



Washington State
**DEPARTMENT OF
ENTERPRISE SERVICES**

MARKET SEARCH

The State of Washington, acting through the Department of Enterprise Services (DES), and on behalf of the agency referenced below, is seeking to purchase or lease buildable land as defined in this document. Subsequent to land purchase or lease, the AGENCY will proceed with permitting, and constructing a new crime laboratory.

Project Information

Project #: 23-10-302
Agency: Washington State Patrol (WSP)
Location: Northern King or Snohomish County
Property Size: Between 3.5 and 7.5 Acres of Buildable Land
Date posted: November 17, 2023
Potential terms include: Land purchase
Desired Closing Date: June 20, 2024.
An earlier closing date may be advantageous to the AGENCY

DES Real Estate Services (RES) Contact Information

Leasing Agent: Jim Hickman
Email: jim.hickman@des.wa.gov
Phone number: 360-701-0749
Mailing Address: 1500 Jefferson Street SE
P.O. Box 41468
Olympia, Washington 98504-1468

Attachments: [Attachment 1 – Area of Consideration](#)

General Considerations:

[Intentionally Omitted]

Location Characteristics:

The agency has identified certain key location features for delivery of their services, including but not limited to the following:

- a. The preferred area for the North Consolidated Forensics Laboratory (NCFL) would be in the Lynnwood/Everett area north of Seattle (see hatched area in Attachment 1).
- b. Ease of access for public safety and city agencies is advantageous to the AGENCY.
- c. Proposals that provide ready access to freeway and other major arterial roads may be advantageous to the Agency.
- d. Proximity to the major intersection of Interstates 5 and 405 and ease of travel to downtown Seattle would be desirable.
- e. Proposals that are located in close proximity to an existing public transportation route or routes may be advantageous to the Agency. Additionally, proposed facilities served by public transportation with hourly service (or more) during the hours of 8 AM to 5 PM may be advantageous to the Agency.
- f. Proposals located outside of the 100-year flood plain (as defined by the Federal Emergency Management Agency (FEMA)) may be advantageous to the agency.

Property Characteristics:

- a. An industrial, medical, research, or business park locations may be advantageous to the AGENCY.
- b. Properties that provide a secluded or screened/vailed element may be advantageous to the AGENCY.
- c. Proposals that are served by municipal infrastructure such as water, sewer, power, telecommunications, etc., may be advantageous to the AGENCY. However, the AGENCY may consider proposals that do not currently have access to this infrastructure. Site development costs associated with bare property development will be factored in with all other considerations in evaluating the viability of submitted properties.
- d. The AGENCY may consider properties with existing structures even if these structures are not currently suitable for the AGENCY's use. The AGENCY may consider removing or re-purposing any existing structures.