



## **Bucklin Hill Land Exchange - DNR #86-099534**

PROPOSED LAND EXCHANGE BETWEEN WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR) AND EVERGREEN HOUSING DEVELOPMENT GROUP

### **Objective**

DNR desires to trade a State Common School trust property in Silverdale, Kitsap County, for a property in Arlington, Snohomish County. This exchange will provide long-term revenue for public school construction by exchanging a residential property that earns no income for a commercial property that will generate immediate revenue through an existing commercial lease. DNR proposes to trade approximately 27 acres of trust land and receive an approximately 1.5-acre property from the Evergreen Housing Development Group (EHDG).

Trust lands are held and managed by the Department of Natural Resources for the purpose of generating revenue for both current and future beneficiaries, as mandated by both the Federal Enabling Act and the State Constitution.

### **State Trust Property**

The State trust property is adjacent to Silverdale and is within the urban growth area boundary. A portion of Clear Creek Trail crosses the property, through an easement held by Kitsap County. The EHDG intends to build a market-rate multifamily project on the site in accordance with the base UH zone (Urban High Residential) and all pertinent development regulations administered by Kitsap County. Their plans include retaining the Clear Creek Trail and coordinating this effort with the community through the Kitsap County design and review processes.

### **Evergreen Housing Development Group Property**

EHDG proposes to trade a property located within the City of Arlington that is currently leased to Bartell Drug Company. Through the exchange, the State would acquire the property and manage the existing lease. Income from the lease would go to the Common School construction fund, designed to build K-12 schools statewide.

### **Public Information and Outreach**

DNR will hold a public hearing to share information and to receive information and testimony from the public. The meeting will occur on **September 12, 2019**, and will start at **6 p.m.** at the following location:

Kitsap Mall Community Partner Room  
10315 Silverdale Way NW  
Silverdale, WA 98383

- Following the evaluation of hearing testimony and a property appraisal, DNR and Evergreen HDG will prepare an exchange proposal to present to the Board of Natural Resources for a final decision at one of its regularly scheduled monthly meetings. The Board meeting provides an additional opportunity for public comment.
- The DNR website ([www.dnr.wa.gov](http://www.dnr.wa.gov)) will have a webpage created for this project and be updated as new information becomes available.

## **Contacts**

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Additional information is available on our website: [www.dnr.wa.gov](http://www.dnr.wa.gov)  
(To find the webpage with project information click on the Managed Lands heading, click on Land Transactions, then on Bucklin Hill Land Exchange.)

State Property



county Parcel 162501-1-037-2003, Waaga Way, Silverdale, WA



