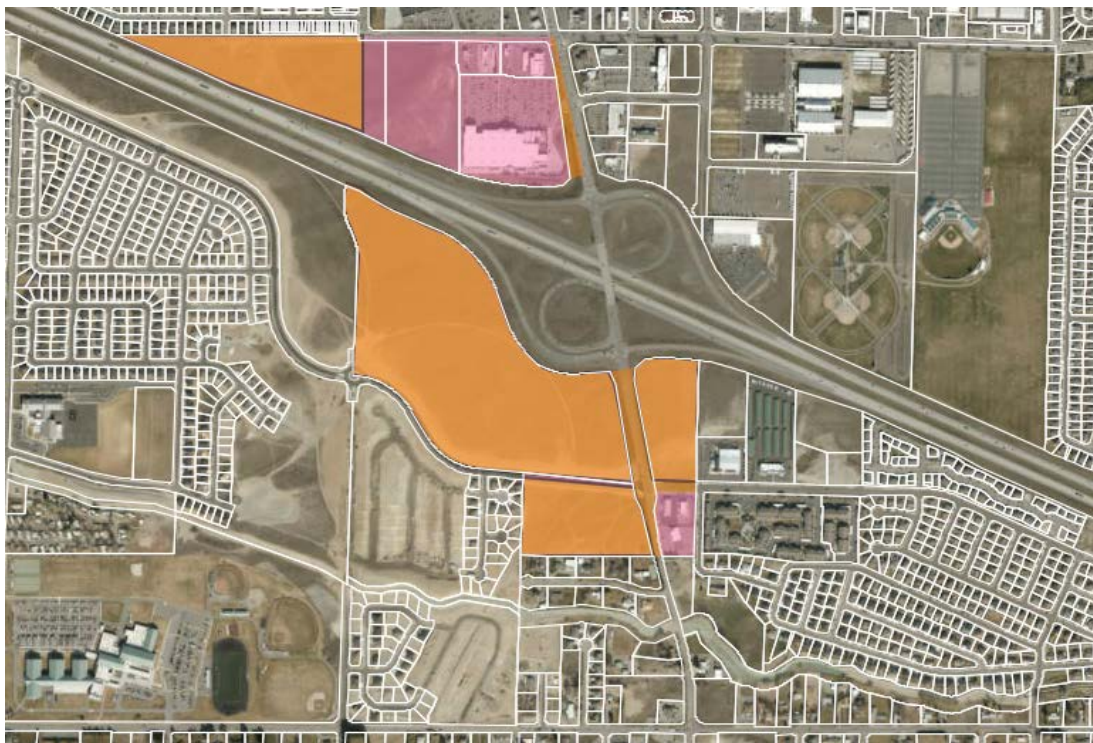


2021 Urban and Transition Lands List

DIVERSIFIED SOURCES OF REVENUE FOR STATE TRUST LAND BENEFICIARIES



Prepared by
Product Sales and Leasing Division - Commercial Real Estate
June 18, 2021



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Table of Contents

DIVERSIFIED SOURCES OF REVENUE FOR STATE TRUST LAND BENEFICIARIES	1
Table of Contents	2
Urban/Transition Lands.....	3
Appendices.....	4

Urban/Transition Lands

The 1988 Transition Lands Policy Plan (TLPP) and DNR procedures call for the department to report to the board annually on the status of lands included on the Urban & Transition Lands list. The current Urban/Transition lands have been identified based on the goals and policies established in the plan. The definitions within the TLPP are as follows:

Urban Lands: Land expected to be urban due to designation as “urban” by local land use plans; or authorization for commercial, industrial or residential uses by local government; or where capital improvements and services exist or are scheduled to be available.

Transition Lands: Land currently being managed for natural resource production that has characteristics indicating an opportunity for more efficient management or to obtain a higher economic return by the conversion of the land to another use.

The Commercial Real Estate (CRE) group currently manages 75 undeveloped properties across DNR’s six regions. Currently, there are 40 properties identified as urban in nature and 35 properties identified as transition lands based on the TLPP. The CRE group annually reviews existing properties on the urban/transition lands list and works with region staff to identify new properties that should be added to the list.

The CRE group works with local jurisdictions and reviews market data to determine which property entitlements will create a higher and better use and increase value for the trust beneficiaries. The length of this process is dictated partially by local jurisdictions and their planning processes and partially by market demand. Once entitlements are finished, the properties are ready for direct sale, auction, or exchange with the ultimate goal of generating revenue for the trusts. Commercial and industrial lands are generally retained and marketed for ground lease.

In 2021 one property was added to the transition lands list. Burch Mountain (Appendix B), located in Chelan County, contains the following elements making it suitable for the transition lands designation.

- 1) It is located just north of the Urban Growth Boundary of the city of Wenatchee;
- 2) It is zoned by Chelan County as RR-20 (Rural Residential 20 acre minimum) – not AG or Forest zoned;
- 3) It is not actively managed for natural resource production so no revenue is being generated for the trust;
- 4) Residential development is starting to encroach from the south and west sides of the property; and
- 5) There is active interest for easements across the property to develop adjacent private lands.

In 2021 the Board approved the disposition of two properties on the Urban/Transition Lands list.

Bow Hill was approved for direct transfer under Resolution 1570 for \$648,000. Darrington Airport was approved for direct transfer under Resolution 1574 for \$162,000.

Appendix A identifies both the Urban and Transition lands managed by the Commercial Real Estate program. The entire portfolio can be seen on the [DNR Urban & Transition Lands Viewer](#)

Appendices

Appendix A – Urban/Transition Lands

Appendix B – Burch Mountain Map

URBAN/TRANSITION LANDS LIST

Property Name	Urban/ Transition	Trust	Region	County	UGA or City	Zoning	GIS Acres
Fancher	Urban	Common School	Northeast	Spokane	n/a	Urban Reserve	78.01
Joseph Street	Urban	Land Bank	Northeast	Spokane	City of Spokane	Light Industrial	0.36
Liberty Lake	Urban	Common School	Northeast	Spokane	City of Liberty Lake	Freeway Comm.	32.24
Shriners	Urban	Common School	Northeast	Spokane	City of Spokane	S-F Residential	1.39
Thorpe	Urban	Common School	Northeast	Spokane	City of Spokane	S-F Residential	203.62
Swenson	Urban	CEP&RI	Northeast	Stevens	Lake Spokane UGA	Rural Trad.-1du/10ac	48.47
Viller	Urban	Common School	Northeast	Stevens	Lake Spokane UGA	Residential-1du/1ac	241.23
Cemetery Road	Transition	University - Transferred	Northeast	Stevens	n/a	Forest Land	133.03
Hungry Hollow	Transition	Common School	Northeast	Okanogan	n/a	Residential-1du/20ac	11.92
McCloud	Transition	Common School	Northeast	Pend Oreille	n/a	Residential-1du/10ac	198.24
North 80	Transition	CEP&RI	Northeast	Spokane	n/a	Rural Conservation	84.18
Picnic Pines	Transition	Common School	Northeast	Spokane	n/a	Rural Trad.-1du/10ac	12.90
Prouty Corner	Transition	University - Transferred	Northeast	Stevens	n/a	Residential-1du/5ac	5.45
Scotia Road	Transition	Common School	Northeast	Pend Oreille	n/a	Public Use	71.97
South 40	Transition	CEP&RI	Northeast	Spokane	n/a	Rural Conservation	46.39

URBAN/TRANSITION LANDS LIST

Property Name	Urban/ Transition	Trust	Region	County	UGA or City	Zoning	GIS Acres
WA Parks TLT Site	Transition	Agricultural School	Northeast	Stevens	n/a	Residential-1du/10ac	39.64
Washington Road	Transition	Common School	Northeast	Spokane	n/a	Agricultural	80.27
Whitmore Hill North	Transition	Scientific School	Northeast	Stevens	n/a	Residential-1du/5ac	79.46
Whitmore Hill South	Transition	Scientific School	Northeast	Stevens	n/a	Residential-1du/5ac	39.47
33rd Street Lots	Urban	Escheat	Northwest	Whatcom	City of Bellingham	High Density Res.	1.26
Bellingham 40s	Urban	Common School	Northwest	Whatcom	City of Bellingham	Residential (R-7,200)	78.28
Curtis Road	Urban	Common School	Northwest	Whatcom	Bellingham UGA	Airport Industrial	160.54
Darrington Airport APPROVED FOR SALE	Urban	Scientific School	Northwest	Snohomish	Darrington UGA	Urban Industrial	3.79
Elwell Street	Urban	Administrative Site	Northwest	Snohomish	Darrington UGA	Urban Residential	0.20
Kickerville West	Urban	Common School	Northwest	Whatcom	Cherry Point UGA	Heavy Industrial	159.88
Meridian	Urban	Common School	Northwest	Snohomish	City of Bothell	R-9,600/Neigh. Bus.	7.12
Shelton View	Urban	Common School	Northwest	Snohomish	City of Bothell	Residential (R-9,600)	26.75

URBAN/TRANSITION LANDS LIST

Property Name	Urban/ Transition	Trust	Region	County	UGA or City	Zoning	GIS Acres
SW Bellingham	Urban	Common School	Northwest	Whatcom	City of Bellingham	MF/Public/Industrial	39.66
Bow Hill - APPROVED FOR SALE	Transition	Common School	Northwest	Skagit	n/a	Rural Res./Resource	525.50
Crystal Lake	Transition	Common School	Northwest	Snohomish	n/a	Residential (1du/5ac)	183.14
Lake Stevens	Transition	Common School	Northwest	Snohomish	n/a	Residential (1du/5ac)	125.55
Lake Terrell	Transition	Common School	Northwest	Whatcom	n/a	Recreation/Open Sp.	39.11
Loomis Trail	Transition	Common School	Northwest	Whatcom	n/a	Residential (1du/5ac)	79.67
MJD Ranch	Transition	Common School	Northwest	Whatcom	n/a	Agriculture	79.48
Rees Corner	Transition	Escheat	Northwest	Snohomish	n/a	Farmland Resource	50.88
Sisco	Transition	Common School	Northwest	Snohomish	n/a	Residential (1du/5ac)	248.70
Skykomish River	Transition	Common School	Northwest	Snohomish	n/a	Commercial Forest	45.93
Skykomish River	Transition	State Forest Transfer	Northwest	Snohomish	n/a	Commercial Forest	34.87
Strawberry Point	Transition	Common School	Northwest	Whatcom	n/a	Medium Density Res.	50.32
Sultan West	Transition	Common School	Northwest	Snohomish	n/a	Residential (1du/5ac)	202.47
Boone Street E.	Urban	Common School	Pacific Cascades	Grays Harbor	City of Aberdeen	High Density Res.	28.99
Boone Street W.	Urban	Common School	Pacific Cascades	Grays Harbor	City of Aberdeen	Medium Density Res.	28.44

URBAN/TRANSITION LANDS LIST

Property Name	Urban/ Transition	Trust	Region	County	UGA or City	Zoning	GIS Acres
Pennington Road E	Transition	Escheat	Pacific Cascades	Lewis	n/a	Residential (1d.u./20 acres)	30.20
Pennington Road W	Transition	Escheat	Pacific Cascades	Lewis	n/a	Residential (1d.u./20 acres)	39.40
Koontz	Transition	Common School	Pacific Cascades	Lewis	n/a	Residential (1d.u./5 acres)	40.00
Tukes Mountain	Transition	Common School	Pacific Cascades	Clark	n/a	Residential-(1du/5ac)	277.15
Washougal North	Transition	Common School	Pacific Cascades	Clark	n/a	Residential(1du/10ac)	41.34
North Bend Garage	Urban	Administrative Site	South Puget Sound	King	City of North Bend	Commercial Business	0.76
Lakeview Lots	Urban	Escheat	South Puget Sound	King	Kirkland UGA	Residential	0.11
Patterson Creek	Urban	Common School	South Puget Sound	King	Sammamish UGA	Residential; 1du/1ac	37.75
Providence Hts.	Urban	Common School	South Puget Sound	King	Sammamish UGA	Res. 4-6du/acre	39.35
Shadow Lake	Urban	Common School	South Puget Sound	King	King County UGA	Residential 4du/1ac	14.93
Tickner Homesite	Urban	Common School	South Puget Sound	King	King County UGA	Residential 4du/1ac	1.90
Algona	Urban	Common School	South Puget Sound	King	City of Algona	Open Space	10.57
Pacific	Urban	Common School	South Puget Sound	King	City of Pacific	Community/Public	20.00
Bucklin Hill North	Urban	Common School	South Puget Sound	Kitsap	Silverdale UGA	Urban Res. 19-30/1ac	27.13
Fredrickson	Urban	Escheat	South Puget Sound	Pierce	Pierce County UGA	Residential	5.04

URBAN/TRANSITION LANDS LIST

Property Name	Urban/ Transition	Trust	Region	County	UGA or City	Zoning	GIS Acres
Martin Way	Urban	Common School	South Puget Sound	Thurston	City of Lacey	Commercial	18.36
Meridian Road	Urban	Common School	South Puget Sound	Thurston	Lacey UGA	Residential	28.31
Purdy D	Urban	CEP&RI	South Puget Sound	Pierce	City of Gig Harbor	Public Institution	5.62
Belfair	Transition	Common School	South Puget Sound	Mason	n/a	Residential Mix	358.66
Burley-Olalla	Transition	Common School	South Puget Sound	Kitsap	n/a	Residential-1du/5ac	319.52
Benton City	Urban	Common School	Southeast	Benton	Benton City	Light Industrial	224.30
Mesa	Urban	Common School	Southeast	Franklin	City of Mesa	Residential MH/Ind.	348.78
North Pasco 16	Urban	Common School	Southeast	Franklin	City of Pasco	Industrial/Res.	655.20
Pasco 16	Urban	Common School	Southeast	Franklin	City of Pasco	Commercial/Off.	95.64
Richland 16	Urban	Common School	Southeast	Benton	City of Richland	Comm./Res. Mix /Public Facility	316.24
Richland 8	Urban	Scientific School	Southeast	Benton	City of West Richland	Residential	6.22
West Richland 36	Urban	Common School	Southeast	Benton	City of West Richland	Comm./Res.-4du/ac.	334.04
Kennewick 21	Transition	Common School	Southeast	Benton	n/a	Community Ctr./Res.	40.35
Stretch 90	Transition	Common School	Southeast	Benton	n/a	Rural Res.-1du/5ac.	60.87
Walla Walla 16	Transition	Common School	Southeast	Walla Walla	n/a	Agriculture	161.19

URBAN/TRANSITION LANDS LIST



Property Name	Urban/ Transition	Trust	Region	County	UGA or City	Zoning	GIS Acres
Hilltop Interchange	Urban	Common School	Southeast	Grant	City of Moses Lake	Commercial/Business	160.78
North Moses Lake	Urban	Common School	Southeast	Grant	City of Moses Lake	Urban Res.-1du/1ac	18.45
NEW Burch Mountain	Transition	Common School	Southeast	Chelan	n/a	Rural Res. - 1d.u./20 ac	119.40
Woodlawn	Transition	Common School	Olympic	Grays Harbor		General Development 5	57.5
East Hoquiam Road	Urban	Common School	Olympic	Grays Harbor	City of Hoquiam	R1 and R2	244

Burch Mountain

Chelan County
Southeast Region

Zoning: RR-20
Acres: 119.43


Legend

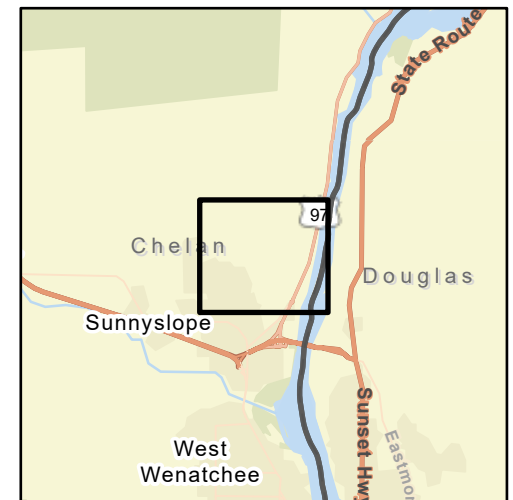
-  County Boundary
-  Transition Property

Road Types

-  Freeway
-  Local

Surface Trust

-  Common School (3)



WASHINGTON STATE DEPT OF
NATURAL RESOURCES



Miles
0 0.4

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and, therefore, there are no warranties which accompany this material.