

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 to consider options for the redevelopment/reuse of the Fort Lawton Army Reserve Center; and

WHEREAS, the United States Army has agreed to lease the Fort Lawton Army Reserve Center to the City for use as offices, and for storage, training, and maintenance space while the City continues to explore options for the redevelopment/reuse of the Fort Lawton Army Reserve Center; and

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

WHEREAS, it is in the City's interest to enter a long-term lease of the Fort Lawton Army Reserve Center; and

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of Finance and Administrative Services (Director), or the Director's designee, is hereby authorized to execute, for and on behalf of the City of Seattle (City), a lease agreement with the Secretary of the United States Army, substantially in the form attached as Attachment 1 to this ordinance and identified as "Department of the Army Lease No. DACA67-1-17-27 under Base Realignment and Closure (BRAC) Fort Lawton Army Reserve Complex, King County, Washington," providing for the City's tenancy and occupancy of the real property located adjacent to Discovery Park in the Magnolia neighborhood in Seattle, Washington and legally described in Attachment 1.

Section 2. The caretaking and maintenance costs required by the terms of the lease agreement authorized in Section 1 of this ordinance shall be charged to the appropriate allowance or allowances in the

budget of the Department of Finance and Administrative Services and shall be reimbursed to that Department by the Departments that are utilizing the leased space.

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

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

Passed by the City Council the _____ day of _____, 2017, and signed by me in open session in authentication of its passage this _____ day of _____, 2017.

President _____ of the City Council

Approved by me this _____ day of _____, 2017.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2017.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Department of the Army Lease No. DACA67-1-17-27 under Base Realignment and Closure (BRAC) Fort Lawton Army Reserve Complex, King County, Washington

Ex A - Legal Description

Ex B - Map

Ex C - Property Inventory

Ex D - Environmental Protection Provisions

Ex E - Joint Inspection of Environmental Condition

Ex F - Joint Inspection of Physical Condition