



STATE OF WASHINGTON SURPLUS PROPERTY BULLETIN

Project #: 12-01-002
State of Washington, Military Department
Everett, Washington

May 3, 2012

Notice is hereby given that the above mentioned state government property has been determined to be surplus to the needs of the State and is available for acquisition:

The property consists of: Assessor's Tax Parcel #004391-627-013-00

A map is attached showing the location of the property.

Pursuant to RCW 43.82.010(1) The Department of Enterprise Services (DES), acting on behalf of the State, may transfer, exchange, sell, lease, the property in full or part consideration for land or improvements, or for construction of improvements at equivalent to fair market value.

The State of Washington, on behalf of the State of Washington, Military Department (MIL), has declared its interest in the property described below as surplus to its needs and is soliciting for the sale of the property. DES has the responsibility to dispose of this property for a minimum of fair market value, which has been established as follows:

Address	Fair Market Value
2730 Oakes Avenue	\$1,275,000.00

Property Description:

Parcel A: 45,054 square feet of building with two stories and a basement on a 28,750 square foot (.66 acres) site.

The property is zoned B3, commercial, by the City of Everett. Emphasizing downtown city core uses.

If you would like to submit a proposal to acquire the property, DES must receive a written notice or email of interest **by May 18, 2012** referencing "Everett Armory" and addressed to:

Stefanie Fuller, Acquisition and Disposal Manager
Department of Enterprise Services
Real Estate Services
PO Box 41015
Olympia, WA 98504-1015
Email: Stefanie.Fuller@des.wa.gov

Written proposals will be accepted and immediately evaluated.

DES will determine which, if any, proposal provides the best value for the State. DES shall then negotiate the terms and conditions. DES, acting on behalf of the State, reserves the right, at any time, and in its sole judgment, to reject any or all proposals resulting from this notification.

The State will only consider proposals from entities willing to use the Purchase and Sale Agreement approved by the Office of the Attorney General.

EXECUTIVE SUMMARY

Name: **National Guard Armory**
2730 Oakes Avenue
Everett, WA 98201

Property: A two story armory with a basement. The building is in below average condition and shows signs of deferred maintenance.

Map No.: N/A

Census Tract: 407.00

Neighborhood Character: The subject is located near the Everett CBD and has a high density zoning. The neighborhood is primarily commercial with some outlying residential uses. The subject has a corner location along California Street and Oakes Avenue, which are both local arterials. The neighborhood was built in the early to mid part of the 20th century and there are similarly aged buildings compared to the subject. The area is clean and well kept, and there is a mix of office, and retail uses throughout the neighborhood.

Building Size: Appraiser measurements indicate an overall gross building area of 45,054 SF with two stories and a basement. Part of the basement contains offices.

Site Size: The subject is located on a single tax parcel containing a total of 0.66 acres.

Zoning: The subject zoning is B3 – a commercial zoning within the City of Everett emphasizing downtown city core uses.

Highest & Best Use: As Improved: Renovation to mixed use.
As Vacant: Hold for Future Development.

Valuation:

Cost Approach:	Not Applied
Income Capitalization Approach:	\$1,250,000
Sales Comparison Approach:	\$1,325,000
Fee Simple Value Conclusion:	\$1,275,000

SITE DESCRIPTION

GENERAL DESCRIPTION:

The site is mostly level and at grade to the surrounding streets. The site contains one tax parcel and is somewhat large in size for the area. It is a corner location with 4-way stop signs. It has good exposure from California Street. The building takes up most of the site and is a good use of available land. There is parking on the north and west side of the site.

SIZE:

Parcel 004391-627-013-00: 28,750 sq. ft. (0.66 acres)
The site size is taken from the Snohomish County Assessor's records.

SHAPE:

Mostly Rectangular.

MAP NO.

Thomas Bros: 396-E3

CENSUS TRACT:

407.00

TOPOGRAPHY:

The site is at grade to the surrounding streets and is mostly level. The building covers much of the site. The photo shows the south side of the site and the building.



SITE DESCRIPTION (continued)

CURRENT USE OF SITE: The building is a vacant National Guard Armory.

Abutting Properties:
North: Offices and a large parking lot
South: Office and Retail
East: Office and Retail
West: Offices and Retail

UTILITIES: All available to the site.

STREET IMPROVEMENTS: **California Street**

Type: Arterial
Surface: Asphalt
Width: 50 to 60 feet
Lanes: 2 striped
Center Left Turn Lane: No
Street Lights: Yes
Left Hand Turn Lanes: Yes
Curbs: Yes
Sidewalks: Yes



View Looking West

Type: Arterial
Surface: Asphalt
Width: 40 to 60 feet
Lanes: 2 striped
Center Left Turn Lane: No
Street Lights: Yes
Left Hand Turn Lanes: No
Curbs: Yes
Sidewalks: Yes



View looking North

SITE DESCRIPTION (continued)

Type:
Surface:
Width:
Lanes
Center Left Turn Lane:
Street Lights:
Left Hand Turn Lanes:
Curbs:
Sidewalks:

Rockefeller Avenue
Arterial
Asphalt
40 to 60 feet
2 striped
No
Yes
Yes
Yes
Yes



View looking North

ACCESSIBILITY:

Average. The site has a convenient location along three streets.

EXPOSURE:

Good

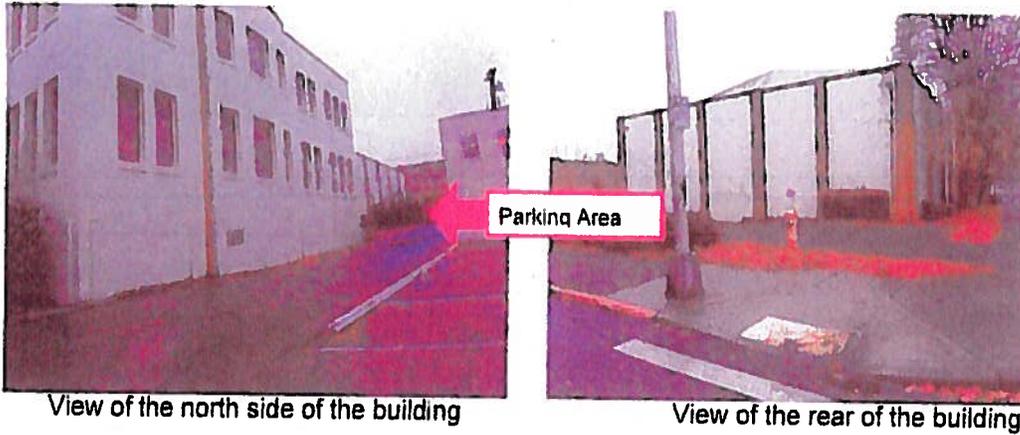
EASEMENTS AND ENCUMBRANCES:

The appraiser did not receive a title report. Upon physical inspection of the site, no unusual easements or encroachments or potentially value impacting restrictions were noted. I assume there are no value impacting easements or encumbrances.

PARKING:

The site has somewhat limited parking on north and west sides of the site. I note that there is an offsite parking lot just north of the site. The photos below show the available on site parking areas.

SITE DESCRIPTION (continued)



ZONING AND

COMPREHENSIVE PLAN:

The subject zoning is B-3, a high density commercial district within the City of Everett. This district has the following characteristics:

A. Required Setbacks. There shall be no minimum setback in the B-3 zone. However, no portion of a setback located between a building and the public sidewalk shall be permitted to be used for off-street parking.

B. Height of Building or Structure.

1. Except as otherwise provided by this section, buildings located within the B-3 zone shall be permitted to have a height no greater than 80 feet.

2. Building height in the B-3 zone is measured as the height above the highest point of any public sidewalk immediately contiguous to the lot upon which the building is proposed to be located.

3. Buildings may exceed the height limits indicated follows if approved by the planning director, using Revisory Process II, as provided herein:

b. All floors with a finished floor elevation above forty feet height shall be less than one hundred fifty feet in width measured in the north-south direction.

The zoning allows for residential uses. There is no density limit and according to Mr. Dave Tyler (425257-8731), a city planner, there would not be any additional parking requirements.

SITE DESCRIPTION (continued)

The subject as a vacant mixed use building is considered to be a legal use of the site.

FLOOD PLAIN:

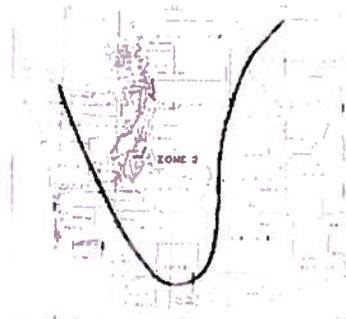
According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) the Community-Panel No. 530164-1030F, and has an effective date of Sept. 16, 2001, the subject site is located in Zone X, an area determined to be outside the 100 year and the 500 year flood zone.

SOILS:

A soils report was not provided. Surrounding areas have been improved with both multi-family residential buildings and commercial buildings. It is assumed the subject site soils are suitable for the construction of conventional footings.

SEISMIC ZONE:

The subject property is located in Seismic Zone 3, according to the Seismic Zone Map of the United States. Zone 3 is an area that is not prone to spontaneous liquefaction under seismic loadings. All of the comparable sales also are in a seismic zone 3 and share similar risks.



HAZARDOUS

WASTE/MATERIALS:

We have conducted no independent investigation regarding this issue. However, during the inspection of the subject property, no apparent or obvious signs of hazardous waste or toxic materials were noted. This appraisal assumes the site is free of all hazardous waste and toxic materials including asbestos. Please refer to the Assumptions & Limiting Conditions section regarding this issue.

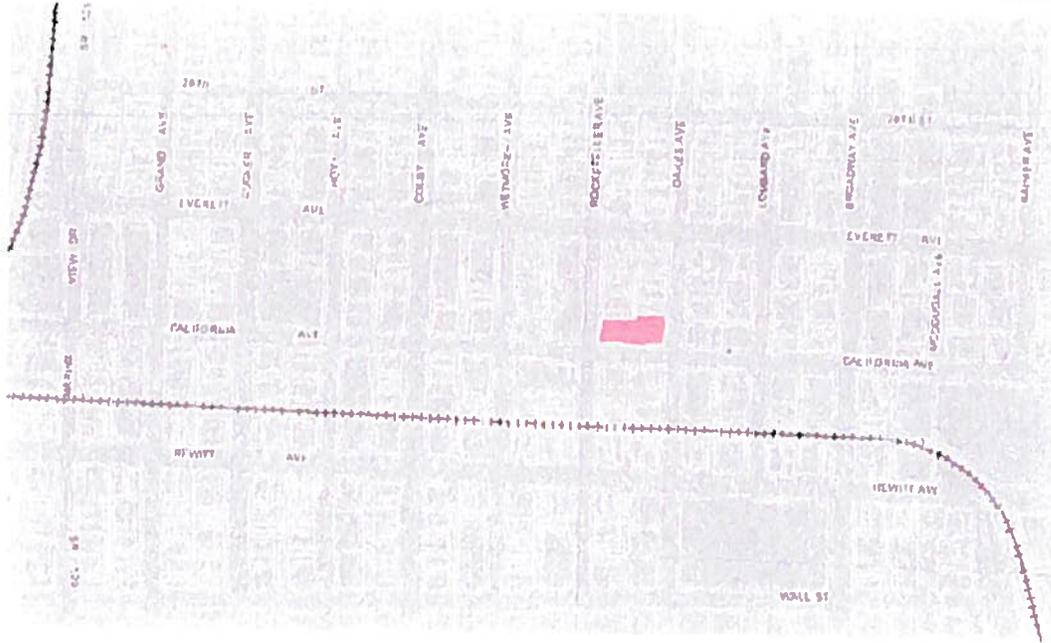
SITE DESCRIPTION (continued)

SITE RATING:

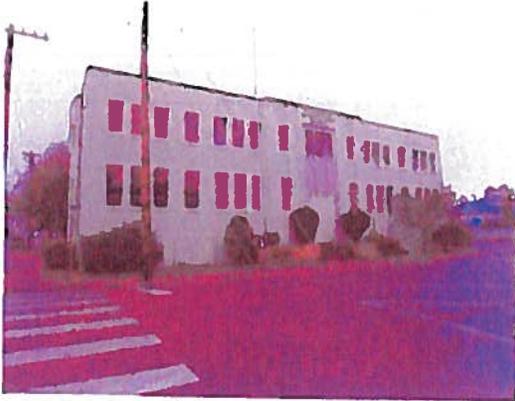
The site rating is average. Positive aspects include location in a commercialized neighborhood. The subject is close to other commercial and retail services. There is good access to linkages, and the site is well-located on local arterial.

Assessor's Parcel Map and Aerial Overlay

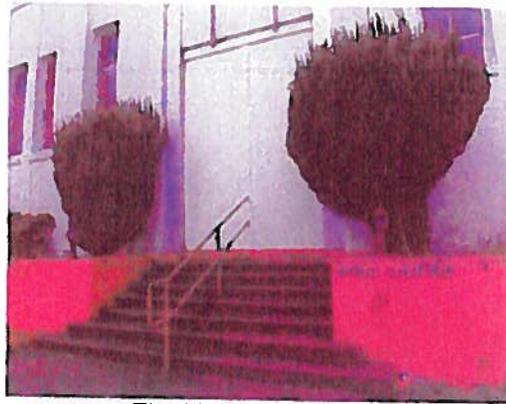
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DESCRIPTION OF IMPROVEMENTS



Front View



The Main Entrance



The South Side



The Main Floor Lobby

Project Description:

The project is composed of a single building on a single parcel. The building is of masonry construction and has 2-st with a basement. There is a large gym on the 1st floor and second floor is open above the gym. There is a mezzanine offices along the back side of the 2nd floor.

The building appears to be in below average condition. At time of inspection the building was vacant, not heated and partly lighted.

DESCRIPTION OF IMPROVEMENTS (continued)

Name: National Guard Armory

Location: 2730 Oakes Avenue
Everett, Washington 98201

Property Type: Mixed use building

Year Built: The county Assessor, does not know the age of the building the appraiser believes it was built prior to World War 2.

Project Condition: The building is a mixed use facility with offices and a large gym on the main floor. Both the basement and 2nd floor also contain offices. The offices are in average to below average condition.

Foundation: Poured concrete.

Exterior Walls: Masonry

Exterior Doors: Metal in metal frames.

Insulation: Specific information as to ratings was not provided. It is assumed the improvements were insulated to code at the time of construction.

DESCRIPTION OF IMPROVEMENTS (continued)

Size:

According to the appraiser's measurements the building layout as follows:

Note: County records Do not indicate a size for the building. the purposes of valuation the appraiser's physical measurements will be used.

Main Floor

Gross Office Area:	7,722
Common Area:	1,073
Net Office Area:	6,649
Gym Area:	12,623
Total Area:	20,345

Second Floor

Gross Office Area:	9,746
Common Area:	1,044
Net Office Area:	8,702
Total Area:	9,746 1 & 2 = 30,09

Basement

Gross Office Area:	7,866
Common Area:	1,014
Net Office Area:	6,852
Storage Area:	6,083
Total Area:	14,963

Overall Dimensions

Office Area:	15,351
Common Area:	2,117
Gym	12,623
Basement:	14,963

Gross Building Area (GBA): **45,054**

Roof Cover:

The roof is of a flat built-up nature. The appraiser did not inspect roof and assumes it is in similar condition as compared remaining structure. The owner indicates it is about 12 years old.

DESCRIPTION OF IMPROVEMENTS (continued)

Fire Protection

None noted.

Heating:

The building has a large forced air gas boiler in the basement, which provides hot water for the building radiators. The boiler appears to be in average condition.



Lighting:

A combination of fluorescent and incandescent lighting. building has average quality lighting.

Electrical Service:

The building has a large power panel and supplies either 220 or 110 volt service. The panel is of modern construction and contains circuit breakers.

Flooring:

The basement has a concrete floor with vinyl in some rooms. The gym has a polished wood floor and the office areas are carpeted or of vinyl. All of the flooring appeared in average to good condition.

Plumbing:

The building has rest rooms on the main floor and basement.



Main Floor Women's Rest Room



A 2nd Floor 1/2 Bath

DESCRIPTION OF IMPROVEMENTS (continued)



2nd floor Women's Rest Room



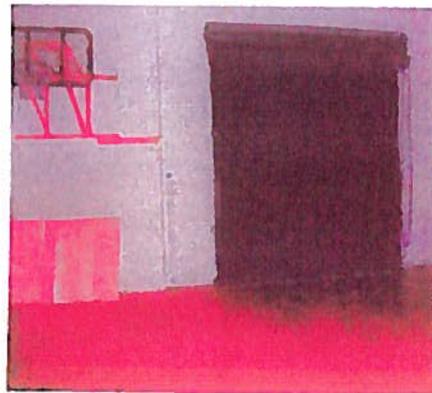
2nd Floor Men's Shower

There are two multi-fixture bathrooms on the main floor. The 2nd floor also contains two multi-fixture bathrooms; two ½ bathrooms and a large shower area. There is a ½ bath room in the basement.

Gym/Drill Room:



View of the Gym looking to the south,



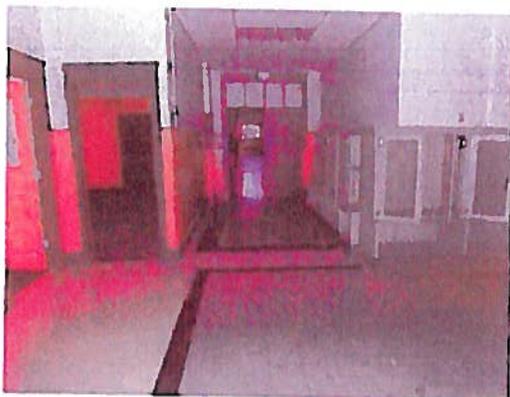
View of a large loading door into the C

The gym is finished with a hardwood floor and a basketball hoop at each end. There are two loading doors into the gym. The door in the photo provides access from California Street and there is a smaller dock height door on the north side. The floor appears to be in good condition.

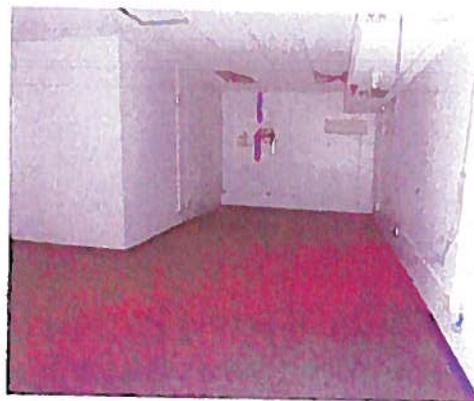
DESCRIPTION OF IMPROVEMENTS (continued)

Office Areas:

The building has 5 dividable office areas. The main floor has areas on each side of the main entrance. There is an office area on the mezzanine and two office areas on the 2nd floor.



The hallway leading to the southerly main floor offices.



A main floor office.



A large 2nd floor office



The main floor "personnel room"

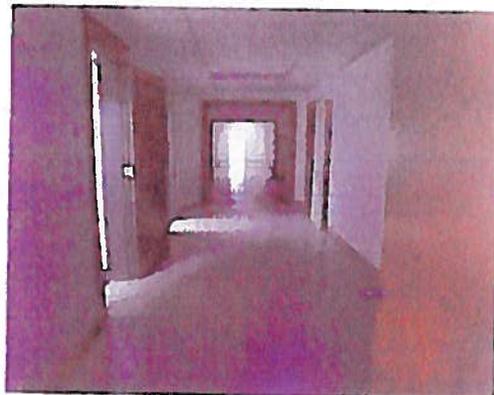
Basement Areas:

The basement contains office areas and storerooms. Access to the basement is not convenient with two stairways being located by the main floor stairways. The basement offices have vinyl cover flooring and gypsum walls with fluorescent lighting. The storerooms have concrete floors and mostly masonry walls.

DESCRIPTION OF IMPROVEMENTS (continued)



A basement class room



The hallway leading to the basement stor. Areas.



A basement storage room



Some storage rooms have armored doors



Crawlspace under the Gym



The basement 1/2 bath

DESCRIPTION OF IMPROVEMENTS (continued)

Appeal:

The property is of average quality and appears to be in some below average condition in a commercial environment. The building is of masonry construction and the roof is assumed to be in average condition. Overall, the property has average appeal compared to the local marketplace due to its average condition and location.

DESCRIPTION OF IMPROVEMENTS (continued)

Potential Uses:

The building has offices on all three floors with a large gym on main floor. The basement is divided into a number of rooms there is a large storage area in the basement.

The appraiser believes that the offices on the main and second floor could be updated and leased. Updating costs would be extensive. Some initial updating needs to be done just to make the spaces marketable, with the final tenant improvements to be negotiated with an actual lessee.

Alternatively, the mezzanine and second floor could be converted into apartments. The zoning allows for residential uses and there is no density limit. Three to five units would be allowed. Conversion costs would be significant since most of the interior walls would have to be reworked.

The gym area could be used as a community hall or partly converted out into offices, retail uses or apartment uses. The appraiser believes that the gym area has limited uses and limited value.

The basement has very little retail or office demand. The access is not convenient and the lack of windows is an disadvantage. In addition there is no truck access to the basement. The basement area has little practical use and the appraiser believes that any income generated from this space would be a bonus to a buyer. The space has no market value.

DESCRIPTION OF IMPROVEMENTS (continued)

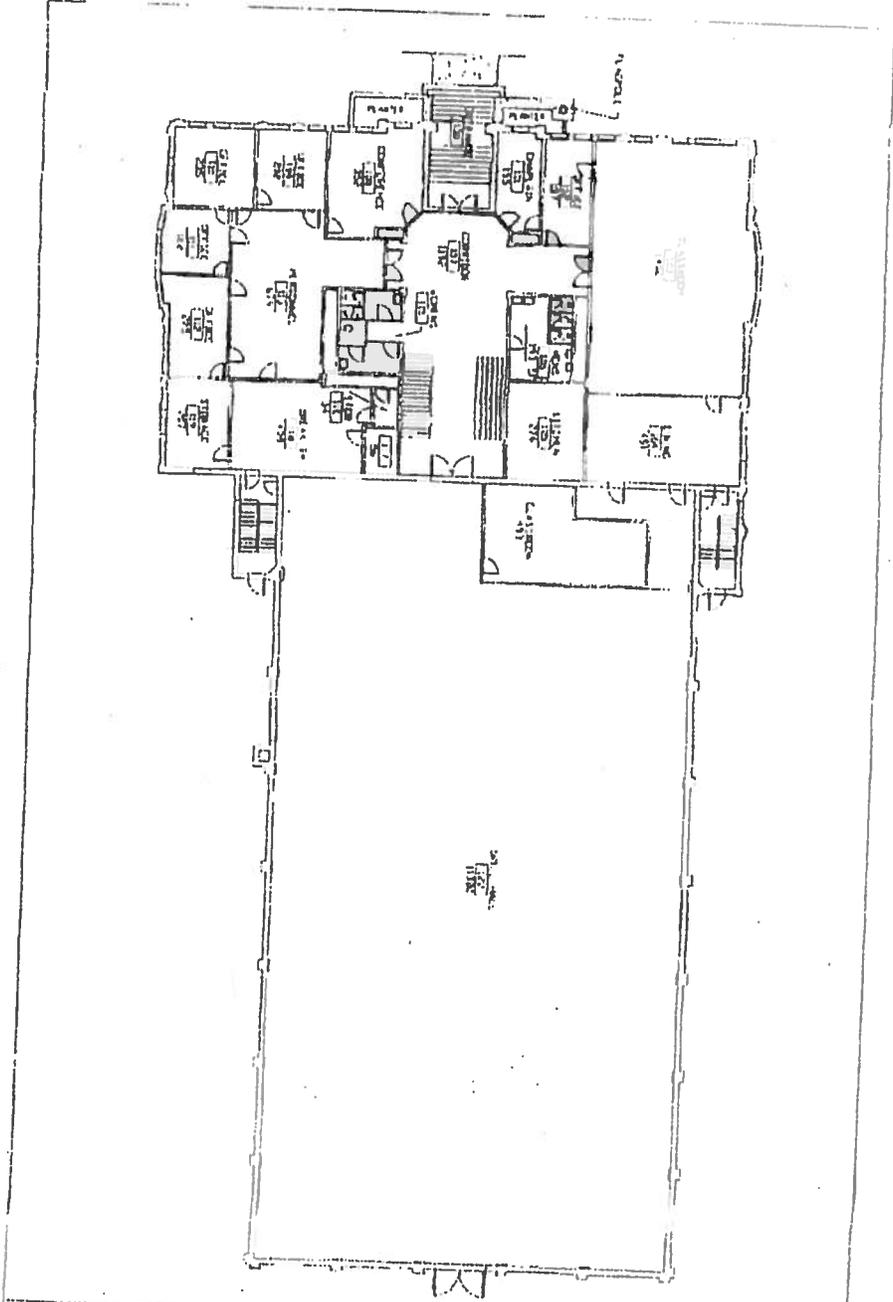
Summary

The subject building is of average quality and in somewhat below average condition as compared to other competitive properties in the area. There is a possibility that the building could be converted into offices or apartments but the cost would be high. The appraiser did not notice significant deferred maintenance items although the offices do show signs of wear.

The information presented above is a basic summary description of the subject property and improvements. This information is utilized in the valuation of the subject property. Reliance has been placed upon the information provided by the owner and other professionals. It is assumed that there are no hidden defects and that all structural components will be functional and operational, unless otherwise noted. If questions arise regarding the integrity of the structure or its operational components, it may be necessary to consult additional professional resources.

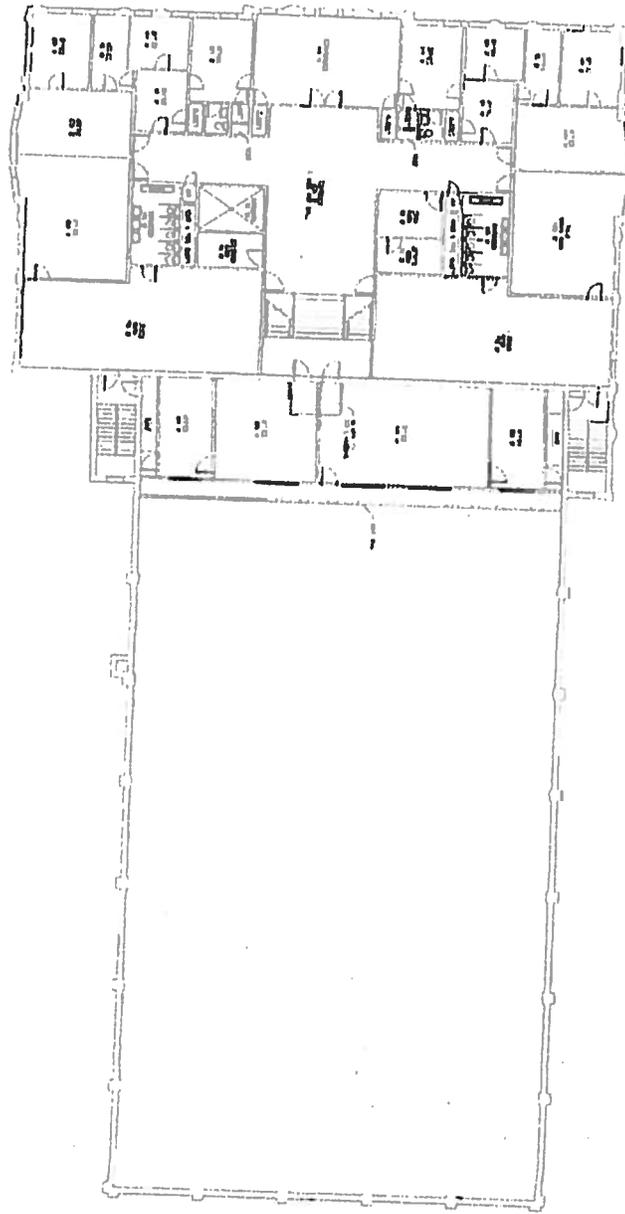
On the following pages are floor plans of the building as provided by the owner

DESCRIPTION OF IMPROVEMENTS (continued)



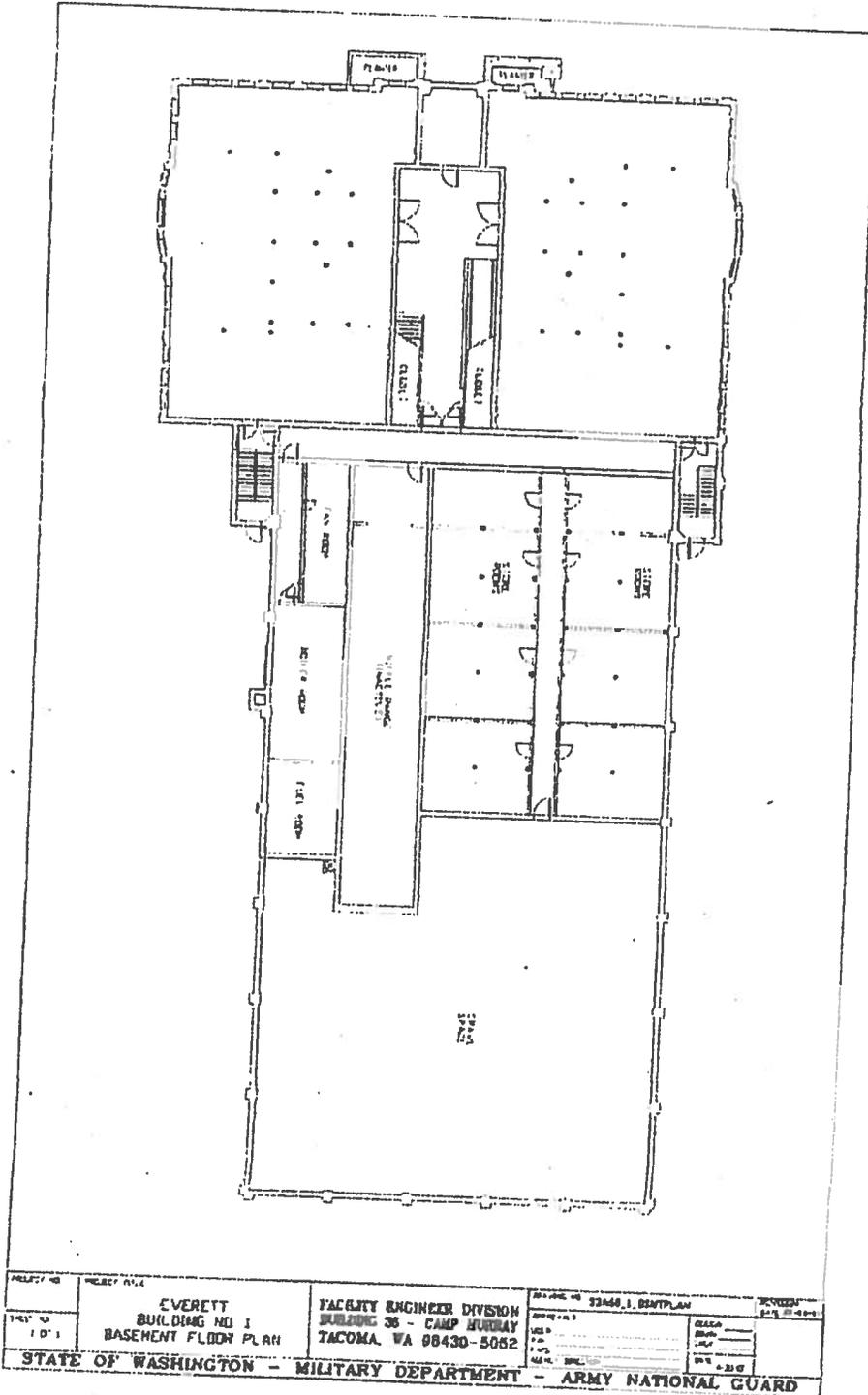
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1-627	10					
STATE OF WASHINGTON - MILITARY DEPARTMENT - ARMY NATIONAL GUARD						

DESCRIPTION OF IMPROVEMENTS (continued)



PROJECT NO.	PROJECT TITLE	DRAWING NO.	DATE
100	EVERETT BUILDING 40 : 2ND FLOOR PLAN	53460, 1, 02PLAN	08/14/52
FACILITY ENGINEER DIVISION BUILDING 38 - CAMP MURRAY TACOMA, WA 98430-5852		DESIGNED BY	CHECKED BY
		DATE	DATE
		BY	BY
STATE OF WASHINGTON - MILITARY DEPARTMENT - ARMY NATIONAL GUARD			

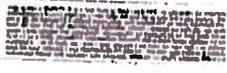
DESCRIPTION OF IMPROVEMENTS (continued)



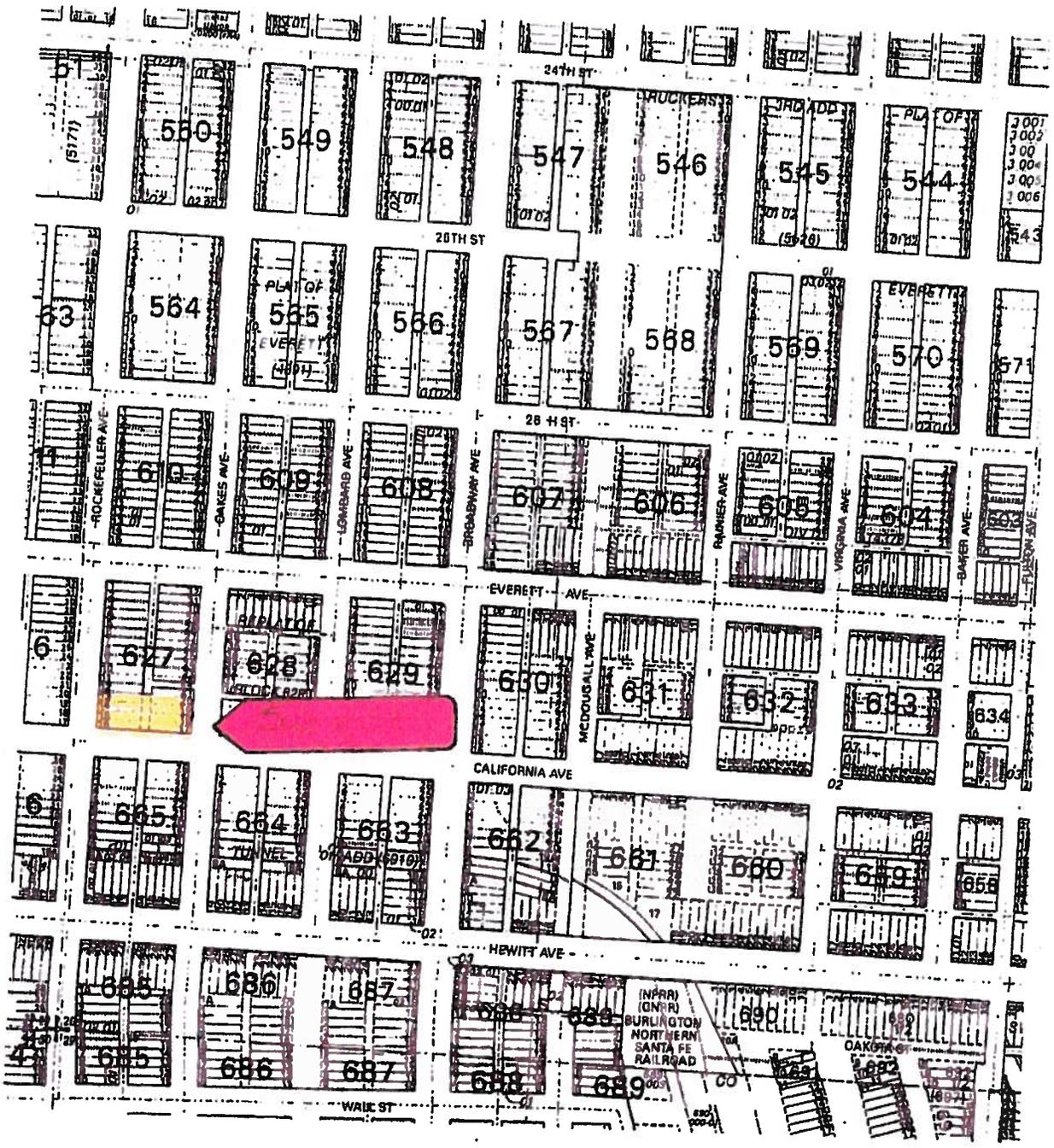
QUARTER SECTION TOWNSHIP RANGE
SW 20 29 5

NW-20-29-5

Product of the Leavenworth Land Registrar's Office
Map produced on 1/17/15, 2015



SE-19-29-5



NW-20-29-5

NEIGHBORHOOD AREA MAP

