

# Lease Property Summary

## Photo of Property



**Property Owner:** U.S. Army Corps of Engineers  
**Address:** 322 W Ewing Street, Seattle, WA 98119  
**Cost per Sq Ft:** \$1.21/sf or \$13,000 for 5 years  
**Operational Costs:** Estimated \$15,000.00 in Army lease renewal requirement costs: Compliance Inspections, Environmental Reporting, Real Estate, and Appraisal / Survey activities.  
**Term:** Five-year term ending May 31, 2024 to align with new Easement Agreement commencing June 1, 2024.  
**Square Footage:** The aquatic leased bulkhead is approx. 2,151.17sq. ft.  
**Template:** Department of Army Lease  
**Council District:** Four  
**Funding Source:** Water and Land Resources Division (WLRD)  
**Previous Location(s):** New agreement for existing location  
**Offer Timeline:** Council action by May 31, 2024 requested to align with lease end date, however the Army Corp of Engineers has verified that the current holdover status of the lease will remain in place until completion of Council process.

## **Lease Synopsis:**

The leased bulkhead is located within the Fremont Cut of the Lake Washington Ship Canal waterbody and is owned and managed by the U.S. Army Corps of Engineers. The leased bulkhead is the foundation of the King County-owned Environmental Lab building.

## **Context:**

The initial aquatic lease for the bulkhead was established in 1984 between the *Municipality of Metropolitan Seattle* (METRO) and the *U.S. Army Corps of Engineers* (USACE). The aquatic lease was renewed in June of 1994 for a term of five (5) years. In 1999, an extension was issued for an additional twenty (20) years through May 31, 2019.

The attached lease retroactively covers five (5) years, beginning June 1, 2019, and ending May 31, 2024. This lease has been in holdover status since May 31, 2019 due to ongoing negotiations with the USACE. Updated Army Corps of Engineers processes and requirements,<sup>1</sup> along with challenges during the COVID-19 pandemic, delayed negotiations for the renewal agreement. Previously, USACE would not consider any lease term over five years. Recently, the USACE changed its policy and will now accept a longer-term easement for this agreement. The USACE has advised that once this lease agreement is finalized, and King County is able to make payment in full,<sup>2</sup> they will allow for a longer-term easement (in lieu of a lease) be put in place for the bulkhead. The USACE will not enter into the longer-term easement agreement negotiations until this lease has been finalized.

*Rationale for transaction:* The leased bulkhead is owned and managed by the U.S. Army Corps of Engineers and is the foundation of the King County-owned Environmental Lab building. The lab has considerable customizations to support its work and would be prohibitively costly to relocate.

*Policy considerations:* N/A

*Political considerations:* N/A

*Community considerations or partnerships:* The Army Corps of Engineers is a partner with King County on expansion projects and lease agreements in waterbodies throughout King County.

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<sup>1</sup> The USACE new process and requirements include: Compliance Inspections, Environmental Reporting, Real Estate and Appraisal / Survey activities. Furthermore, they would only execute a 5 year term requiring new leases every 5 years.

<sup>2</sup> The USACE will not accept payment until the lease is executed.

*Fiscal considerations:* The lease is \$13,000 for five years, plus an estimated \$15,000 to meet compliance requirements.

*Other Considerations:* N/A

*King County Strategic Plan impact:* N/A

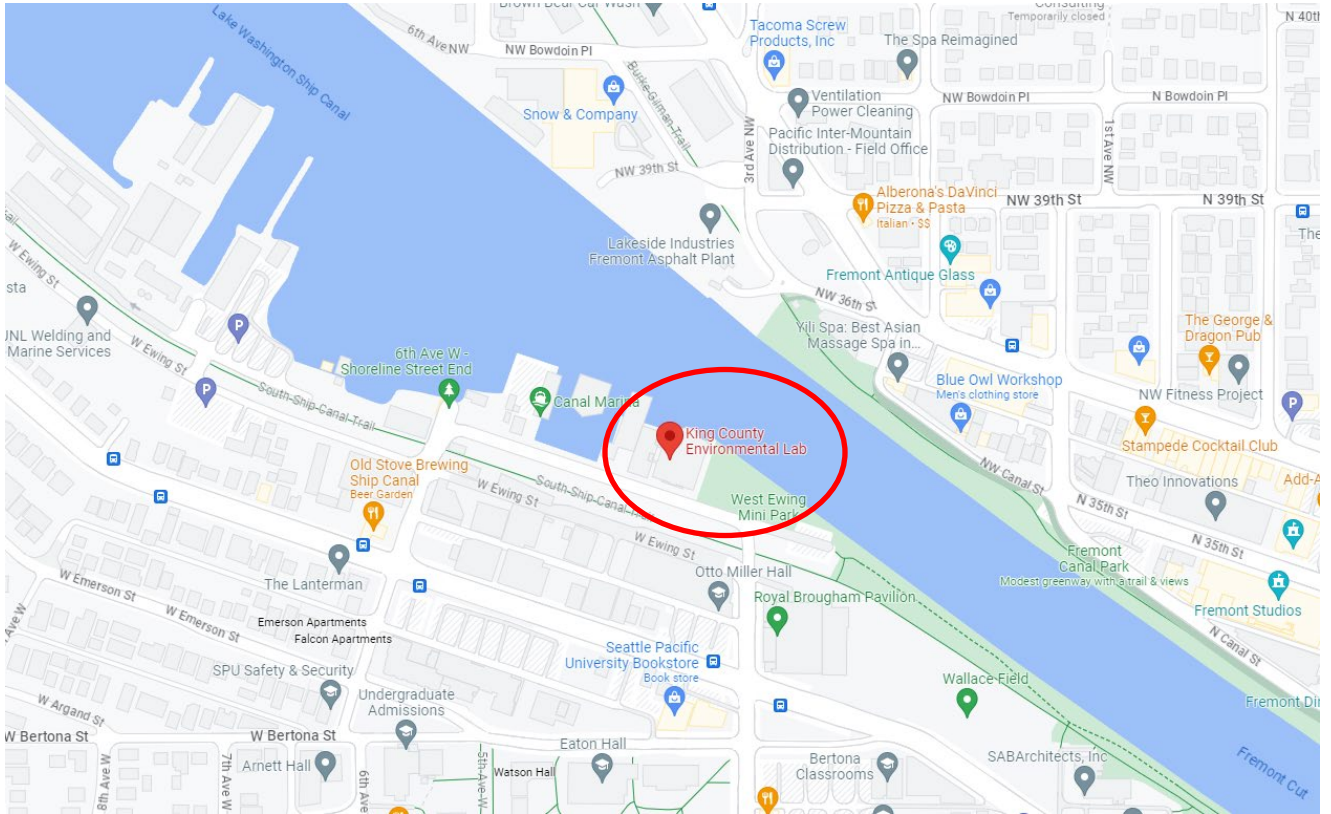
*Equity and Social Justice Impact:* In accordance with Real Property Asset Management Plan (RAMP) policies, FMD and DNRP reviewed this legislation for Equity and Social Justice (ESJ) impacts. The Wastewater Treatment Division Environmental Lab provides water quality testing for research, public health/safety and emergency response. The property is located along the Fremont Cut, southeast of Salmon Bay, in Seattle, and provides quality field, laboratory, information technology services, and advisory services in support of King County and other publicly sponsored programs that protect and enhance water quality.

**Energy Efficiency impact:** N/A

**Lease Alternatives Analysis:**

There are no aquatic lease location alternatives for this specific bulkhead that supports the King County owned Environmental Lab.

## Vicinity View Map



## Parcel Map

