

# State Surplus Property Program



2019 Annual Report Inventory of State-Owned Real Properties  
and Recommendations per RCW 43.63A.510

January 2020

REPORT TO THE LEGISLATURE

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# Executive Summary

## Introduction

In many Washington communities, the rising cost of land and construction negatively impacts the ability of affordable housing providers to develop housing for people with low incomes. This is especially true in high-cost areas like the Puget Sound region.

Since 1993, the Department of Commerce (Commerce) has worked with designated state agencies to provide an annual inventory of real property that is state-owned and available for lease. The purpose of this inventory is to encourage effective use of surplus property for the development of affordable housing.

## Background

Prior to legislation enacted in 2018 (3SHB2382), Commerce received inventory data of vacant surplus properties from five state agencies. For more detail on the history of this program, please see the 2018 State Surplus Property Program Report.<sup>1</sup>

The following language is excerpted from RCW 43.63A.510 and names the requirements of the State Surplus Property Program:

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.
2. 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.
3. 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.
4. 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.
5. 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.

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<sup>1</sup> [2018 State Surplus Property Program Report.](#)

6. 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.

## Summary of Findings

Of the six designated agencies required to report their inventories, four reported no surplus properties and two reported they had a total of 34 surplus properties that are vacant or available for sale or lease.

The designated agencies did not dispose of any public properties for affordable housing under the authority of [RCW 39.33.015](#).

Of the 34 surplus properties inventoried, Commerce determined that 25 are suitable for further consideration for affordable housing development, and nine are not.

Two surplus properties dropped off Parks and Recreation's 2018 inventory, and are not included in the 2019 Surplus Property Report: a 179-acre parcel in Packwood is being transferred to Lewis County for park purposes; and another parcel in Ellensburg will be leased by a local environmental group for an environmental center. DSHS reported only one surplus property in 2018, and this property is not included in the 2019 inventory because the site (land) has been identified as a proposed location for a mental health facility that was in the agency's capital budget. Finally, DNR reported that a parcel near Port Townsend dropped off its inventory. DNR provided no additional details for the removal of this property from its inventory.

The statute requires designated state agencies to report by Nov. 1 and Commerce to submit its analysis to the Legislature by Dec. 1. Therefore, this preliminary determination of suitability for development is based on a swift analysis of state agency reports in which properties that were obviously unsuitable for affordable housing development were eliminated.

## State Surplus Property Inventory

### Key Findings and Inventory

Of the six designated agencies required to report their inventories, four reported no surplus properties, and two reported they had a total of 34 surplus properties that are vacant or available for sale or lease.

The designated agencies did not dispose of any public properties for affordable housing under the authority of [RCW 39.33.015](#).

### Determination of Suitability for Affordable Housing

As required by RCW 43.63A.510 (2), Commerce must consolidate inventories and determine which properties are suitable for consideration in developing affordable housing. The determination must include the industry-accepted standards of location, approximate lot size, current land use designation and current zoning classification.

In developing the suitability criteria, Commerce aligned the four industry-accepted standards with the goals and standards used in the Washington State Growth Management Act (GMA)<sup>2</sup> and Washington State Affordable Housing Combined Funders Application<sup>3</sup>.

The GMA (Chapter 36.70 RCW, 1990, and WAC 365-196) requires cities and counties develop comprehensive plans containing specific information and analysis. The goal is to focus urban growth and protect rural and resource lands from sprawl. All development in counties and cities that plan under the GMA must adhere to the city and county comprehensive plans.

A number of 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 HUD-funded affordable housing programs
- A Regional Coalition for Housing (ARCH)
- Washington State Housing Finance Commission for Low-Income Housing Tax Credits

Factors from the Combined Funders Application set best practices governing the development of publicly funded affordable housing development sites in Washington state.

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<sup>2</sup> [Washington State Growth Management Act \(GMA\)](#)

<sup>3</sup> [Combined Funders Affordable Housing Application](#)

The following chart details Commerce’s criteria in determining the property’s suitability.

**Table 1: 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
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 Infrastructure (streets and utilities) in place Property must be legally accessible	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	Dimensions of lot allow development under existing zoning	Not developable per codes, or some parcels appear to be too small to develop
Current Land-Use Designation	Should be residential, ideally within urban growth area; parcels in rural areas outside urban growth areas can be zoned at a density that would not allow for affordable housing unless in a “limited area of more intensive rural development” (LAMIRD)	Natural Resource designation (forest, agricultural, mineral) because they are generally very large parcels that are remote from urban services. Parcels that do not have a residential designation would be excluded, as changing the zoning would slow the development process beyond the 36-month goal detailed in 3SHB2382 Section 1.
Current Zoning Classification	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

Although there are exceptions, it is unlikely that lands with a natural resource lands designation, such as forest, agricultural or mineral, would be suitable for affordable housing for several reasons:

1. The Washington State Growth Management Act goal for natural resource industries in RCW 36.70A.020 (8) encourages “the conservation of productive forestlands and productive agricultural lands, and discourages incompatible uses.”
2. Resource lands are generally large parcels, designed to conserve land, and not promote development.
3. Parcels are often remote from essential public services, such as sewer, water and transportation services, requiring the development of well and septic systems, and transportation alternatives.

# Summary of Recommendations

Based on the criteria, Commerce has reviewed each property's suitability for affordable housing development, as required by RCW 43.63A.510. The first column in the chart on the previous page describes criteria that suggests a property might be suitable for consideration.

Properties that fit these standards, upon further investigation, might not be suitable. The second column describes criteria that tend to exclude a property from being suitable. Properties to which these criteria apply likely are not suitable for affordable housing development, absent significant extenuating circumstances.

Of the 34 surplus properties inventoried, Commerce determined that 25 are suitable for further consideration for affordable housing development, and nine are not.

Tables 2 and 3 below consist of each agency's inventory, separated into two categories: properties suitable and not suitable for consideration in affordable housing.

Appendix B contains a detailed analysis of 22 of the 25 properties that were determined to be potentially suitable for affordable housing. Three properties had discrepancies between information gathered by agencies and county assessors, preventing a determination of a property's suitability, or the requisite data to determine a property's suitability could not be located.

The property analysis in [Appendix B](#) contains more detail than the 2018 report, whose deadline couldn't accommodate this level of analysis. This is the type of information that affordable housing developers are looking for when choosing sites for their various projects. If the State Surplus Program were to expand to require more state agencies to report surplus inventories, this information would be a more valuable resource. Meaning, the more properties included, the more useful the report. The properties should be categorized by county and state whether they are rural or urban.

The potential to use available state properties for capital investments has gained attention among lawmakers. This originated with the Legislature's appropriation in the 2017-19 session, which directed Commerce to produce a report on state surplus properties that could be developed into affordable housing. The 2019-21 capital budget included a similar appropriation to assess available school district properties for the development of early learning facilities. Recent legislative discussions have also inquired about the usefulness of expanding the state surplus inventory to include potential development of behavioral health facilities.



# Surplus Property Inventory Results

**Table 2: Surplus Properties That Might Be Suitable for Consideration in Affordable Housing Development**

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
Battle Ground Lake State Park NE Palmer Rd & NE 171 St Ct	Battleground	Clark	98604	30.0	PF R-5	None	4 - 5 miles from City of Battleground	Parks & Rec
Ginkgo Huntzinger Rd.	Vantage	Kittitas	98950	8.3	Rural Working	Forest / Range / Residential	Near town of Vantage (about 2 miles)	Parks & Rec
HJ Carroll-Dabob Bay near Brinnon (Assessor map not)	Brinnon	Jefferson	98320	3.0	None Listed	Rural Residential	About 1 mile from town of Chimacum	Parks & Rec
<a href="#">Kitsap Memorial-178 NW Park Street</a>	Poulsbo	Kitsap	98370	4.0	Park	Park	Unincorporated rural/near Poulsbo; would need to be rezoned	Parks & Rec
Nolte-Veazie Cumberland Rd SE/304th Ave SE	Black Diamond	King	98010	27.0	RA5	RA5	About 5 miles from Black Diamond	Parks & Rec
<a href="#">Riverside-Charles Rd-W Highland Rd</a>	Nine Mile Falls	Spokane	99026	3.18	Rural Conservation	RCV	1st lot appears to be privately owned 2nd lot two triangles Near Nine Mile Falls	Parks & Rec
Riverside-Old Trails-between N Hayford Rd & N Old Trails Rd	Nine Mile Falls	Spokane	99026	40.0	Rural Conservation	RCV	Urban Growth Area, near Spokane	Parks & Rec

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
Riverside – 4 small lots – Government Way/Huston Rd	Spokane	Spokane	99224	2.3	Rural Conservation	RCV	West Spokane/small platted lots	Parks & Rec
Haley-Jackson Lake Road KPN	Vaughn	Pierce	98394	213.0	Rural Unincorp.	Rural Conservation	Fronts on Case Inlet	Parks & Rec
Lake Isabella – W Delight Rd/Golden Pheasant Rd	Kamilleche	Mason	98584	188.0	Designated Forestland	Forestland	Flat pasture land about 2 miles from Shelton	Parks & Rec
Washougal-NE Balcony Drive/Off Washougal River Road	Washougal	Clark	98671	474.0	R-5	FR-2	No notes provided	Parks & Rec
Cascade Island-HWY 20 & S Cascade Rd	Marble Mount	Skagit	98267	39.0	RRC-NRL (Natural Resource-Lands)	RRC-NRL	Fronts on Skagit River, may be in a flood plain	Parks & Rec
Elbow Lake-22600 Elbow Lake Rd	Yelm	Thurston	98567	318.0	Public Preserve	Public Preserve	Includes 1/2 of lake	Parks & Rec
Willapa Hills Trail – Robert Bush Dr./Summit Ave (Assessor's map NA)	South Bend	Pacific	98586	3.0	Commercial	Commercial	Old Railroad Turnaround site	Parks & Rec
Grayland A-HWY 105 (Assessor's map NA)	Grayland	Grays Harbor	98547	1.3	Designated Forest Land	Forest / Range / Residential	No tax id #	Parks & Rec

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
Kinney Pt- Off Beach Drive	Marrowstone	Jefferson	98358	67.0	None Listed	None Listed	South tip of Marrowstone Island	Parks & Rec
Moclips- Hwy109 & 2nd St	Moclips	Grays Harbor	98562	5.2	Residential	Residential	Can be subdivided into multiple lots	Parks & Rec
S Forest St & W Newell Ave	Westport	Grays Harbor	98595	0.79	None Provided	Residential 1	Minimum lot size is 5000 sq. ft. Current market for a lot of 8000 sq. ft. is from \$15,000 to \$50,000.	DNR
S Forest St & W Newell Ave	Westport	Grays Harbor	98595	0.85	None Provided	Westport MUTCI mixed use Tourist Commercial	These parcels are in the same neighborhood but have different zoning.	DNR
S Forest St & W Newell	Westport	Grays Harbor	98595	0.62	None Provided	Westport MUTCI mixed use Tourist Commercial	These parcels are in the same neighborhood but have different zoning.	DNR
4312 E Joseph	E. Spokane	Spokane	99217	0.38	None Provided	Light Industrial	Several cars are parked on the property. Water and sewer are at site. Interested buyer has contacted DNR; may result in a sale in 2019.	DNR

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
116th Ave between NE 64th & NE 61st	Kirkland	King	98033	0.11	None Provided	Low Density Residential	Possible building site. It must be at least 8500 square ft.; however, city of Kirkland rep could not determine amount of land. City shows a much smaller lot but could not see the second number on plans which is the 93489OOCK01.	DNR
E 57th ST/ E Q St	Tacoma	Pierce	98404	0.55	None Provided	Residential	Critical areas are close to this lot and will need a feasibility study done to see how much wetlands are on the building lot. Minimum lot size is 5000 sq. ft. The property does have sewer and water at site.	DNR
5th Avenue at Alder Street South	Toppenish	Yakima	98948	0.16	None Provided	Residential	Possible trespass. There are several cars on property.	DNR

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
215 S Beech Street	Toppenish	Yakima	98948	0.12	None Provided	Commercial	This is not a building lot for commercial. It is too small.	DNR

**Table 3: Surplus Properties That Are NOT Suitable for Consideration in Affordable Housing Development**

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
Crystal Falls-HWY 20 Colville-Tiger Rd (Assessor map not available)	Colville	Stevens	99140	162.5	None Given	None Given	7 miles from Colville. Too far from services, no transit	Parks & Rec
Ice Caves (Assessors map NA)	Chelan	Chelan	98816	159.0	None Listed	None Listed	Very remote. Too far from services, no transit	Parks & Rec
Mt. Spokane-Nelson Road-N of Day Mt Rd (Assessors map NA)	Chattaroy	Spokane	99003	160.0	Rural Conservation	Rural Conservation	Very remote. Too far from services, no transit	Parks & Rec
Lake Newport HWY 20/Silver Leaf Road (Assessors map NA)	Newport	Pend Oreille	98081	158.0	Unknown	Unknown	Very remote, too far from services, no transit, no legal access	Parks & Rec

Street Address or Nearest Intersection	City	County	Zip Code	Lot Size (Acres)	Current Land Use	Current Zoning	Comments	Agency
Sun Lake – Lake Lenore – West of Lake Lenore off HWY 17 (Assessors map NA)	Ephrata	Douglas	98823	40.0	Lrg SA	Lrg SA	Very remote, too far from services, no transit, no legal access	Parks & Rec
O'Brian-Riggs- HWY 20 & Rockport Cascade Rd	Marble Mount	Skagit	98267	94.0	Forestland	Forestland	Fronts on Skagit River, remote, too far from services, no transit	Parks & Rec
Satus Pass- West 1 mile of HWY 97	Goldendale	Skamania	98620	168.0	Forestland	Forestland	Old ski slope, remote, too far from services, no transit	Parks & Rec
<a href="#">Tilton HWY 508 and Dodge Rd</a>	Morton	Lewis	98356	103.0	Forestland	Forestland	Fronts on Tilton River. Remote, too far from services, no transit.	Parks & Rec
<a href="#">Between S. 1st St/ W Maple St</a>	Almira	Lincoln	99103	0.18	None Provided	Agriculture/ Commercial	Lots 1-12 - Lots vary in size. Further research needed. Scott Liebring from Lincoln County states it is not owned by	DNR

**Table 4: Zoning/Land Use Abbreviations**

Zoning Designation	Meaning	County
PF-R5	5 Residential Units Per Acre	Clark
RA5	5 Residential Units Per Acre	King
RCV	Rural Conservation Zoning (Environmentally Sensitive)	Spokane
FR-2	Forest and Agriculture Districts	Clark
RRC-NRL	Natural Resource Lands (promote long-term, commercially significant resource use.)	Skagit
R-1	Residential 1 – low density single-family with a high degree of protection against objectionable influences, building congestion, lack of light, air and privacy	Grays Harbor
Lrg SA	Unknown designation	Douglas

## Conclusions

Housing supply and affordability issues affect every community in Washington. Between 2006 and 2016, rents have increased 18 percent, and the median income for the population as a whole has increased only 3 percent, according to the U.S. Census Bureau American Community Survey One-Year Estimates.

Affordable housing developers face strong competition for developable land, especially in the Puget Sound region. Identifying and evaluating state surplus properties can be an additional tool to support efforts that result in the increase of affordable housing stock in the state of Washington.

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

“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.

“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: Detailed Analysis of State Surplus Properties

The suitability of a property was defined by:

- The characteristics of the lot, e.g., lot size
- Its current land-use designation
- Its location characteristics

A suitable property would therefore:

- Have a lot size and land use that fits within zoning requirements
- Permit single-family dwellings, multi-family dwellings and group homes
- Have access to roads and basic utilities
- Have no geological or environmental impediments to development
- Be located near basic services, e.g., schools, medical facilities, and grocery stores
- ° 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; and Department of Enterprise Services - and digitally accessible data.

In some cases, discrepancies between information gathered by agencies and county assessors prevented a 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 property for affordable housing development.

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# 215 S Beech St

## Department of Natural Resources

Suitable



<b>Property Address (including county):</b>	<a href="#">215 S Beech St</a> , Toppenish, WA Yakima County
<b>Tax parcel ID/Link</b>	201010-22455
<b>State Agency Owner:</b>	Department of Natural Resources
<b>THE LOT</b>	
Lot size:	0.13 acres
Current zoning:	Commercial (B2)
Do the dimensions of lot allow development under existing zoning?	Yes, but some kinds of development require <a href="#">applications involving administrative actions</a> .
Does current zoning permit multi-family developments?	Yes
Does zoning permit single family homes?	No
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	According to the Department of Natural Resources, there are possible trespassers on the property; several cars consistently parked on the property.
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Undeveloped
Land use designation per area's comprehensive plan:	Urban
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A

Other:	
<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	No
What is the distance to the nearest:	
Grocery Store	0.6 miles
Pharmacy	0.2 miles
Medical Facility	0.3 miles
Food Bank	7.5 miles
Social Services Office	~0.5 miles
Behavioral Health Provider	0.3 miles
School(s)	~1 mile
Park/Recreational Amenity	0.4 miles
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest bus station is 0.4 miles away.
Does the property provide access to employment centers?	Yes
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Yes
Sewer	Yes
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: <a href="#">Yakima County Assessor's Office</a>
Notes:	
Notes about methodology:	Parks and Recreation reported two properties in this area, but after researching all parcels on and around this block we determined that only one parcel was owned by a state agency.

# Willipa Hills Trail

## Parks & Recreation

Suitable



<b>Property Address (including county):</b>	Robert Bush Drive E and Summit Ave, South Bend, WA Pacific County
<b>Tax parcel ID/Link</b>	<a href="#">71015063011</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	Three acres
Current zoning:	Community commercial
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Yes, but a conditional use permit is required.
Does zoning permit single family homes?	Yes, but a conditional use permit is required.
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes, for multi-family dwellings containing up to 16 dwelling units per lot; Conditional use for more than 16 units.
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Commercial
Land use designation per area's comprehensive plan:	<a href="#">Urban Growth Area, incorporated</a>
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	
<b>LOCATION CHARACTERISTICS</b>	

Are there impediments to development, such as steep slopes and the presence of critical areas?	This property is in the 100-Year Flood Zone and 500-Year Flood Zone.
What is the distance to the nearest:	
Grocery Store	0.8 miles
Pharmacy	1.5 miles
Medical Facility	~1.5 miles
Food Bank	4.2 miles
Social Services Office	1.1 miles
Behavioral Health Provider	1.4 miles
School(s)	The property is 0.8 miles from a pre-school, elementary, and high school.
Park/Recreational Amenity	The property is on a trail and is one mile from a park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The property is 0.1 miles from nearest transit station.
Does the property provide access to employment centers?	Yes
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Yes
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

**XXX E 57th St and E Q St**  
 Department of Natural Resources  
 Suitable



<b>Property Address (including county):</b>	XXX E 57 <sup>th</sup> St and E Q St, Tacoma, WA Pierce County
<b>Tax parcel ID/Link</b>	<a href="#">5345000140</a> <a href="#">Google Maps link</a>
<b>State Agency Owner:</b>	Department of Natural Resources
<b>THE LOT</b>	
Lot size:	0.55 acres
Current zoning:	<a href="#">Residential</a> – R-2 – Single Family Dwelling District
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Only two-family developments are permitted under conditional use. Three-family or multiple-family developments are not permitted.
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes
Is zoning residential? Mixed?	Residential
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Vacant, undeveloped
Land use designation per area's comprehensive plan:	Not provided
Is the property within the urban growth area?	Yes
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	No
What is the distance to the nearest:	
Grocery Store	~1.2 miles
Pharmacy	1.8 miles
Medical Facility	1.4 miles
Food Bank	2.5 miles
Social Services Office	1.5 miles
Behavioral Health Provider	1.2 miles
School(s)	All kinds ~1 mile away
Park/Recreational Amenity	A residential park is 0.3 miles away.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest transit station is a 0.6 mile walk from the property.
Does the property provide access to employment centers?	Yes, approximately 1.3 miles away
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Yes
Sewer	Yes
Gas	Unknown
Electric	Yes
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	



# Kinney Point State Park

Parks & Recreation

Potentially suitable



<b>Property Address (including county):</b>	<a href="#">Robbins Rd &amp; Beach Dr</a> , Nordland, WA Jefferson County
<b>Tax parcel ID/Link</b>	<a href="#">921160000</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	67 acres
Current zoning:	<a href="#">Rural Residential – RR-20</a>
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	Yes, co-housing.
Is zoning residential? Mixed?	Primarily residential.
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Rural Residential
Land use designation per area's comprehensive plan:	Rural Residential
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	
<b>LOCATION CHARACTERISTICS</b>	

Other:	
<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	This property is on the FEMA 100 Year Floodplain The land is very hilly and has relatively steep slopes from visual inspection. (No <u>incline</u> degree measurement was available.)
What is the distance to the nearest:	
Grocery Store	~5 miles
Pharmacy	4.6 miles
Medical Facility	~5 miles
Food Bank	6.4 miles
Social Services Office	6.5 miles
Behavioral Health Provider	4.9 miles
School(s)	There are elementary through high schools within five to seven miles.
Park/Recreational Amenity	This property is on a park with a lake.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest bus station to this property is approximately four miles away. Lyft is available in Ellensburg and the surrounding areas (including the park).
Does the property provide access to employment centers?	The property is approximately five miles away from the city of Ellensburg.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes, streets border two sides of the plot.
Water	No
Sewer	No
Gas	No
Electric	No
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

**Lake Isabella**  
**Parks & Recreation**  
**Potentially suitable**



<b>Property Address (including county):</b>	<a href="#">W Delight Rd &amp; W Kelly Rd</a> , Kamilche, WA Mason County
<b>Tax parcel ID/Link</b>	<a href="#">319063100000</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	188 acres
Current zoning:	<a href="#">Recreational – Parks</a>
Do the dimensions of lot allow development under existing zoning?	Yes, <a href="#">Mason County zoning code</a> permits one dwelling unit per five acres.
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes, and a duplex, and mobile homes.
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Yes, rural residential
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Parks or rural residential
Land use designation per area's comprehensive plan:	Parks or rural residential
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	
<b>LOCATION CHARACTERISTICS</b>	

Are there impediments to development, such as steep slopes and the presence of critical areas?	This property is in a low hazard zone, but some parcels are on several lines designated "unstable slope" according to <a href="#">Geologic Hazard Layers</a> on the Mason County GIS Map.
What is the distance to the nearest:	
Grocery Store	3.9 miles
Pharmacy	~5 miles
Medical Facility	6.7 miles
Food Bank	4.3 miles
Social Services Office	6.4 miles
Behavioral Health Provider	6.2 miles
School(s)	~ 5 miles
Park/Recreational Amenity	Zero
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	It is 1.8 miles from nearest transit station (bus park and ride).
Does the property provide access to employment centers?	Yes, the property is about a one mile walk from the main road with several stores.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes, Lake Isabella State Park is nearby and has street access.
Water	Unknown
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

**Moclips**  
**Parks & Recreation**  
**Potentially suitable**



<b>Property Address (including county):</b>	<a href="#">Near Hwy 109 &amp; 2nd St, Moclips, WA</a> Grays Harbor County
<b>Tax parcel ID/Link</b>	Two parcels: - <a href="#">201208330240</a> - <a href="#">201207140010</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	5.2 acres
Current zoning:	<a href="#">County R3 Resort Residential</a>
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Yes, conditional with the exception of two-family dwellings.
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Resort Residential (County R3)
Land use designation per area's comprehensive plan:	The research team was unable to find most updated comprehensive plan, but did locate this <a href="#">one</a> .
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	Most of the lot is located in a flood zone. The topography of the lot is not steep, but rather flat.
What is the distance to the nearest:	
Grocery Store	0.2 miles
Pharmacy	~18 miles
Medical Facility	8.6 miles
Food Bank	~18 miles
Social Services Office	29 miles
Behavioral Health Provider	27 miles
School(s)	There is an elementary school 2.3 miles from the property. However, the nearest middle and high schools are approximately 20 miles from the property.
Park/Recreational Amenity	A beach is 0.4 miles away
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	There are limited employment opportunity in the area, but a few hotels and resorts.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# Nolte State Park

## Parks & Recreation

### Potentially suitable



<b>Property Address (including county):</b>	<a href="#">Veazie Cumberland Rd SE &amp; 304th Ave SE, Naco, WA</a> King County
<b>Tax parcel ID/Link</b>	<a href="#">3221079003</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	According to Parks and Recreation, the lot area is 27 acres. However, the King County Assessor's Office says the lot is 15.84 acres. Both areas will be evaluated here: 1. 27 acres 2. 15.84
Current zoning:	<a href="#">RA-5</a> (Rural area, five acre minimum lot size) one dwelling unit (DU) per five acres
Do the dimensions of lot allow development under existing zoning?	1. Yes 2. Yes
Does current zoning permit multi-family developments?	1. No 2. No
Does zoning permit single family homes?	1. Yes 2. Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	1. No 2. No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	RA-5
Land use designation per area's comprehensive plan:	Unknown
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	No
What is the distance to the nearest:	
Grocery Store	1.1 miles
Pharmacy	6.1 miles
Medical Facility	6 miles
Food Bank	6.3 miles
Social Services Office	~6 miles
Behavioral Health Provider	6.3 miles
School(s)	~7 miles
Park/Recreational Amenity	The property is on a state park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest transit option is approximately seven miles away in Enumclaw.
Does the property provide access to employment centers?	The nearest employment centers are approximately seven miles away in Enumclaw.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Unknown
Sewer	No
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	



# Riverside – Old Trails

Parks & Recreation

Potentially suitable



<b>Property Address (including county):</b>	<a href="#">N. Old Trails Rd and W Marchand Rd</a> , Spokane, WA Spokane County
<b>Tax parcel ID/Link</b>	<a href="#">26304.9010</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	40
Current zoning:	RCV
Do the dimensions of lot allow development under existing zoning?	Yes. According to the Spokane County Zoning Code regarding <a href="#">Density Standards for Rural Zones</a> , the maximum residential density in a Rural Conservation zone is one unit per 20 acres (or one unit per ten acres if it is located in a rural cluster development).
Does current zoning permit multi-family developments?	Yes, two-family duplex dwellings.
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Rural conservation, predominantly
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Rural Conservation
Land use designation per area's comprehensive plan:	Rural Conservation
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	
<b>LOCATION CHARACTERISTICS</b>	

Are there impediments to development, such as steep slopes and the presence of critical areas?	Part of the property on or near a ridge/drop off (and what looks to be a stream, from satellite images)
What is the distance to the nearest:	
Grocery Store	6.4 miles
Pharmacy	8.5 miles
Medical Facility	9.5 miles
Food Bank	7.8 miles
Social Services Office	~10 miles
Behavioral Health Provider	~10 miles
School(s)	~10 miles
Park/Recreational Amenity	2 miles – essentially next to Riverside State Park
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	It is eight miles to the nearest bus stop. The property is within Lyft rideshare borders for Spokane, WA.
Does the property provide access to employment centers?	Potentially, but this property is a bit more isolated, and the nearest town with places of employment is approximately five miles away.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	No, the nearest road is over a stream. The next road is a mile away.
Water	No water service available
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# S Forrest St & W Newell Ave

Department of Natural Resources

Potentially suitable



<b>Property Address (including county):</b>	S Forrest ST & W Newell Ave, Westport, WA Grays Harbor County
<b>Tax parcel ID/Link</b>	There are three different lots listed at this address that are surplus properties for the Department of Natural Resources. 1. <a href="#">102503000100</a> 2. <a href="#">102502900900</a> 3. <a href="#">102503001600</a>
<b>State Agency Owner:</b>	Department of Natural Resources
<b>THE LOT</b>	
<b>Lot size:</b>	1. 34,200 sq. ft. 2. 37,200 sq. ft. 3. 27,200 sq. ft.
<b>Current zoning:</b>	1. Westport Residential 1 — low density residential 2. Westport MUTC1 — mixed-use 3. Westport Residential 1 – low density residential <a href="#">Westport Municipal Code</a>
<b>Do the dimensions of lot allow development under existing zoning?</b>	1. Yes 2. Yes 3. Yes
<b>Does current zoning permit multi-family developments?</b>	1. Yes 2. Yes 3. Yes
<b>Does zoning permit single family homes?</b>	1. Yes 2. Yes 3. Yes
<b>Does zoning permit three or more unrelated adults to live together (group homes?)</b>	1. No 2. No 3. No
<b>Is zoning residential? Mixed?</b>	Mixed
<b>Details:</b>	
<b>Other:</b>	
<b>CURRENT LAND-USE DESIGNATION</b>	
<b>Current land use:</b>	Undeveloped land

Land use designation per area's comprehensive plan:	Unknown
Is the property within the urban growth area?	Unknown
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	
<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The location is in a tsunami hazard area, but not a flood zone.
What is the distance to the nearest:	
Grocery Store	1 mile
Pharmacy	1.6 miles
Medical Facility	1.6 miles
Food Bank	1.1 miles
Social Services Office	21.8 miles
Behavioral Health Provider	24.2 miles
School(s)	1.4 miles
Park/Recreational Amenity	The property is near the shore and is 0.6 miles from Grand Army Memorial Park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The property is one mile from the nearest transit station.
Does the property provide access to employment centers?	Yes. The property is in the city limits of Westport.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Unknown
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	

<b>ADDITIONAL DATA</b>	
Sources:	<a href="#">Grays Harbor County GIS</a>
	<a href="#">Grays Harbor County Zoning Code</a> – Names of classifications
	Image source: Google Maps
Notes:	
Notes about methodology:	

# Washougal River Rd

Parks & Recreation

Potentially suitable



<b>Property Address (including county):</b>	<a href="#">NE Washougal River Rd &amp; NE 391st Dr</a> , Washougal, WA
<b>Tax parcel ID/Link</b>	<a href="#">143468000</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	474 acres
Current zoning:	<a href="#">Forest/Range 40 acres (FR-40)</a>
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Forest/Range – 40 acres
Land use designation per area's comprehensive plan:	Unknown
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	
<b>LOCATION CHARACTERISTICS</b>	

Are there impediments to development, such as steep slopes and the presence of critical areas?	There is a river to the north of the property, and there is not currently any easy road access to the property.
What is the distance to the nearest:	
Grocery Store	2.5 miles
Pharmacy	6 miles
Medical Facility	8.4 miles
Food Bank	~25 miles
Social Services Office	13.8 miles
Behavioral Health Provider	9.4 miles
School(s)	~6 miles
Park/Recreational Amenity	This property is in a state park.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest bus station is approximately eight miles away.
Does the property provide access to employment centers?	The nearest employment center would be in Washougal, which is approximately ten miles away.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	No
Water	Unknown
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Relevant code: <a href="#">Clark County Zoning</a> Image source: <a href="#">Google Maps</a>
Notes:	
Notes about methodology:	

# 116th Ave, near 6224 116th Ave NE

Department of Natural Resources

Not suitable



Property Address (including county):	On 116 <sup>th</sup> Ave, near 6224 116 <sup>th</sup> Ave NE, Kirkland, WA King County
Tax parcel ID/Link	<a href="#">9348900510</a>
State Agency Owner:	Department of Natural Resources
<b>THE LOT</b>	
Lot size:	6,250 sq. ft.
Current zoning:	Low density residential, RS 8.5
Do the dimensions of lot allow development under existing zoning?	The lot does not meet the requirements for <a href="#">low density residential zones</a> .
Does current zoning permit multi-family developments?	
Does zoning permit single family homes?	
Does zoning permit three or more unrelated adults to live together (group homes?)	
Is zoning residential? Mixed?	
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	
Land use designation per area's comprehensive plan:	
Is the property within the urban growth area?	
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	
Other:	
<b>LOCATION CHARACTERISTICS</b>	



Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# 4312 E Joseph

Department of Natural Resources

Not suitable



<b>Property Address (including county):</b>	<a href="#">4312 E Joseph Ave.</a> , Spokane, WA Spokane County
<b>Tax parcel ID/Link</b>	<a href="#">36341.2504</a>
<b>State Agency Owner:</b>	Department of Natural Resources
<b>THE LOT</b>	
Lot size:	0.36 acres
Current zoning:	Light Industrial (LI)
Do the dimensions of lot allow development under existing zoning?	No. Residential development is only allowed within 1/4 mile of the Spokane river. This property is too far away from the river.
Does current zoning permit multi-family developments?	
Does zoning permit single family homes?	
Does zoning permit three or more unrelated adults to live together (group homes?)	
Is zoning residential? Mixed?	
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Light industrial (LI)
Land use designation per area's comprehensive plan:	LI
Is the property within the urban growth area?	
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# Battle Ground Lake

## Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	<a href="#">NE Palmer Rd &amp; NE 171 Ct, Lewisville, WA</a> Clark County
<b>Tax parcel ID/Link</b>	<a href="#">226493000</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	0.05 acres
Current zoning:	Public Facilities Rural 5 (PF R-5)
Do the dimensions of lot allow development under existing zoning?	No. <a href="#">Clark County code</a> states the minimum lot size for development on this zone is five acres for a maximum density of one unit per five acres.
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed: residential, business, amusement, education, public service and facilities, and resource activities
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Public Facilities Rural 5 (PF R-5)
Land use designation per area's comprehensive plan:	Rural
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# Cascade Island State Park

## Parks & Recreation

### Not suitable

<b>Property Address (including county):</b>	Cascade Island State Park <a href="#">Near HWY 20 &amp; S Cascade Rd</a> , Marble Mount, WA Skagit County
<b>Tax parcel ID/Link</b>	<a href="#">P106110</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	39 acres
Current zoning:	Rural Resource – Natural Resource Lands ( <del>RRC</del> – NRL)
Do the dimensions of lot allow development under existing zoning?	No. According to Skagit County Zoning Code and the comprehensive plan, density is one dwelling per 40 acres, which is too small.
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	RRC-NRL (Natural Resource Lands)
Land use designation per area's comprehensive plan:	Rural Resource— <a href="#">Natural Resource Lands</a>
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The lot has no steep slopes, but is near a river.
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	
Notes:	No digital images of the property are easily accessible.
Notes about methodology:	

# Elbow Lake Park

## Parks & Recreation

### Not suitable

Property Address (including county):	<a href="#">Elbow Lake</a>
	<a href="#">22600 Elbow Lake Road SE</a>
	Thurston County, Yelm, WA
Tax parcel ID/Link	23632110000
State Agency Owner:	Parks & Recreation
<b>THE LOT</b>	
Lot size:	318 acres
Current zoning:	Public Preserve
Do the dimensions of lot allow development under existing zoning?	Yes, the permitted use includes "one single-family dwelling for caretakers".
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	No
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed: parks and residential, with residential units intended to support parks.
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Public Preserve
Land use designation per area's comprehensive plan:	
Is the property within the urban growth area?	
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	
Other:	
<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	



What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	<a href="#">Thurston County Zoning Code</a>
Notes:	No digital images of the property are easily accessible.
Notes about methodology:	

# Ginkgo Huntzinger Rd

Parks & Recreation

Not suitable



Property Address (including county):	<a href="#">Main St &amp; Vantage Park Rd</a> , (Near Doris, WA) Kittitas County
Tax parcel ID/Link	<a href="#">262933</a>
State Agency Owner:	Parks & Recreation
<b>THE LOT</b>	
Lot size:	8.3 acres
Current zoning:	Forest and Range
Do the dimensions of lot allow development under existing zoning?	No. According to <a href="#">Kittitas County Zoning Code</a> , the residential density is one unit per 20 acres.
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	No
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed
Other:	In a Forest and Range zone, plots must be at least 20 acres, or at least 1/2 an acre if cluster platting or conservation platting occurred. <b>We could not verify based on assessor information whether or not this land is on a conservation plat.</b>
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Rural working
Land use designation per area's comprehensive plan:	Rural Working Land Use
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	Yes. The property is on a slope steeper than 30 percent. In addition, there is an extreme hazard rating for roof safety.
What is the distance to the nearest:	
Grocery Store	0.8 miles
Pharmacy	~26 miles
Medical Facility	18 miles
Food Bank	28 miles
Social Services Office	32 miles
Behavioral Health Provider	17.8 miles
School(s)	~23 miles
Park/Recreational Amenity	~1 mile from Wanapum Recreation Area, near Wanapum Lake
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The property is 14 miles from the nearest transit station.
Does the property provide access to employment centers?	There are very few places of employment near the property.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	No
Water	Unknown
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Kittitas County code: <a href="#">Cluster platting</a> <a href="#">Forest and range zone</a> <a href="#">Interactive Zoning Map</a> Image source: Google Maps
Notes:	
Notes about methodology:	

# Grayland Beach Oba State Park

## Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	845 Grayland Beach Rd, Grayland, WA Grays Harbor County
<b>Tax parcel ID/Link</b>	<a href="#">727000800000</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	1.3 acres
Current zoning:	County R3 Resort
Do the dimensions of lot allow development under existing zoning?	Yes
Does current zoning permit multi-family developments?	Yes, conditional, with the exception of two-family dwellings.
Does zoning permit single family homes?	Yes
Does zoning permit three or more unrelated adults to live together (group homes?)	No. One exception to this zoning code is the conditional use of boarding houses, but group homes specifically are not permitted.
Is zoning residential? Mixed?	Mixed use: both park and residential
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Designated Forest Land
Land use designation per area's comprehensive plan:	An updated comprehensive plan could not be locate, but an <a href="#">older one</a> could.
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	Unknown
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	The westernmost part of this plot is in a flood zone. The lot is located next to a shoreline.
What is the distance to the nearest:	
Grocery Store	6.1 miles
Pharmacy	6.6 miles
Medical Facility	~6.5 miles
Food Bank	6 miles
Social Services Office	24.4 miles
Behavioral Health Provider	24.1 miles
School(s)	There is a preschool within 1.2 miles, and an elementary, middle and high school within 4.5 miles
Park/Recreational Amenity	The property is on a state park and is along the shoreline.
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	The nearest transit station is 0.9 miles away.
Does the property provide access to employment centers?	The nearest urban center is Aberdeen, which is 22 miles away from the lot.
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	Unknown
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# Haley-Jackson Lake Road KPN

## Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	<a href="#">Haley State Park</a>
	<a href="#">Near Jackson Lake Rd NW &amp; 177<sup>th</sup> Ave NW, Vaughn, WA</a>
	Pierce County
<b>Tax parcel ID/Link</b>	0021221012
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	213 acres
Current zoning:	Parks and Recreation
Do the dimensions of lot allow development under existing zoning?	No, residential use on Park and Recreation lands in Pierce County are not permitted
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	No
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	No
Details:	
Other:	This property is near or within Haley State Park near Herron, WA and Home, WA.
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	
Land use designation per area's comprehensive plan:	
Is the property within the urban growth area?	
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# HJ Carrol Park

Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	<a href="#">232 Fern Way</a> , Chimacum WA, 98325 Jefferson County
<b>Tax parcel ID/Link</b>	<a href="#">901113007</a>
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	3 acres
Current zoning:	Parks, Preserves and Recreation (PPR) – Jefferson County
Do the dimensions of lot allow development under existing zoning?	No. According to <a href="#">Jefferson County</a> zoning code, no residential units may be developed on <a href="#">properties</a> zoned as PPR.
Does current zoning permit multi-family developments?	
Does zoning permit single family homes?	
Does zoning permit three or more unrelated adults to live together (group homes?)	
Is zoning residential? Mixed?	
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	
Land use designation per area's comprehensive plan:	
Is the property within the urban growth area?	
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	
Other:	
<b>LOCATION CHARACTERISTICS</b>	



Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# Kitsap Memorial

## Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	<a href="#">Kitsap Memorial -178 NW Park Street</a>
	Kitsap Memorial
<b>Tax parcel ID/Link</b>	232701-2-027-2002
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	4 acres
Current zoning:	Park
Do the dimensions of lot allow development under existing zoning?	A caretaker's dwelling or a boarding house with an Administrative Conditional Use Permit (ACUP) is permitted.
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	No
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Caretaker dwelling units are permitted.
Other:	This zone is not intended to accommodate population growth and therefore does not have an allowed density. Up to one dwelling unit may be allowed per existing parcel for limited residential uses permitted in Kitsap County Code <a href="#">Chapter 17.410</a> .
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Park
Land use designation per area's comprehensive plan:	Public facilities
Is the property within the urban growth area?	No
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	N/A, parcel is in a Census Urbanized Area
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	<a href="#">Kitsap County Zoning Allowed Uses:</a>
	<a href="#">Park Zone information:</a> Up to one dwelling unit may be allowed per existing parcel for the limited residential uses allowed in Kitsap County Code <a href="#">Chapter 17.410</a>
Notes:	
Notes about methodology:	

## Riverside – 4 Small Lots

Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	<a href="#">Riverside – 4 Small Lots</a>
	All four lots are near N. Colville Rd & N. Houston Rd
	Spokane County
<b>Tax parcel ID/Link</b>	There are 4 lots: 4. 25101.0607 5. 25101.1402 6. 25102.1101 7. 25102.9055
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	2.3 acres total
Current zoning:	Rural Conservation (RCV) for all lots
Do the dimensions of lot allow development under existing zoning?	No. According to the Spokane County Zoning Code, the maximum residential density in any rural conservation zone is one unit per 20 acres (or one unit per ten acres if it is located in a rural cluster development). <a href="#">See Development Standards</a>
Does current zoning permit multi-family developments?	
Does zoning permit single family homes?	
Does zoning permit three or more unrelated adults to live together (group homes?)	
Is zoning residential? Mixed?	
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Rural conservation
Land use designation per area's comprehensive plan:	Rural conservation
Is the property within the urban growth area?	
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more	

intensive rural development?*" (LAMIRD)*	
Other:	
<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	
What is the distance to the nearest:	
Grocery Store	
Pharmacy	
Medical Facility	
Food Bank	
Social Services Office	
Behavioral Health Provider	
School(s)	
Park/Recreational Amenity	
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	
Does the property provide access to employment centers?	
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	
Water	
Sewer	
Gas	
Electric	
Other:	
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	

# Riverside – Charles Rd

## Parks & Recreation

Not suitable



<b>Property Address (including county):</b>	<a href="#">Riverside-Charles Rd-W Charles Rd/W Highland Rd</a>
	Spokane County Spokane County
<b>Tax parcel ID/Link</b>	16015.9045
<b>State Agency Owner:</b>	Parks & Recreation
<b>THE LOT</b>	
Lot size:	3.18 acres
Current zoning:	Rural conservation (RCV)
Do the dimensions of lot allow development under existing zoning?	No, the maximum residential density is one unit per 20 acres or one unit per ten acres if zoned as a rural cluster development
Does current zoning permit multi-family developments?	No
Does zoning permit single family homes?	No
Does zoning permit three or more unrelated adults to live together (group homes?)	No
Is zoning residential? Mixed?	Mixed
Details:	
Other:	
<b>CURRENT LAND-USE DESIGNATION</b>	
Current land use:	Rural conservation
Land use designation per area's comprehensive plan:	Rural conservation
Is the property within the urban growth area?	No, but it borders one.
If parcel is in a rural area outside urban growth areas, is it in a "limited area of more intensive rural development?" (LAMIRD)*	No
Other:	

<b>LOCATION CHARACTERISTICS</b>	
Are there impediments to development, such as steep slopes and the presence of critical areas?	No
What is the distance to the nearest:	
Grocery Store	6.2 miles
Pharmacy	6.2 miles
Medical Facility	15 miles
Food Bank	15 miles
Social Services Office	15 miles
Behavioral Health Provider	15 miles
School(s)	2 miles from elementary school, 13 miles from high school
Park/Recreational Amenity	1 mile
What is the distance to the nearest transit option, including bus, rail, ferry, vehicle ride share program, dial-a-ride, and public-private transportation?	This property is 6.6 miles from the nearest bus station. Lyft rideshare is accessible at this location.
Does the property provide access to employment centers?	Yes
Is infrastructure (streets and utilities) adequately available to service the site?	
Streets	Yes
Water	No water service available
Sewer	Unknown
Gas	Unknown
Electric	Unknown
Other:	This property not serviced by <a href="#">Spokane County Environmental Services</a> .
<b>ADDITIONAL DATA</b>	
Sources:	Image source: Google Maps
Notes:	
Notes about methodology:	