

Fort Lawton  
Base Realignment & Closure  
(BRAC)

# Agenda

- BRAC Process Overview
- Notices of Interest
- Introduction to Guiding Principles
- Break to Stations



# BRAC Process

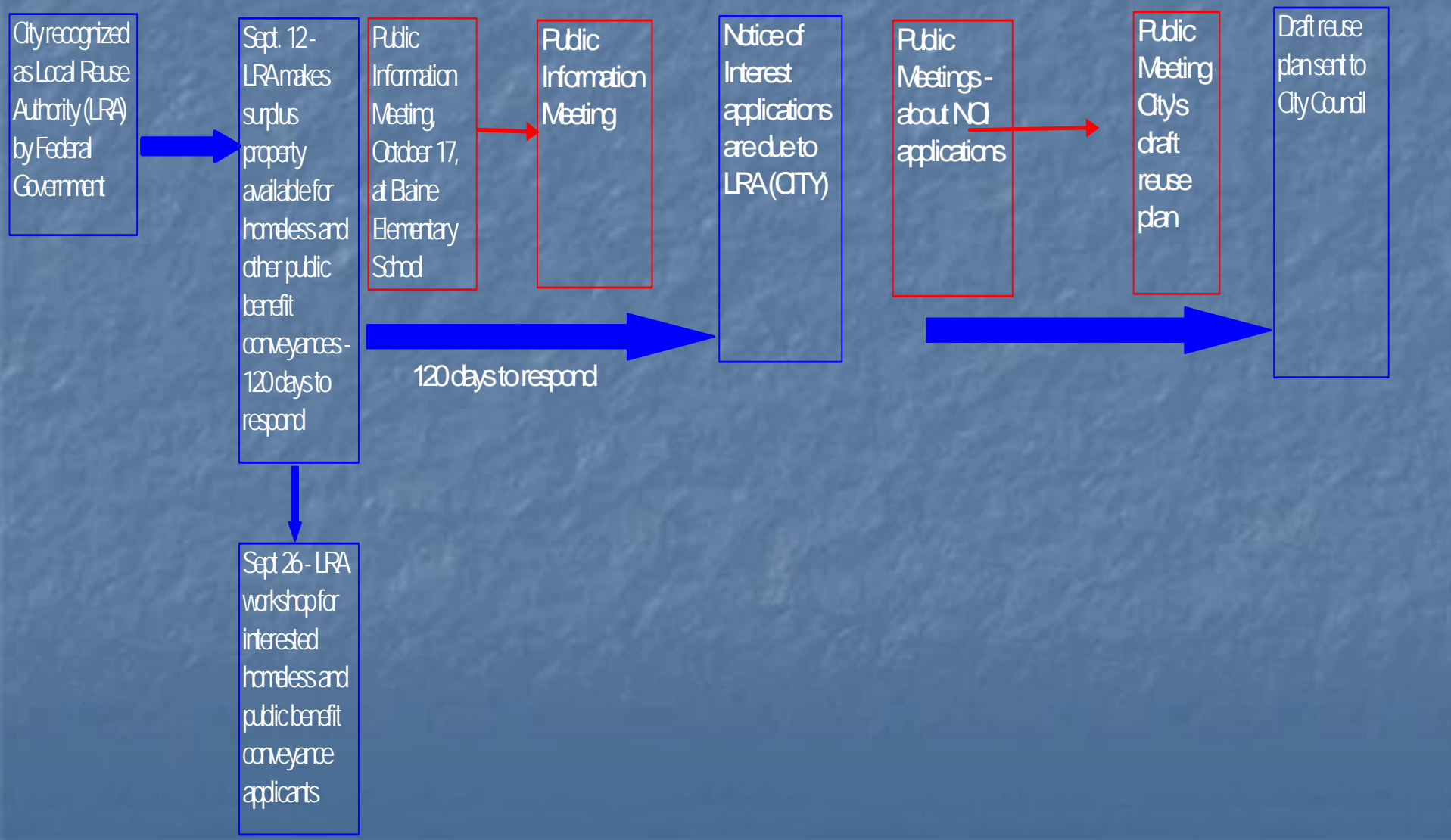
- Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities.
- The BRAC process is governed by federal law and regulations.
- The City, as the LRA, is developing a reuse plan but all final decisions are made by HUD and the Army.
- Fort Lawton was slated in the 2005 BRAC for closure.
- All 2005 BRAC actions are to be completed by September 15, 2011. Fort Lawton's anticipated closure is in 2009.

# Local Reuse Authority Responsibilities

- The LRA is responsible for developing a reuse plan for the property.
- Federal law requires that the reuse plan balances the needs of the homeless and other community needs.
  - LRA announces availability of surplus property for homeless and public benefit conveyances.
  - Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA.
  - LRA considers all Notices of Interest.
  - LRA review applications and determines ones for inclusion in reuse plan.
  - Reuse plan balances community homeless needs with other development needs, consistent with Consolidated Plan and related plans, and considers community input

# LRA Timeline

July 10, 2006    August    September    October    November    December    January 10, 2007    February    March    April    May    June



# Observations

- Army interested in fair market value from property.
- Expect homeless uses in plan to be approved.
- Other Public Benefit Conveyances closely scrutinized by Army.

# Notices of Interest

- United Indians of All Tribes
- Seattle Housing Authority
- Downtown Emergency Service Center
- Seattle Veterans Museum
- Seattle Parks and Recreation

# United Indians of All Tribes

**VISION:** “Balanced mix of open space, wildlife habitat preservation, community and recreational uses, and mixed-income housing”

## Organization & Role

- United Indians of All Tribes
  - Lead Developer
- AF Evans Development
  - Partner
- Archdiocesan Housing Authority
  - Partner
- Low Income Housing Institute
  - Partner

## Proposal Components

- Market Rate Condominiums
- Permanent Housing for Homeless Seniors
- Permanent Housing for Homeless Families
- Permanent Housing for Homeless Individuals
- Office Space for Community Groups
- Day Care
- Native American College
- Low-Income Homeownership Housing
- Community Auditorium
- Open Space & Community Space

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**Total Units:** 291 (169 Homeless)

# Seattle Housing Authority

**VISION:** "Master planned...mixed-income community that exists in harmony with nature...and is complementary and fitting to the Lawton Wood and Magnolia Neighborhoods"

## Organization & Role

- Seattle Housing Authority
  - Lead Developer
- Cascade Land Conservancy
  - Partner
- Habitat for Humanity
  - Partner
- Market Rate Developers
  - Partner
- YWCA
  - Partner

## Proposal Components

- Market Rate Housing
- Housing for Formerly Homeless Families
- Self-Help Homeownership Housing
- Open Space
- Affordable Rental Housing

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**Total Units:** Up to 120 (Up to 60 Homeless)  
+ Rental & Market Rate TBD

# Downtown Emergency Service Center

**VISION:** Permanent supportive housing for chronically homeless individuals

## Organization & Role

- Downtown Emergency Service Center – Project Lead and Service Provider

## Proposal Components

- Supportive Housing for Homeless Individuals
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**Total Units:** Up to 75

# NOI Concepts

**Concepts:** Uses Available at Discount or No Cost

- Housing for Homeless Families
- Housing for Homeless Veterans
- Housing for Chronically Homeless
- Housing for Homeless Seniors
- Housing for Homeless Native Americans
- Housing for Homeless Artists
- Self-help housing (future owner participates in construction) w/ Land Trust
- Open space for parks, wildlife or sensitive areas

# NOI Concepts

**Concepts:** Uses Available at Fair Market Value

- Land Trust affordable homeownership (permanently affordable)
- Native American college
- Community group office space
- Community day care
- Market rate condominiums
- Market rate single family homes
- Affordable rental housing
- Multi-purpose community facility
- Community auditorium
- Community garden

# Guiding Principles

- Neighborhood Integrity & Community Connectedness
- Social Responsibility
- Environmental Stewardship