WSDOT Surplus Property in South King County

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Secretary of Transportation

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

This summary and the following spreadsheet comprise the report generated by the research, and describe the properties owned by WSDOT within the identified area in King County that are surplus, or likely to be deemed surplus, in the near future. Approximately 400 parcels in King County are in WSDOT ownership; however, the vast majority of these properties are needed for transportation projects and are not currently identified as surplus. Once completed, the projects may yield property remnants that are suitable for surplus; however, these properties are not reflected in the spreadsheet. More information can be made available upon request.
Within the identified area there are roughly 100 parcels under WSDOT ownership, some of which are still needed for transportation projects including SR 405, SR 509, and Alaskan Way Viaduct. Furthermore, some of the properties identified may not be suitable for development.

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

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

If you have questions regarding this matter, please contact Jessica Stokesberry at stokesj@wsdot.wa.gov or 360-705-6852.
<table>
<thead>
<tr>
<th>Tax Parcel #</th>
<th>WSDOT Inventory Control #</th>
<th>Property Nickname</th>
<th>Size [sf]</th>
<th>RKA_ZONING</th>
<th>PREUSE_CODE</th>
<th>Comment</th>
<th>Location</th>
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<td>9,398</td>
<td>SF 100D</td>
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<td>Single-family Res</td>
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<td>R-9.6</td>
<td>Vacant</td>
<td>Single-family Res</td>
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<td>Vacant</td>
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<td>Res/Live/Zone</td>
<td>residence, carport, shed</td>
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<td>Vacant</td>
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<td>residence demolished 2018 7922 Meadow Ave N</td>
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<td>deeply sloped</td>
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<td>1,100</td>
<td>CA</td>
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<td>Res/Live/Zone</td>
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<td>2-story residence</td>
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<td>5367202516</td>
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<td>purchased; 1-17-07522 Easement</td>
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<td>Industrial</td>
<td>unimproved</td>
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<td>Park &amp; Ride</td>
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<td>Vacant/Industrial</td>
<td>level and paved</td>
<td>Highland Park Way SW &amp; West Marginal Way SW</td>
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<td>3024049182</td>
<td>1-17-077445</td>
<td>Existence Camp</td>
<td>169,757</td>
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<td>Vacant/Industrial</td>
<td>needed for construction staging for the next few years</td>
<td>West Marginal Way SW &amp; 2nd Ave SW</td>
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<td>May Creek Park</td>
<td>3,300</td>
<td>RC</td>
<td>Park, Public Z/Owner</td>
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<td>between 1-405 and May Creek Park</td>
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<td>between 1-405 and May Creek Park</td>
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<td>RC</td>
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<td>between 1-405 and May Creek Park</td>
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<td>1623050023</td>
<td>former BMR parcel</td>
<td>Cedar River Trail</td>
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<td>RC</td>
<td>Vacant</td>
<td>Single-family Res</td>
<td>trail</td>
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<td>CA</td>
<td>Utility, Public</td>
<td>narrow shape between RR and Sunset Blvd NE</td>
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<td>Commercial</td>
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<td>1447600197</td>
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<td>RS-7200</td>
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<td>2,993 SF surplus 12xx 4th Ave S</td>
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<td>30000553</td>
<td>1-17-15548 Surplus</td>
<td>Duxamish River Property</td>
<td>7,444</td>
<td>C/Z</td>
<td>Vacant/Commercial/Lt. Ind.</td>
<td>unbuildable, narrow shape, Duxamish R.</td>
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<td>7231500035</td>
<td>1-17-05471</td>
<td>405 &quot;S&quot; Curves &amp; Mill Ave S</td>
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<td>R-8</td>
<td>Vacant</td>
<td>Single-family</td>
<td>31xx 5 4th St</td>
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<td>2013050163</td>
<td>1-17-09305</td>
<td>Mitigation site</td>
<td>90,169</td>
<td>R-8</td>
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<td>unbuildable, stream mitigation</td>
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<td>CA</td>
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<td>1-17-04674</td>
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<td>20,000</td>
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<td>Vacant</td>
<td>Single-family Res</td>
<td>encumbered with overhead power lines</td>
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<td>Vacant</td>
<td>Single-family Res</td>
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<td>IM</td>
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<td>7,484</td>
<td>AVC</td>
<td>Vacant/Commercial</td>
<td>turnback to King County</td>
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<td>RM-24</td>
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<td>64,906</td>
<td>P</td>
<td>Right of Way/Utility, Road</td>
<td>irregular shape, power lines</td>
<td>12/780 46th Ave S</td>
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<td>SURPLUS</td>
<td>12,600</td>
<td>UL-4600</td>
<td>Vacant/Single-family Res</td>
<td>96 if available 12xx S 216th St</td>
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<td>surplus</td>
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<td>Vacant</td>
<td>Single-family Res</td>
<td>Carr pit site</td>
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<td>3123050083</td>
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<td>Carr Pit</td>
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<td>Carr Pit</td>
<td>871,630</td>
<td>R-1</td>
<td>Vacant</td>
<td>Single-family Res</td>
<td>Carr pit site</td>
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</table>
## WSDOT Surplus Property Research Project - South King County

<table>
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<tr>
<th>Tax Parcel #</th>
<th>WSDOT Inventory Control #</th>
<th>Property Nickname</th>
<th>Size (sf)</th>
<th>RCD_ZONEING</th>
<th>PURPOSE_CODE</th>
<th>Comment</th>
<th>Location</th>
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<td>Carr Pit</td>
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<td>unconstructed ROW</td>
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<td>Vacant</td>
<td>Single-family Res</td>
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<td>Single Family(C/I Zone)</td>
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<td>I</td>
<td>Vacant</td>
<td>Industrial</td>
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<td>35,475</td>
<td>AVC</td>
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<td>mostly reside row, small surplus area</td>
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<td>54,752</td>
<td>AVC</td>
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<td>S09, part row-partial surplus</td>
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<td>AVC</td>
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<td>S09, might be small surplus piece</td>
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<td>AVC</td>
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<td>Industrial</td>
<td>S09, part row partial surplus</td>
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<td>AVC</td>
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<td>Vacant</td>
<td>Industrial</td>
<td>S09, part row partial surplus</td>
<td>44xx S 196th PI</td>
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<td>44xx S 196th PI</td>
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<td>3925400007</td>
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<td>AVC</td>
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<td>SURPLUS, part of S09 project</td>
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<td>1-17-09406; surplus</td>
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<td>15,730</td>
<td>AVC</td>
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<td>SURPLUS, part of S09 project</td>
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<td>3925400055</td>
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<td>S09 partial surplus</td>
<td>8,950</td>
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<td>Industrial</td>
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<td>3925400050</td>
<td>1-17-09316; surplus</td>
<td>S09 partial surplus</td>
<td>9,103</td>
<td>AVC</td>
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<td>Industrial</td>
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<td>3925400045</td>
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<td>149,846</td>
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<td>Vacant</td>
<td>Commercial</td>
<td>SURPLUS, part of S09 project</td>
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<tr>
<td>5245700025</td>
<td>1-17-07597;ROW</td>
<td>Surplus; Unconstructed</td>
<td>2,329</td>
<td>UL-7200</td>
<td>Vacant</td>
<td>Single-family Res</td>
<td>surplus; unconstructed ROW, unbuildable</td>
</tr>
<tr>
<td>5222049034</td>
<td>1-17-07615</td>
<td>Unconstructed partial</td>
<td>22,651</td>
<td>I</td>
<td>Vacant</td>
<td>Single-family Res</td>
<td>Unconstructed ROW</td>
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<td><strong>no IC Tax parcel</strong></td>
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<td>Excess</td>
<td>251,840</td>
<td>RS7200</td>
<td>Vacant</td>
<td>Single-family Res</td>
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<tr>
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<td>Excess</td>
<td>1,434,433</td>
<td>C2-75(M)</td>
<td>Vacant</td>
<td>Commercial</td>
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</tr>
<tr>
<td></td>
<td>Excess Old ME S09 alignment Des Moines</td>
<td>780,246</td>
<td>RS-8400</td>
<td>Vacant</td>
<td>Single-family Res</td>
<td>Between S 216th St and S 220th St, east of 15th Ave S. Portion deeded to city for continued roadway needs</td>
<td></td>
</tr>
<tr>
<td><strong>no IC Tax parcel</strong></td>
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**Location**
- ESHB 1160 Sec. 213 (4)
<table>
<thead>
<tr>
<th>Tax Parcel #</th>
<th>WSDOT Inventory Control #</th>
<th>Property Nickname</th>
<th>Size (sf)</th>
<th>KCA_ZONING</th>
<th>PREUSE_CODE</th>
<th>Comment</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>no KC tax parcel</td>
<td>1-17-021316; 1-17-001399(old IC)</td>
<td>Excess Old SR 509 Alignment Des Moines</td>
<td>785,001</td>
<td>RS-8400</td>
<td>Vacant/Single-family Res</td>
<td>1-223rd St and SR 516/Kent-Des Moines Rd, east of 13th Ave S</td>
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<tr>
<td>no KC tax parcel</td>
<td>1-17-07432</td>
<td>Current SR 509 Alignment</td>
<td>13,910</td>
<td>UM-2400</td>
<td>Single Family(C/I Zone)</td>
<td>1-story residence. Portion of the property will be needed for SR 509 project</td>
<td>NW Corner of S Royal Brougham Way and 4th Ave S</td>
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<tr>
<td>0246000056</td>
<td>1-17-15601-ROW</td>
<td>Current SR 509 Alignment</td>
<td>4,928</td>
<td>UH-1800</td>
<td>Vacant(Multi-family)</td>
<td>SR509 property needed for ROW</td>
<td>3001 S 208th St</td>
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<tr>
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<td>1-17-15601-ROW</td>
<td>Current SR 509 Alignment</td>
<td>4,716</td>
<td>UH-1800</td>
<td>Right of Way/Utility, Road</td>
<td>SR509 property currently used for access</td>
<td>need more research</td>
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<td>5245700040</td>
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<td>Current SR 509 Alignment</td>
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<td>Vacant/Single-family Res</td>
<td>SR509 Parcel that may be needed for construction</td>
<td>need more research</td>
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