

# Fort Lawton Army Reserve Center

## Lease Legislation

---

Office of Intergovernmental Relations

&

Finance and Administrative Services



May 3, 2017

# Fort Lawton Army Reserve Center

- 4585 West Texas Way, Seattle (adjacent to Discovery Park)
- 33.95 Acre Site
- Listed for Closure in 2005 under the federal Defense Base Realignment and Closure (BRAC) Act.
- Formally decommissioned by the Army in 2012.
- Consists of:
  - Two Administrative Office Buildings
  - Four Maintenance/Storage Facilities



# Leisy Hall

- 66,401 sq. ft.
- Two Stories Precast Concrete
- Offices & Classrooms
- Large Assembly Area
- Emergency Operations Room (EOC)
- Lighted/Paved Parking Area
- Built 1970 & 1976 (addition)





# Harvey Hall

- 37,258 sq. ft.
- Two Story Concrete w/ Brick Veneer
- Offices & Classrooms
- Sloped Seating Auditorium Area
- Lighted/Paved Parking Area
- Built 1952 & 2003 (Addition)



# Maintenance / Storage Facilities (1)



Building 211 / Unheated Storage (6,000 sq. ft.)



Building 214 / Computer Services (2,200 sq. ft.)



# Maintenance / Storage Facilities (2)



AMSA 222 / Maintenance Shop (6,400 sq. ft.)



OMS 245 / Maintenance Shop (8,100 sq. ft.)

# Lease Terms

- **Landlord:** United States of America, through the Secretary of the U.S. Army
- **Premises:** Fort Lawton Army Reserve Center:
  - 103,649 sq. ft. of office space (two buildings)
  - 22,700 sq. ft. of storage/maintenance facility space (four buildings)
  - 1.2 million sq. ft. total area (33.95 acres)
- **Term:** 5 years, through December 31, 2021
- **Rental Rate:** No payment of rental fee. City assumes responsibility for “caretaker costs” associated with drainage fees, utilities, security and maintenance.
- **Est. Caretaker Costs:** Approximately \$125,000/year.
- **City’s Potential Uses:** Administration / Training / Storage / Maintenance Space.

# SMC 3.127.020

## **Proposed size of facility exceeds FAS authority to lease property**

*The Director of Finance and Administrative Services is authorized to negotiate and execute for and on behalf of the City, real property leases for the purpose of acquiring facilities for use by City departments and agencies to carry out authorized functions and programs. The term of any such lease shall not exceed five years or be in excess of 5,000 sq. ft. without authorization of the Seattle City Council.*



# Fort Lawton Army Reserve

## Lease Legislation

