
| Battle Ground Lake State Park NE Palmer Rd & NE 171 St Ct | Battle Ground 98604 Clark | Northern portion of parcel is in a severe erosion hazard area. Parcel has slopes with >15% incline. Outside flood area. | 0.05 | PF, R-5 | Rural | Undeveloped | Clark County code states the minimum lot size for development in this zone is five acres for a maximum density of one unit per five acres. Lot is too small for development. | PARKS |
| 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 |

| 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 |
|--|-----------------------------|--|------------------|-----------------------------------|----------------|-------------------------------------|---|--------|
| Intersection of SR 17 and Patton Blvd. in Moses Lake | Moses Lake 98837 Grant | No legal access. A portion of the property is a former stockpile site with significant material removed leaving depressions in the topography. | 27.80 | UC1 | UC1 | Vacant, former WSDOT Stockpile Site | Aerospace Overlay Zoning protection. This vacant parcel is predominantly sage brush with some native grasses. | WSDOT |
| Grayland A-HWY 105 | Grayland 98547 Grays Harbor | The western portion of this parcel is in a flood zone. The lot is located next to a shoreline. | 1.30 | R-3 SMP: Shoreline Residential | R-3 | Restroom Facility & Open Access | Parcel intersected by Grayland Beach Rd. to beach access. 2018 construction of a restroom building (comm./ag./utility). | PARKS |
| Bottle Beach (Lot 1 of 2) | Ocosta 98520 Grays Harbor | No legal access, parcels are currently landlocked. | 0.60 | G-5 | G-5 | Undeveloped | Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations. | PARKS |
| 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 |

| 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 |
|--|-------------------------------|---|------------------|------------------------------|------------------|------------------------|---|--------|
| HJ Carroll Park-Dabob Bay near Brinnon | Brinnon 98320 Jefferson | No public access. Triangular lot with native trees and undeveloped land. | 3.00 | PPR | PPR | Undeveloped | Jefferson County zoning code states that no residential units may be developed on properties zoned as PPR. | PARKS |
| Near Stillpoint Ln & N Jacob Miller RD | Port Townsend 98368 Jefferson | Access through private driveway. Too far from services. This lot is on city water. | 0.80 | Rural Residential | RR-20 | Vacant | Parcel is too small to develop based on zoning criteria. Partially cleared parcel surrounded by evergreen trees. | DNR |
| Kitsap Memorial-178 NW Park Street | Poulsbo 98370 Kitsap | No legal access. Portions of this lot are in wetlands and erosion hazard zones. | 4.00 | Public Facilities | Park | Undeveloped, Park Land | This zone is not intended to accommodate population growth and therefore does not have an allowed density. | PARKS |
| Ginkgo Huntzinger Rd | Vantage 98950 Kittitas | Portion of property is on a slope steeper than 30 percent. There is an extreme hazard rating for roof safety. | 8.30 | Rural Working | Forest and Range | Undeveloped | In a Forest and Range zone, plots must be at least 20 acres, or at least ½ an acre if cluster platting or conservation platting occurred. | PARKS |

| 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 |
|--|------------------------------------|--|------------------|------------------------------|----------------------------|--|--|--------|
| 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 |
| West of E. Johns Prairie Road and SR 3 | Shelton 98584 Mason | There is no legal access to parcel. No utilities or sewer access at property. | 7.32 | Shelton UGA | UGA & Industrial | Undeveloped, set up for mining operation | This parcel was intended for use as a surface mining operation but the property has been dormant for many years. The abutter roadways are under private ownership. | WSDOT |
| East of Twisp Airport Rd. & WA-20 | Methow Valley 98856 Okanogan | The majority of the parcel is steep mountainside with an estimated one acre gently sloping. | 6.12 | MRD UL20 | MRD | Undeveloped | Parcel is covered in various types of brush and grass. Situated outside the Twisp UGA Boundary. | WSDOT |
| 168F OLD RIVERSIDE HWY | Omak 98841 Okanogan | This parcel has private access leading to site. The parcel is generally level with slopes in the previously mined area. | 14.55 | Suburban Residential | Rural 20 | Undeveloped, former WSDOT Pit Site Area | Parcel is covered in various types of brush and grass. | WSDOT |

| Street Address or Nearest Intersection | City Zip code County | Location (topography, accessibility, etc.) | Lot size (acres) | Current land use designation | Current zoning | Current use | Comment | Agency |
|--|-------------------------------|--|------------------|------------------------------|----------------|-------------|--|--------|
| 13th St. SW & 31st Ave. SW | Puyallup 98373 Pierce | Legal access on 13th St. SW. Limited access to utilities. Mostly level parcel with gentle sloping. | 2.85 | PF | PF | Undeveloped | The PF zoning does not allow for residential construction. | WSDOT |
| 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 |

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

| 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 |
|--|--------------------------|--|------------------|---------------------------------|----------------------------|-------------|--|--------|
| 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 |
| 4357 Meridian Street | Bellingham 98226 Whatcom | Parcel has no legal or constructed access. The slightly below grade parcel is covered in native vegetation. | 0.31 | Public land | Commercial | Vacant | Public utilities are available to the area, but will need to be extended to the parcel. | WSDOT |
| 215 S Beech Street | Toppenish 98948 Yakima | Legal access vis S Beech St. Access to utilities. Level topography covered with native grasses. | 0.13 | General Business | B2 | Vacant | Residential construction is not allowed per zoning regulations. Parcel has issue with 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 was 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 property's vicinity
- Establish whether properties have access to roads and basic utilities
- Determine there are no geological or environmental impediments to development
- Calculate the distance to basic services, such as schools, medical facilities and grocery stores
- Assess if properties have access to employment centers

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

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

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

Appendix D: Expanded property information, suitable properties

S Forest St & W Newell Ave - Suitable for Consideration

| Meets Location Criteria? | Meets Lot Size Criteria? | Meets Land Use Designation Criteria? | Meets Zoning Classification Criteria? |
|--|--|---|---|
| Yes | Yes | Yes | Yes |
| 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 Forest St & W Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

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

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

Westport Mixed Use Commercial Tourism 1 (Westport MUCT1)

Westport R1 (Residential 1)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:

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 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.

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 (www.policymap.com), ESRI ArcGIS Online; 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.

S Forest St & W Newell Ave - Suitable for Consideration

| Meets Location Criteria? | Meets Lot Size Criteria? | Meets Land Use Designation Criteria? | Meets Zoning Classification Criteria? |
|--|--|--|---|
| Yes | Yes | Yes | Yes |
| 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 Forest St & W Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

Area (approx.): 34,200 Sq. Ft. / 0.785 Acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

Residential 1 (Westport R1)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:

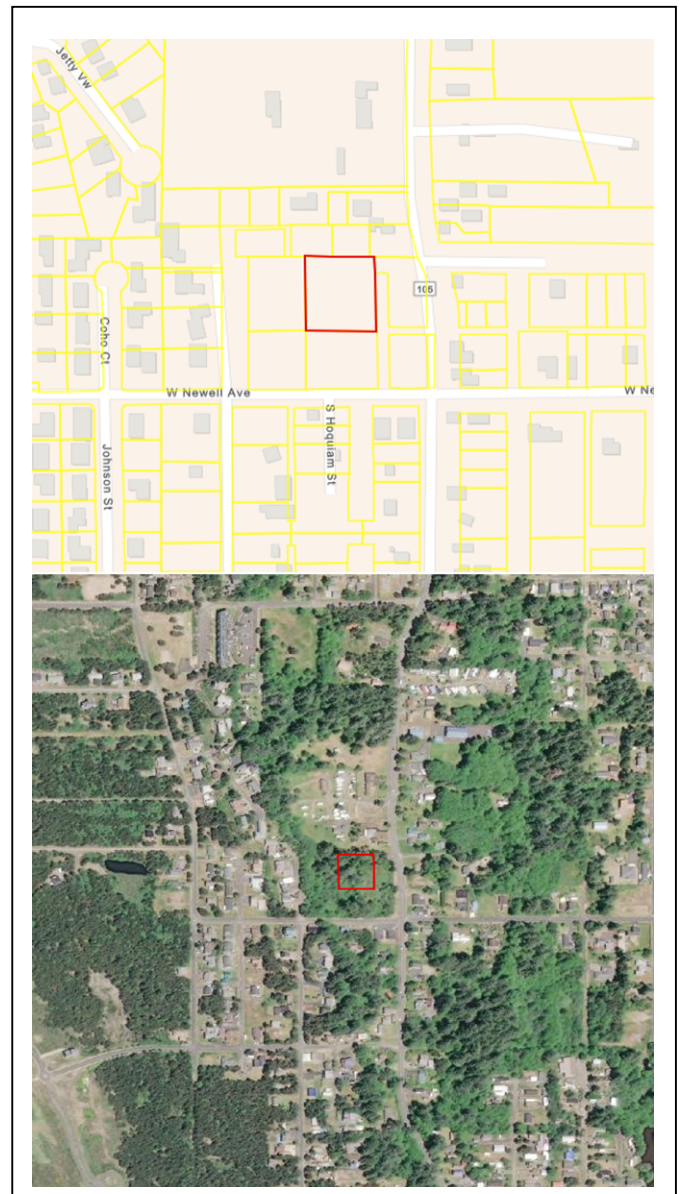
Residential 1 (Westport R1)

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 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.



Street View Image Not Available

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 (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.

S Forest St & W Newell Ave - Suitable for Consideration

| Meets Location Criteria? | Meets Lot Size Criteria? | Meets Land Use Designation Criteria? | Meets Zoning Classification Criteria? |
|--|--|--|---|
| Yes | Yes | Yes | Yes |
| 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 Forest St & W Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

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

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

Residential 1 (Westport R1)

Allows Single-Family: Yes

Allows Multi-Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

Land Use Characteristics

Land Use Designation:

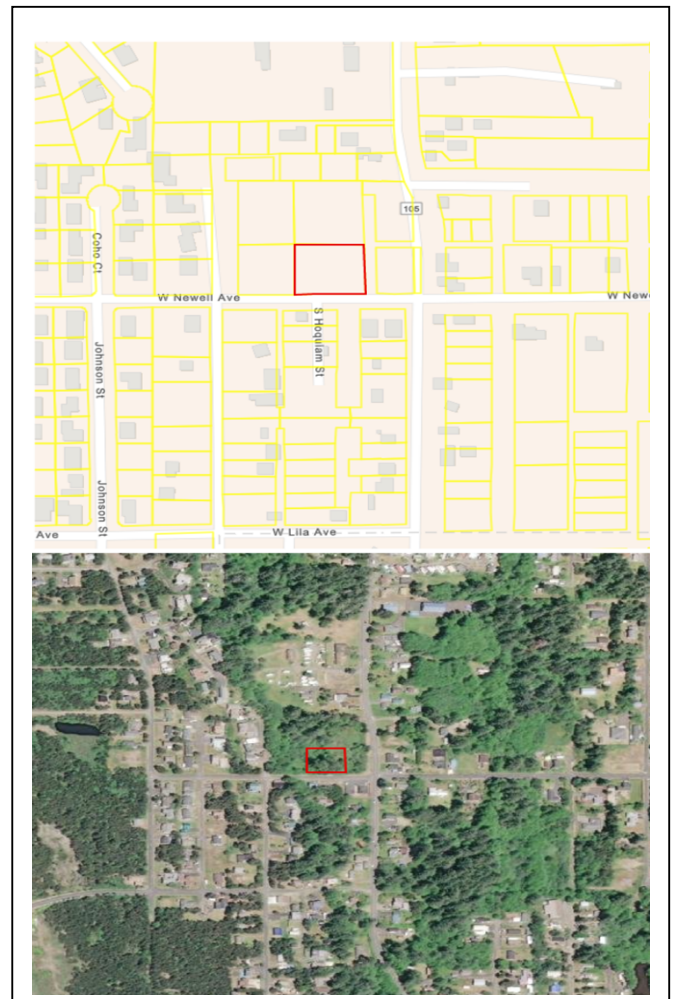
Residential 1 (Westport R1)

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 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.

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

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.

XXX E 57TH ST/E Q st - Suitable for Consideration

| Meets Location Criteria? | Meets Lot Size Criteria? | Meets Land Use Designation Criteria? | Meets Zoning Classification Criteria? |
|--|---|--|--|
| Yes | Yes | Yes | Yes |
| 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:

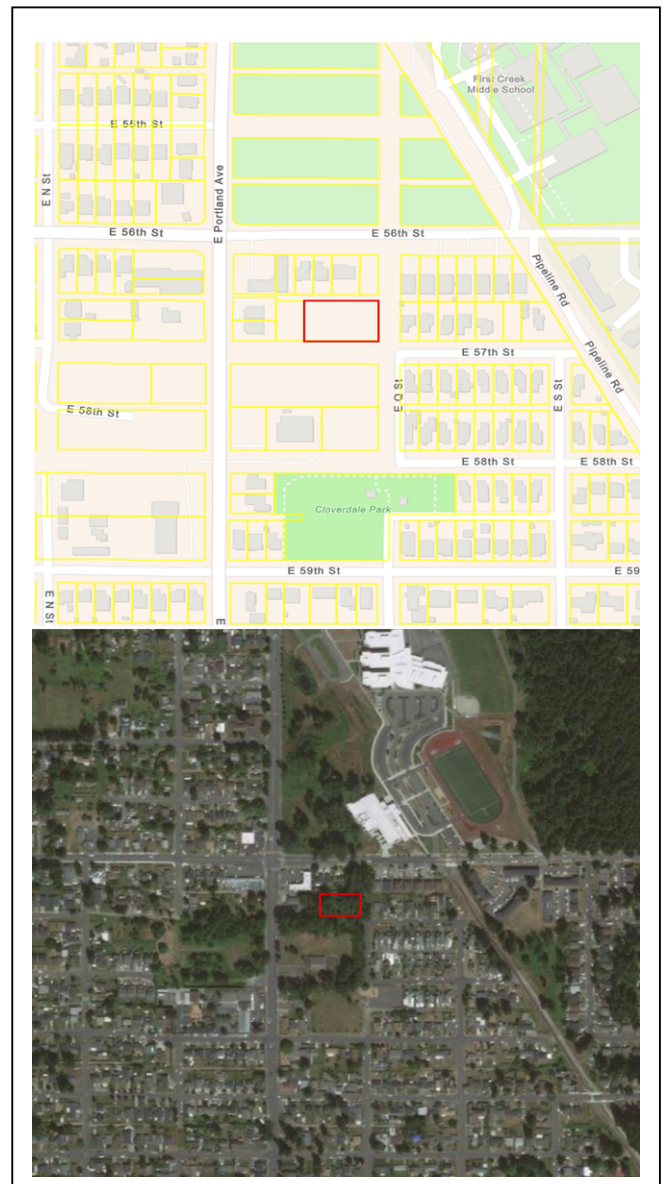
Single Family Residential

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: Suond 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: \$104,800

Building Value: \$0

Total Property Value: \$104,800

Total Taxable Value: \$0

Sale History

Sale Date: -

Document Type: -

Sale Number: -

Sale Amount: -

SOURCES:

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

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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)

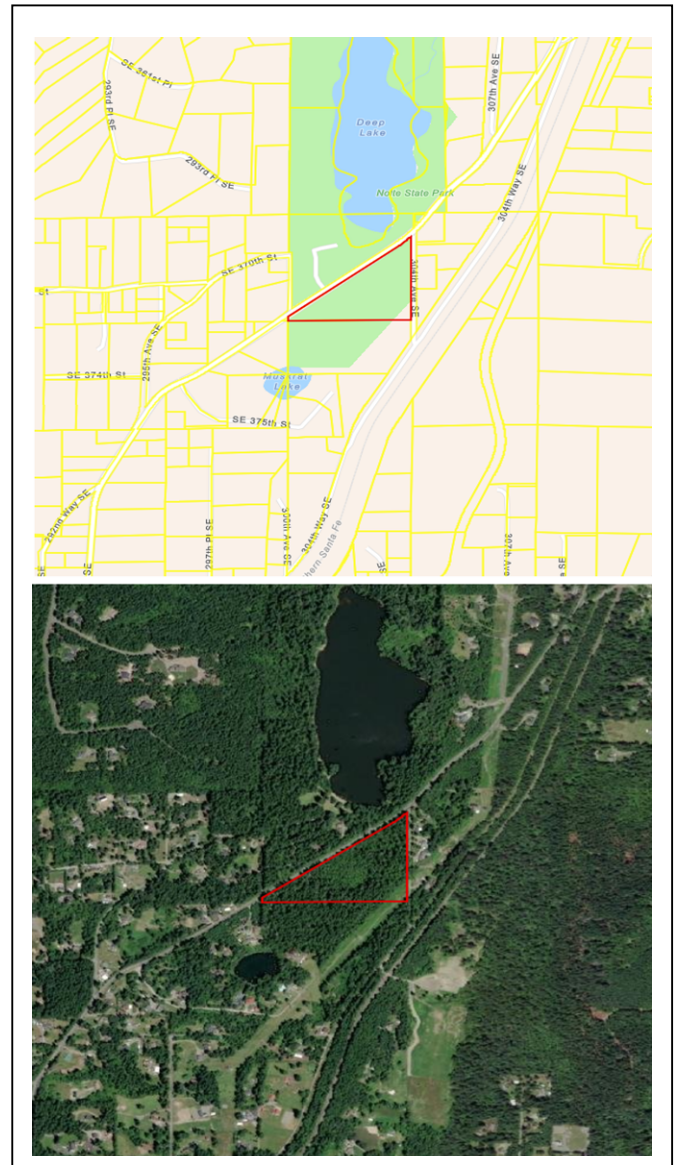
Rural Area (RA)

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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107th Avenue/NE 53rd Street - 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 Potential Wetland Present No Mapped Erosion Impediments No Mapped Geological Hazards | 236,095 Sq. Ft. / 5.42 Acres Minimum Lot Size No Requirement | Commercial & Mixed Use No Comprehensive Plan Overlay | General Commercial (CG) No Zoning Overlays |

General Information

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

Property Address: 107th Avenue/NE 53rd Street
Vancouver, WA 98662

State Agency Owner: Department of Transportation

Jurisdiction: Clark County, Incorporated

Legislative District: 49

Census Tract: 413.13

Section-Township-Range: NE 1/4, S16-T2N -R2E

Area (approx.): 236,095 Sq. Ft. / 5.42 acres

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

General Commercial (CG)

Allows Single-Family: No

Allows Multi-Family: Yes

Allows Group Homes: No

Maximum Density: Check with Local Planning Department

Minimum Lot Size: No Requirement

Land Use Characteristics

Land Use Designation:

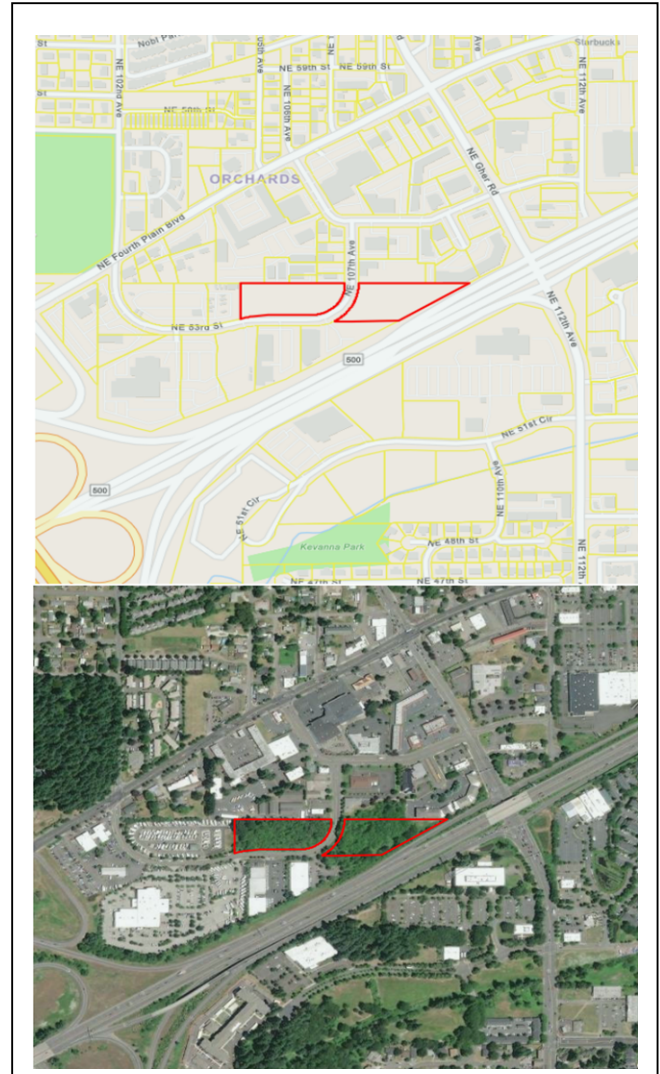
Commercial & Mixed Use

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: Possible wetland present;
Freshwater Forested/Shrub Wetland, Freshwater
Emergent Wetland: PFOA, PFOC. PEM1C. PEM1Cx

Flood Hazards: Outside Flood Area

FIRM Panel(s):

[53011C0387D](#)

[53011C0391D](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility:

Critical Aquifer Recharge Area (Vancouver)

Major Drainage: Lower Columbia-Clatskanie

Minor Drainage: Burnt Bridge Creek



Geologic Characteristics

Hydric Soils Present: Hydric Soils Present

Soil Type(s):

Hydric - ThA; Tisch silt loam, 0 to 3 percent slopes

Non-hydric - SvA; Sifton gravelly loam, 0 to 3 percent slopes

Non-hydric - LgB; Lauren gravelly 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: High to Very 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 107th Avenue/NE 53rd Street

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Fred Meyer, 1.9mi.

Food Bank: Clark County Food Bank, 3.4mi.

Pharmacy: Walgreens Pharmacy, 0.8mi.

Medical Facility: Peace Health Southwest Medical Center, 4.3mi.

Social Services Office: DSHS Columbia River Community Services, 3.9mi.

School(s):

Orchard Elementary, 1.6mi.,

Covington Middle, 0.9mi.,

Heritage High, 2.4mi.,

Home Choice Academy, 1.6mi.

Library: Vancouver Mall Library, 1.6mi.

Child Care Center: Children's Village, 2.5mi.

Park/Recreational Amenity: Orchards Community Park, 0.8mi.

Bank: US Bank, 1.1mi.

Credit Union: NW Priority Credit Union, 1.8mi.

Transit Stop: Fourth Plain 10700 Block EB, 0.4mi.

Employment center: WorkSource Vancouver, 4.8mi.

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: \$1,309,990

Building Value: \$0

Total Property Value: \$1,309,990

Total Taxable Value: \$0

Sale History

Sale Date: -

Document Type: -

Sale Number: -

Sale Amount: -

SOURCES:

Department of Transportation Surplus Property Inventory, Vancouver, WA Municipal Code, Vancouver, WA Zoning Map, Clark County Assessor's Office, Clark 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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Patton Blvd./Harris Rd. NE - Suitable for Consideration

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

General Information

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

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

State Agency Owner: Department of Transportation

Jurisdiction: Grant County, Incorporated

Legislative District: 13

Census Tract: 109.02

Section-Township-Range: S09-T19N-R28E

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

Zoning and Land Use Characteristics

Zoning Characteristics

Zoning Classification:

Urban Commercial 1 (UC-1)

Moses Lake UGA

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

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

Allows Group Homes: No

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: No Requirement

Land Use Characteristics

Land Use Designation:

Commercial (Urban)

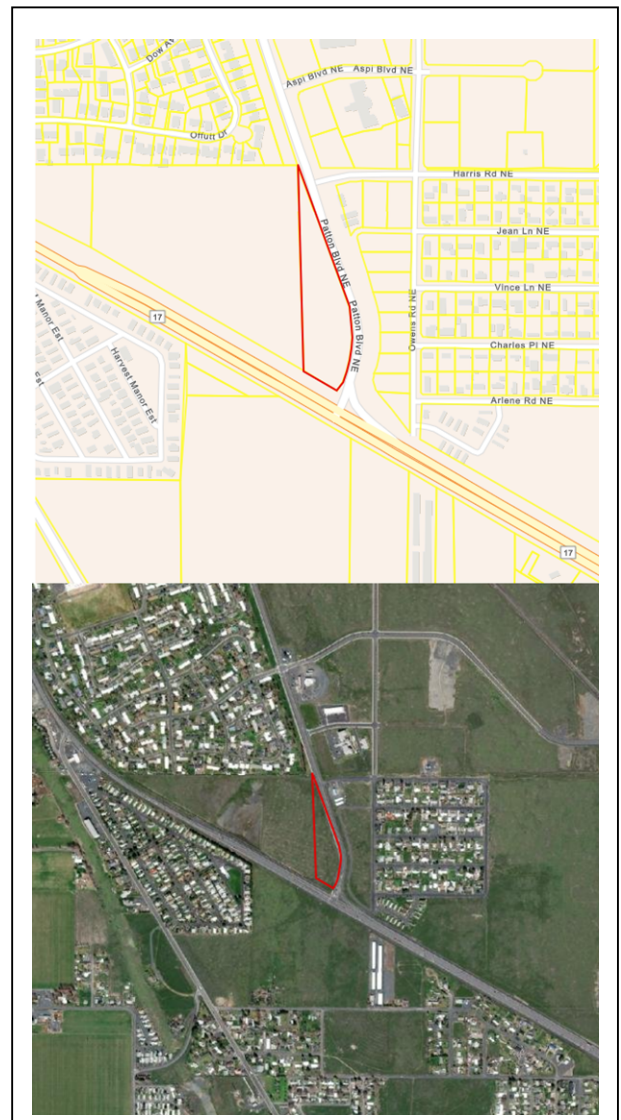
General Commercial

Current Property Use: UNDEVELOPED LAND; 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): [53025C1070C](#)

Shoreline Designation: Does Not Apply

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Lower Crab

Minor Drainage: Seeps-Crab Creek

Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

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

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: C

Liquefaction Susceptibility: Bedrock

Historic Characteristics

Archaeological Probability: High to Very High

Historic Site: No Mapping Indicators

Habitat Characteristics

Habitat and Species Impacts: [Yes](#)

Riparian Habitat: No Mapping Indicators

Access to Infrastructure

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

Paved Streets: Yes

Water: Available

Sewer: Available

Electric: Available

Distance to Community Services

Grocery Store: Winco Foods, 2.2mi.

Food Bank: Omph Food Bank, 2.8mi.

Pharmacy: Walgreens Pharmacy, 2.8mi.

Medical Facility: Samaritan Healthcare, 3.68mi.

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

School(s):

Larson Heights Elementary, 1.37mi.,

Endeavor Middle School, 1.81mi.,

Moses Lake High School, 4.69mi.,



Digital Learning Center, 4.64mi.

Library: Big Bend Community College, 2.05mi.

Child Care Center: Family Services of Grant County, 1.62mi.

Park/Recreational Amenity: Cascade Park, 2.9mi.

Bank: WA Fed Bank, 2.83mi.

Credit Union: GRANCO Federal Credit Union, 4.2mi.

Transit Stop: Patton & Harris Bus Stop, 0.1mi.

Employment center: WorkSource Central Basin, 3.1mi.

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: \$251,445

Building Value: \$0

Total Property Value: \$251,445

Total Taxable Value: \$0

Sale History

Sale Date: 7/6/2015

Document Type: -

Sale Number: 1351798

Sale Amount: \$ -

SOURCES:

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

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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:

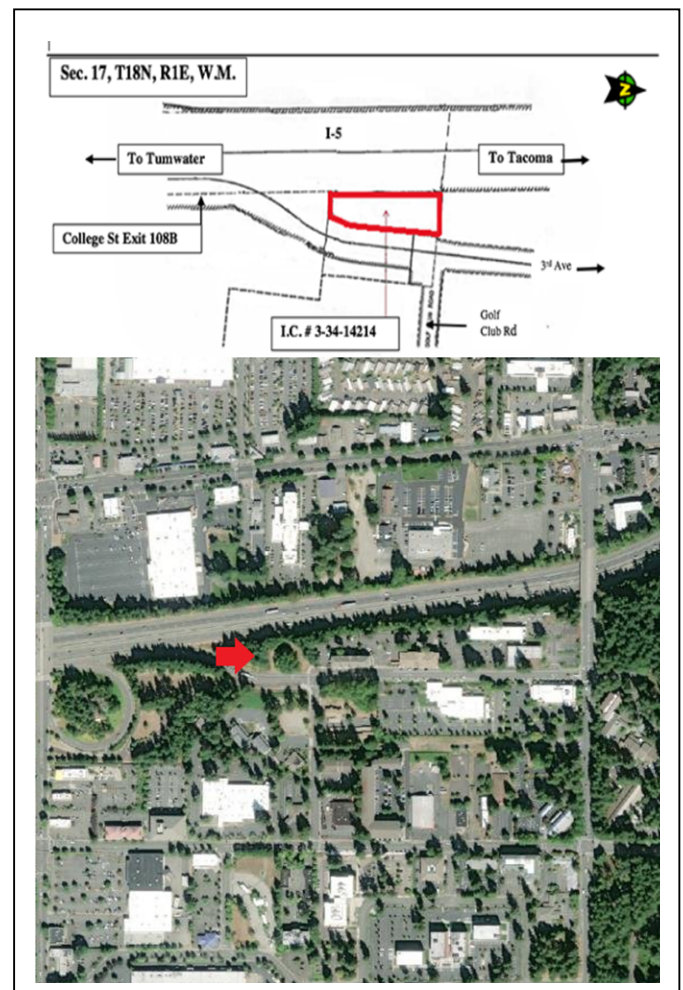
Woodland District (WD)

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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