

# Fort Lawton Lease Renewal

## Presenters:

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Seattle City Council

Finance and Housing Committee

DATE: September 17<sup>th</sup>, 2021 at 9:30am



City of Seattle

# BACKGROUND

- The City of Seattle has a five-year real property lease for Fort Lawton with the U.S. Army
  - Effective January 1, 2017- December 31, 2021
  - Lease grants interim use of the property
  - Allows time for long-term redevelopment plan to be finalized
- City's lease covers 33.95-acre site
- FAS serves as custodial manager for leased property, costs shared by Office of Housing (OH) and Seattle Parks & Recreation (SPR)

# Fort Lawton Army Reserve Complex Site Map



# LEASE OVERVIEW

FAS holds a real property lease agreement with the U.S. Army.

- **2017 Lease**

- Five-year term

- **2022 Lease**

- Substantively similar lease; one-year lease agreement with four one-year extensions
- Section 35 - Special Conditions – no digging, construction, demolition or soil disturbance without approval of Army
- Still in process with U.S. Army:
  - Sections 9c and 9d – Environmental Condition and Physical Condition of Property
  - Exhibit E Joint Survey and Inspection of Environmental Condition & Exhibit F Joint Survey and Inspection of Physical Condition

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# TIMELINE

- Council committee briefing of lease renewal – September 2021
- Final lease provided by the U.S. Army – Fall 2021
- Full City Council vote – Fall 2021
- FAS signs lease – On or before December 1, 2021
- Lease goes into effect – January 1, 2022