

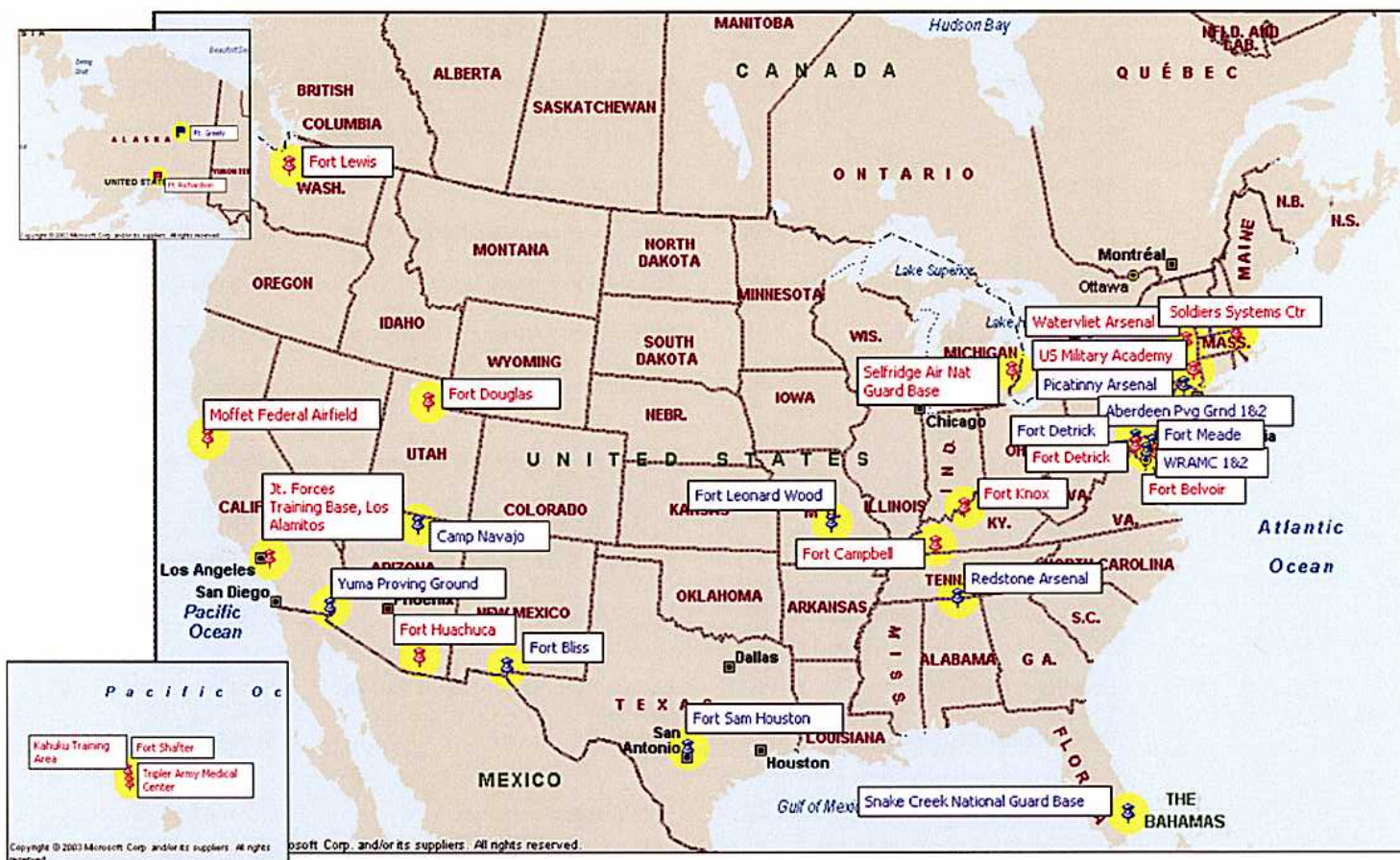


# ENHANCED USE LEASING

<http://eul.army.mil>

## THE PROGRAM

Enhanced Use Leasing (EUL) is a tool used by the military to attract private sector capital and expertise to acquire, construct and upgrade facilities. To date, the U.S. Army Corps of Engineers is overseeing 53 potential and existing EUL projects at 45 installations around the country.



## SELECTED EUL PROJECTS

### Fort Detrick

- Project to develop, operate and maintain a commercial cogeneration power plant.



General Utility Plant Fort Belvoir, Maryland STV

### Snake Creek NG Training Center

- Project to develop light industrial, flex space



Snake Creek Community, Maryland

### Aberdeen Proving Ground

- Project to develop a world-class, consolidated law enforcement training center.





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## PROJECT: FORT LEWIS – TACOMA, WASHINGTON



An as-yet undetermined amount of acreage may become available for an Enhanced Use Lease (EUL) project on the grounds of Fort Lewis near Tacoma, Washington. Two sites could be offered together with both sites lying along Interstate I-5. Preliminary ideas for uses include warehouse, light industrial, mixed-use office and retail. Fort Lewis is located in Pierce County, Washington and is approximately 47 miles south of Seattle and 17 miles southwest of Tacoma. This EUL project has not yet received Concept Approval from the Department of the Army.



Site A is at the southwest end of Fort Lewis, outside the main gate, but within the grounds of the Fort Lewis golf course. The golf course comprises 27 holes of golf, with room to construct nine more. Acreage approximately equal to this expansion area may become available for an enhanced use lease project, although a developer may want to re-arrange the existing golf course in order to maximize the available acreage.



The bulk of the proposed site lies on the north and east sides of the golf course, adjacent to Northwest Landing, a development of the Weyerhaeuser Real Estate Company. Designed by Calthorpe Associates, Northwest Landing has been cited by the U.S. Environmental Protection Agency as a successful example of smart growth. Northwest Landing, projected to house 12,000 residents and provide up to 20,000 jobs, lies immediately adjacent to the proposed EUL site and features retail, commercial, office, and hospitality uses — Intel Corporation and State Farm have campuses within Northwest Landing. SoundTransit's Dupont Station commuter bus park-and-ride facility is within this downtown area. The park and ride facility lies next to rail right-of-way owned by SoundTransit and the agency's long-range plan shows a possible extension of Sounder commuter rail to Dupont Station, though this expansion is not included in the agency's proposed bond packages for its next round of system expansion.

Site B, which lies at the northern end of Fort Lewis, contains approximately 75-90 acres. Warehouse and industrial uses are initially contemplated for this site. Part of the site fronts on I-5, and the site is adjacent to the proposed interchange between I-5 and the proposed State Route (SR) 704 Cross Base Highway. SR 704 is a limited access highway proposed by Washington State DOT to connect SR 7 to I-5. WSDOT projects 38,000 to 43,000 vehicles using SR 704 by 2025.

