

WSDOT Surplus Property in South King County

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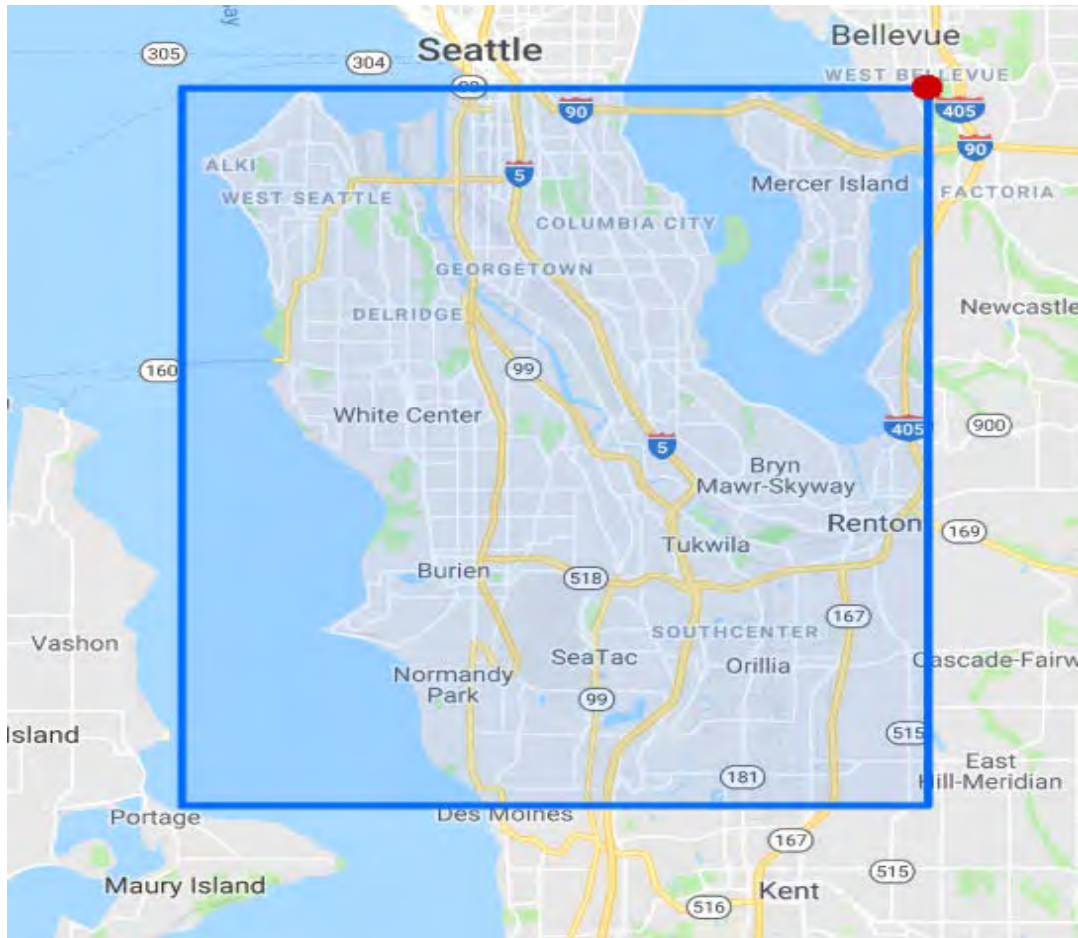
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Washington State
Department of Transportation

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.

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Tax Parcel #	WSDOT Inventory Control #	Property Nickname	Size (sf)	KCA_ZONING	PREUSE_CODE	Comment	Location
386940080	7-17-00408		9,398	SF 5000	Vacant/Single-family Res	landlocked, associated with 3869400075	NW of Maplewood Playfield
0724059105	7-17-02151	Mercer Island lot	4,304	R-9.6	Vacant/Single-family Res	Associated with 724059098 & 724059106	34xx El Dorado Beach Club Dr
0724059106	7-17-02151	Mercer Island lot	11,879	R-9.6	Vacant/Single-family Res	Associated with 724059098 & 724059105	34xx El Dorado Beach Club Dr
0924059248	7-17-00033	Renaissance HOA Property	4,725	R-5	Vacant/Single-family Res	private road access, HOA property	2785 124th Ave SE
5367200029	1-17-07511, 1-17-14743	Evergreen Properties Lease	7,374	IG1 U/65	Vacant/Industrial	leased to adjacent property	64xx Occidental Ave S
5367202310	1-17-07505		6,877	IG1 U/85	Right of Way/Utility, Road	vacant industrial	101 S Michigan St
4134300135	1-17-08449	former Milaca Property	153,603	R-7.5	Vacant/Single-family Res	Purchased as UROW by Mega Projects, landlocked	north of 113th Pl SE Park and Ride (King Co. Transit)
4134300150		former Milaca Property	37,179	R-2.5	Vacant/Single-family Res	Purchased as UROW by Mega Projects, landlocked	north of 113th Pl SE Park and Ride (King Co. Transit)
3343301061	1-17-15848	former Andrade Property	116,305	R-4	Single Family(Res Use/Zone)	residence, carport, shed	6633 Lake Washington Blvd SE
3343300901	1-17-09800		10,400	R-4	Vacant/Single-family Res		69xx Lake Washington Blvd SE
3343300883	1-17-15579		1,977	R-4	Vacant/Single-family Res	steeply sloped	51xx Lake Washington Blvd NE
3343301105	1-17-15736		1,100	CA	Retail Store	steeply sloped	48xx Lake Washington Blvd NE
3342700550	1-17-15286	former Stoudamire Property	4,621	R-6	Vacant/Single-family Res	residence demolished 2018	3922 Meadow Ave N
3342700560	1-17-15506	former Chuang Property	8,887	R-6	Single Family(Res Use/Zone)	2-story residence	3904 Meadow Ave N
5367202516	1-17-07510 purchased; 1-17-07192 Easement	Duwamish Industrial Property	41,930	IG1 U/85	Vacant/Industrial	unimproved	Duwamish Trail & SW Michigan St
5367202525	1-17-07508	Park & Ride	13,608	IG2 U/85	Vacant/Industrial	level and paved	Highland Park Way SW & West Marginal Way SW
3024049182	1-17-07446	Existence Camp	169,757	IG2 U/85	Vacant/Industrial	needed for construction staging for the next few years	West Marginal Way SW & 2nd Ave SW
3342103491	7-17-00909	May Creek Park	3,300	RC	Park, Public(Zoo/Arbor)	landlocked, open space	between 1-405 and May Creek Park
3342103492	07-17-00909	May Creek Park	3,690	RC	Park, Public(Zoo/Arbor)	landlocked, open space	between 1-405 and May Creek Park
3342103489	7-17-00909	May Creek Park	5,625	RC	Park, Public(Zoo/Arbor)	landlocked, open space	between 1-405 and May Creek Park
3342103488	7-17-00909	May Creek Park	4,900	RC	Park, Public(Zoo/Arbor)	landlocked, open space	between 1-405 and May Creek Park
3342103470	7-17-00918	May Creek Park	48,787	RC	Vacant/Single-family Res	landlocked, open space	between 1-405 and May Creek Park
1623059023	former BNRR parcel	Cedar River Trail	155,739	RC	Vacant/Single-family Res	trail	near Cedar River and Maplewood Roadside Park
0823059148			8,890	CA	Utility, Public	narrow shape between RR and Sunset Blvd NE	4xx Sunset Blvd NE
9476700015	1-17-04091 excess property		3,996	CA	Commercial	narrow shape	4xx Sunset Blvd NE
1447600197	no ICN		2,993	RS-7200	Vacant/Single-family Res	2,993 SF surplus	127xx 4th Ave S
3000053	1-17-15548-Surplus	Duwamish River Property	7,444	C/LI	Vacant/Commercial/Lt. Ind	unbuildable, narrow shape, Duwamish R.	13200 Interurban Ave S
7231500215	1-17-05471	405 "S" Curves & Mill Ave S	3,428	R-8	Vacant/Single-family Res		11xx S 4th St
2023059163	1-17-09305	Mitigation site	90,169	R-8	Right of Way/Utility, Road	unbuildable, stream mitigation	8xx Cedar Ave S
2023059008	7-17-08719		87,882	CA	Vacant(Commercial)	encumbered with overhead power lines	7xx Talbot Rd S
7231600355	1-17-04674	Renton Park& Ride Stage 2	20,000	R-8	Vacant/Single-family Res	encumbered with overhead power lines	13xx Morris Ave S
7231600128	1-17-11025		1,805	R-8	Vacant/Single-family Res		13xx Whitworth Ave S
3340401530	1-17-14259		1,959	R-6	Vacant/Single-family Res	possibly landlocked	22x S. 14th St
3340403600	1-17-05816		1,130	IM	Right of Way/Utility, Road		14xx Maple Ave SW
3842600121	1-17-02589		7,483	AVC	Vacant(Commercial)	turnback to King County	24xx S 152nd St
1760600208	1-17-07328 surplus		7,840	RM-24	Vacant(Multi-family)		32x S 150th St
3423049299	7-a-00250		64,904	P	Right of Way/Utility, Road	irregular shape, power lines	18780 46th Ave S
1022049195	1-17-15488; SURPLUS		12,600	UL-9600	Vacant/Single-family Res	96 sf available	3218 S 216th St
3123059084	1-17-02867; surplus	Carr Pit	327,571	R-4	Vacant/Single-family Res	Carr pit site	44xx Smithers Ave S
3123059083	1-17-02867	Carr Pit	457,380	R-4	Vacant/Single-family Res	Carr pit site	44xx Smithers Ave S
3223059183	1-17-02867	Carr Pit	871,635	R-1	Vacant/Single-family Res	Carr pit site	44xx Smithers Ave S

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3223059187	1-17-02867; Carr Road Pit Site WS-A-1004	Carr Pit	750,103	R-4	Vacant/Single-family Res	Carr pit site	44xx Smithers Ave S
5083000255	1-17-06949		1,436	UL-7200	Vacant/Single-family Res	unconstructed ROW	31xx S 211th St
5083000235	1-17-08596		6,930	UL-7200	Vacant/Single-family Res	SURPLUS, part of 509 project	32xx S 211th St
3673400090	1-17-08974; surplus		10,441	UL-7200	Vacant/Single-family Res	surplus lands; may be no access	32xx S 211th St
0322049068	01-17-15522		3,178	UM-2400	Vacant/Single-family Res	surplus lands	32xx S 208th St
3445000190	1-17-15955	Part Of	30,113	CB-C	Vacant(Commercial)	part of 509 project	20620 International Blvd
0922049367	1-17-08577	Part of 509 Project	63,021	UM-2400	Single Family(C/I Zone)	Surplus; to be held until approval to sell by the SR 509 project	208xx 30th Ave S
2009000245	1-17-05580		17,487	R-SE	Vacant(Commercial)	Excess property	21640 7th Ave S
3926400065	1-17-02172	509 partial surplus	4,910	AVC	Vacant/Industrial	SURPLUS, part of 509 project	15xx S 196th S
7686200230	1-17-08615	509 partial surplus	6,633	I	Vacant/Industrial	SURPLUS, part of 509 project	12xx S 196th Pl
3445000108	1-17-07891-urow 1-17-12942-lease request		100,175	RBX	Vacant(Commercial)	unconstructed ROW, sloped, wetland	202xx 26th Ave S
7686200260	1-17-08575-surplus 1-17-07618-ROW		13,152	UL-7200	Vacant/Single-family Res	unconstructed ROW	196xx 12th Pl S
0522049145	1-17-05784	Sonic Property	6,534	I	Vacant/Industrial	possible property exchange	192xx Des Moines Memorial Dr S
0522049139	1-17-05784	Sonic Property	6,700	I	Vacant/Industrial	possible property exchange	192xx Des Moines Memorial Dr S
7727600020	1-17-08407		936,976	AVO	Vacant/Industrial		2420 S 200th St
8077400040	1-17-05085		2,359	AVO	Vacant/Industrial		S 200th St near Des Moines Creek Park
0422049130	1-17-05085		1,306	AVO	Vacant/Industrial		S 200th St near Des Moines Creek Park
0422049186	1-17-05085		6,600	AVO	Vacant/Industrial		S 200th St near Des Moines Creek Park
3160600030	1-17-09872	509 partial surplus	6,474	AVC	Vacant/Industrial	SURPLUS, part of 509 project	200xx 18th Ave S
3160600015	1-17-02442	509 partial surplus	3,744	AVC	Vacant/Industrial	SURPLUS, part of 509 project	200xx 18th Ave S
7686201520		509 partial surplus	18,220	I	Vacant/Industrial	possible surplus, part of 509	15xx S 200th St
7686200980		509 partial surplus	35,475	AVC	Vacant/Industrial	mostly inside row, small surplus area	15xx S 197th Pl
7687200040		509 partial surplus	54,752	AVC	Vacant/Industrial	509, part row part surplus	15xx S 197th Pl
7686200560		509 partial surplus	45,375	AVC	Vacant/Industrial	509, might be small surplus piece	15xx S 197th Pl
7686200620		509 partial 509	42,975	AVC	Vacant/Industrial	509, part row part surplus	15xx S 197th Pl
7686200015		509 partial 509	21,500	AVC	Vacant/Industrial	509, part row part surplus	15xx S 196th Pl
7686200040		509 partial 509	28,387	AVC	Vacant/Industrial	509, part row part surplus	14xx S 196th Pl
7686200080		509 partial 509	39,187	AVC	Vacant/Industrial	509, part row part surplus	14xx S 196th Pl
7686200160		509 partial 509	28,500	AVC	Vacant/Industrial	509, part row part surplus	14xx S 196th Pl
3926400007	1-17-08576; surplus	509 partial 509 surplus	3,040	UL-7200	Vacant/Single-family Res	509 surplus	12xx S 196th Pl
3926400070	1-17-08406; surplus	509 partial surplus	1,440	AVC	Vacant/Industrial	SURPLUS, part of 509 project	14xx S 196th St
3926400055	1-17-08406; surplus	509 partial surplus	15,730	AVC	Vacant/Industrial	SURPLUS, part of 509 project	14xx S 196th St
3926400050	1-17-02316	509 partial surplus	8,950	AVC	Vacant/Industrial	SURPLUS, part of 509 project	14xx S 196th St
3926400045	1-17-08406	509 partial surplus	9,102	AVC	Vacant/Industrial	SURPLUS, part of 509 project	14xx S 196th St
0522049068		509 partial surplus	149,846	I	Vacant/Industrial	SURPLUS, part of 509 project	15xx S 196th St
5245700025	1-17-07597-ROW 1-17-07737-Surplus	Surplus; Unconstructed	2,329	UL-7200	Vacant/Single-family Res	surplus; unconstructed ROW, unbuildable	195xx Des Moines Memorial Dr S
522049034	1-17-07615	unconstructed partial unconstructed	22,651	I	Vacant/Single-family Res	unconstructed ROW	195xx Des Moines Memorial Dr S
no KC tax parcel		Excess	251,848	RS7200	Vacant/Single-family Res	Burien, Glendale Community north of SeaTac airport and south of Boeing Field/King County international Airport. Along SR509 near the Duwamish river. This is a Large Vacant parcel	11xxx 8TH AVE S 98168
no KC tax parcel		Excess	1,434,433	C2-75(M)	Vacant(Commercial)	Excess property. White Center in the Westcrest Park Community directly west of Boeing Field/King County international Airport, along SR509 near Westcrest park parcel abuts Myers way S. This is a Large Vacant parcel	95xx MYERS WAY S 98108
no KC tax parcel		Excess Old SR 509 Alignment, Des Moines	780,246	RS-8400	Vacant/Single-family Res	Between S 216th St and S 220th St, east of 15th Ave S. Portion deeded to city for continued roadway needs	
no KC tax parcel		Excess Old SR 509 Alignment Des Moines	136,099	RS-8400	Vacant/Single-family Res	Between S 220th St and S 222nd St, west of 16th Ave S	

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no KC tax parcel		Excess Old SR 509 Alignment Des Moines	141,770	RS-8400	Vacant/Single-family Res	Between S 222nd St and S 223rd St, west of 16th Ave S	
no KC tax parcel	1-17-02316; 1-17-00399(old IC)	Excess Old SR 509 Alignment Des Moines	785,001	RS-8400	Vacant/Single-family Res	S 223rd St and SR 516/Kent-Des Moines Rd, east of 13th Ave S	
no KC tax parcel		Seattle SODO area near Football Field	100,000	IC-65 (M)	Mixed use (commercial)	NW Corner of S Royal Brougham Way and 4th Ave S	
922049245	1-17-07432	Current SR 509 Alignment	13,910	UM-2400	Single Family(C/I Zone)	1-story residence. Portion of the property will be needed for SR 509 project	3001 S 208th St
0246000056	1-17-15691-ROW 1-17-?????-Surplus	Current SR 509 Alignment	4,926	UH-1800	Vacant(Multi-family)	SR509 property needed for ROW need more research	
0246000059	1-17-15691-ROW 1-17-?????-Surplus	Current SR 509 Alignment	4,716	UH-1800	Right of Way/Utility, Road	SR509 property currently used for access need more research	
5245700040	1-17-07602-ROW 1-17-09404-Surplus 1-17-02369-surplus	Current SR 509 Alignment	10,254	I	Vacant/Single-family Res	SR509 Parcel that may be needed for construction need more research	