

Seattle Community Meeting on Fort Lawton
December 13, 2006
Seattle Center-Fidalgo Room

Questions & Answers

Answers in Italics are those given
at the meeting. If more information
or clarification is needed that follows.
Unless otherwise noted all respondents
were city staff.

1. Who has the ultimate authority to decide who will obtain ownership of the property?

Response: The Army.

Fort Lawton is Army property and the Army makes the final property decisions.

2. Who is eligible to obtain ownership of the property?

Response: Homeless service providers and public benefit conveyances.

Property may be obtained through homeless and public benefit conveyances at discounts up to 100%. There may also be some property sold at fair market value.

3. How does the Army intend on gaining financial return from this closure?

Response: From selling whatever property is left over for fair market value.

The city as the Local Redevelopment Authority (LRA) will submit a reuse plan that addresses all the available property. However all that property may not be for uses that are covered by homeless or public benefit conveyances. Uses not covered by the conveyances will be sold at fair market value by the Army. Also the Army may decide not to grant all the requested conveyances thus resulting in land for fair market sale.

4. What will happen to property, other than buildings and land, such as desks, etc., that are currently used by the Army at the Base?

Response: None of it has much value. (Answered by Fort Lawton staff)

This property is known as personal property and the Army may leave some of it. If this occurs the city as the LRA will work with the Army and those organizations that are receiving Fort Lawton property to determine how to distribute the personal property.

5. How will the reuse plan have value if the Army has the ultimate say?

Response: It serves as a guiding point for their decision.

The city as the LRA expects the Army will give serious consideration to the reuse plan.

6. Can the Feds disregard the critical property ordinance that applies to much of the property under consideration?

Response: Once ownership is transferred, the property will be subject to the City of Seattle's rules and regulations.

7. When will the NOI public meetings be held? How many NOIs do you plan on receiving?

Response: The public meetings will be held sometime in February. We are not certain at this point as to how many NOIs we will receive on January 10.

The due date for Notices of Interest in property at Fort Lawton is January 10, 2007. Notices are to be sent to the city.

8. If you didn't go to the workshop (on September 26) you cannot apply for ownership of the property?

Response: No- any interested party can submit an NOI.

The workshop was for organizations interested in homeless and public benefit conveyances. Other organizations eligible for these conveyances that did not attend the workshop can still apply.

9. Is the Army giving the property to the City and then the City is giving to the (winning) NOI entity?

Response: No- the Army will maintain ownership until they make a decision as to who to transfer that ownership to.

The city as the LRA is not conveying property.

10. What is happening to the cemetery?

Response: We expect that the Army will retain ownership of the cemetery. It has been considered surplus by mistake. (Answered by Fort Lawton staff)

11. What kinds of things can't you reveal about the NOIs?

Response: We cannot reveal an entity's capacity or anything financial. The federal regulations state that the LRA may not release to the public the following information received in Notices of Interest: "... capacity of the representative of the homeless to carry out its program, a description of the organization, or its financial plan for implementing the program". We may disclose the identity of the representative of the homeless.

12. Is it possible to tour the (Fort Lawton) site?

Response: You can walk around the site but the buildings have restricted access to Army personnel only. (Answered by Fort Lawton staff)

13. In the aerial photo, what do the green and orange areas represent?

Response: The land the Veterans have spoken for (green) and the cemetery (orange).

14. What pieces of the property is Parks interested in?

Response: We have a consultant working with Parks to determine this.

15. Who is producing that report? Will be a public document?

Response: We are uncertain of the name of the company. It will most likely be a public document.

The consulting firm is ESA Adolfson. The report will be available.

16. The zoning under consideration is RS-7200, right? (Yes). Is it possible to re-zone the property to enable other uses?

Response: Yes.

17. Before the reuse plan goes to the Council?

Response: No.

When the city as the LRA completes the redevelopment plan for Fort Lawton it goes along with other documents to both the federal Department of Housing & Urban Development and the Army for review. The Army will make final decisions on property disposal. City staff does not anticipate any zoning actions, if any are needed to implement the plan, until after the Army announces their decisions.

18. The Council has to approve the (Reuse) Plan?

Response: Yes – it must be approved by the Council and the Mayor.