

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to the Department of Finance and Administrative Services;
authorizing the Director of the Department of Finance and Administrative Services or the
Director’s designee to negotiate and execute a real property lease renewal with the United
States Army for The City of Seattle’s continued interim use and occupancy of 33.95 acres
at the Fort Lawton Army Reserve Center; and ratifying and confirming certain prior acts.

..body

WHEREAS, in 2005, the United State Congress authorized the closure of the Fort Lawton Army
Reserve Center, located in the Magnolia neighborhood and adjacent to Discovery Park;
and

WHEREAS, the United States Army has determined the Fort Lawton Army Reserve Center is
surplus to the United States needs in accordance with the Defense Base Realignment and
Closure (BRAC) Act; and

WHEREAS, since 2008, The City of Seattle (City) has worked with the Department of Defense,
United States Army and federal Department of Housing and Urban Development (HUD)
to consider options for the redevelopment and reuse of the Fort Lawton Army Reserve
Center; and

WHEREAS, in 2017 the United States Army and the City executed a five-year lease for the Fort
Lawton Army Reserve Center; and

WHEREAS, in consideration of the lease, the United States Army requires that the City assume
all holding and caretaker costs associated with the Fort Lawton Army Reserve Center
during the lease term and as further described in the lease; and

1 WHEREAS, the existing lease of the Fort Lawton Army Reserve Center expires on December
2 31, 2021, and both the Army and City find it in their mutual interest to renew the lease
3 with similar lease terms; and

4 WHEREAS, City Council authorization is required because the square footage leased in one
5 calendar year exceeds the limitations under Seattle Municipal Code Section 3.127.020;

6 NOW, THEREFORE,

7 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

8 Section 1. The Director of the Department of Finance and Administrative Services
9 (Director), or the Director’s designee, is authorized to execute, for and on behalf of the City of
10 Seattle (City), a lease agreement with the Secretary of the United States Army, substantially in
11 the form attached as Attachment 1 to this ordinance and identified as “Department of the Army
12 Lease No. DADACA67-1-22-0500 under Base Realignment and Closure (BRAC) Fort Lawton
13 Army Reserve Complex, King County, Washington,” providing for the City’s tenancy and
14 occupancy of the real property located adjacent to Discovery Park in the Magnolia neighborhood
15 in Seattle, Washington and legally described in Exhibit A to Attachment 1.

16 Section 2. The caretaking and maintenance costs required by the terms of the Lease
17 Agreement, authorized in Section 1 of this ordinance, shall be paid by the Department of Finance
18 and Administrative Services on behalf of the City and charged to the appropriate allowance(s) in
19 the budget of the Department of Finance and Administrative Services and shall either be passed
20 through to or reimbursed equally by the Office of Housing and Seattle Parks and Recreation.

21 Section 3. Any act consistent with the authority of this ordinance taken after its passage
22 and prior to its effective date is ratified and confirmed.

1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2021,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2021.

7 _____
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this _____ day of _____, 2021.

10 _____
11 Jenny A. Durkan, Mayor

12 Filed by me this _____ day of _____, 2021.

13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)

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17
18 Attachments:
19 Attachment 1 – Fort Lawton Lease with Exhibits A-~~HF~~