

APPENDICES

APPENDIX A – FORT LAWTON LEGAL DESCRIPTION

USARC Fort Lawton, Seattle, WA
License to City of Seattle

Tract A
± 33.95 acs

Exhibit "A"

LEGAL DESCRIPTION

Two parcels of land lying in Sections 10 and 15 of Township 25 North, Range 3 East, Willamette Meridian, King County, Washington, described as follows:

Parcel 1:

Commencing at a tack in lead 7.33 feet northerly of a City of Seattle Monument located in the intersection of West Government Way and 36th Avenue West centerlines; thence north 01°17'08" east, a distance of 35.00 feet to the **Point of Beginning**;

Thence south 83°35'50" west, a distance of 52.05 feet to a point known as "R-3";

Thence south 84°30'07" west, a distance of 70.00 feet to a point known as "R-4";

Thence north 01°55'27" east, a distance of 309.75 feet to a point known as "R-2";

Thence north 86°43'56" west, a distance of 236.56 feet to a point known as "D1-2";

Thence north 86°49'36" west, a distance of 294.11 feet to a Monument stamped "APS-8";

Thence north 25°01'24" east, a distance of 115.05 feet to a Monument stamped "APS-5";

Thence south 88°58'28" east, a distance of 312.78 feet to a Monument stamped "APS-4";

Thence north 01°07'03" east, a distance of 231.81 feet to a Monument stamped "APS-3";

Thence south 88°52'56" east, a distance of 87.90 feet to a Monument stamped "APS-7";

Thence north 01°15'00" east, a distance of 158.10 feet to a Monument stamped "APS-6";

Thence north 89°50'11" west, a distance of 112.47 feet to a point known as "D5-1";

Thence north 88°58'20" west, a distance of 378.60 feet to an existing City of Seattle Monument established for Discovery Park, and being known as Monument "F" in survey, dated 8 June 1971;

Thence north 40°44'24" east, a distance of 260.33 feet to the City of Seattle Monument "E";

Thence north 02°11'15" east, a distance of 422.37 feet to the City of Seattle Monument "C";

Thence continuing north 02°11'15" east, a distance of 61.08 feet;

Thence north 88°49'14" west, a distance of 214.16 feet;

Thence north 00°50'34" east, a distance of 316.13 feet;

Thence south 88°49'14" east, a distance of 227.72 feet to the beginning of a 199.22 foot radius, non-tangent curve to the left;

Thence along said curve to the left with a radius of 199.22 feet, through a central angle of 54°32'03", an arc distance of 189.65 feet;

Thence north 70°40'17" west, a distance of 685.22 feet;

Exhibit "A"

Thence north 00°50'05" east, a distance of 259.78 feet;
Thence south 88°53'03" east, a distance of 1,070.72 feet;
Thence north 01°08'48" east, a distance of 261.54 feet;
Thence south 84°39'11" east, a distance of 10.03 feet;
Thence south 01°08'49" west, a distance of 260.80 feet;
Thence south 88°53'03" east, a distance of 190.59 feet to the City of Seattle Monument "A";
Thence south 01°11'51" west, a distance of 1,613.00 feet, more or less, to a point known as "D-6";
Thence south 01°17'08" west, a distance of 813.21 feet to the **Point of Beginning**.

Contains 32.79 Acres

Parcel 2:

Beginning at an existing City of Seattle Monument established for Discovery Park, and being known as Monument "B" in survey, dated 8 June 1971;
Thence south 88°49'14" east, a distance of 467.10 feet;
Thence north 57°20'53" west, a distance of 66.05 feet;
Thence north 76°29'50" west, a distance of 206.26 feet to the beginning of a 222.37 foot radius curve to the right;
Thence along said curve to the right with a radius of 222.37 feet, through a central angle of 58°57'01", an arc distance of 228.80 feet;
Thence north 00°02'38" west, a distance of 178.27 feet;
Thence north 70°47'16" west, a distance of 43.62 feet;
Thence south 00°50'34" west, a distance of 412.37 feet to the **Point of Beginning**.

Contains 1.16 Acres.

Combined Total 33.95 Acres.

By: JEF 4 Aug 2016
Chkd: OJV 4 Aug 2016
Loc: \\Outgrants\City of Seattle
Map: DACA67-0-00-00.mxd
Doc: 002407.docx

APPENDIX B – RESOLUTION 30883 AUTHORIZING REQUEST FOR RECOGNITION OF CITY OF SEATTLE AS FORT LAWTON LRA, 2006

Status: Adopted

Date adopted by Full Council: June 26, 2006

Vote: 9-0

Date introduced/referred to committee: June 26, 2006

Committee: [Full Council for Introduction and Adoption](#)

Sponsor: [LICATA](#)

A RESOLUTION relating to the Fort Lawton Army Reserve Center, authorizing the Mayor or his designee to request the United States Department of Defense to recognize the City of Seattle as a Local Redevelopment Authority (LRA) for the closure of the Fort Lawton Army Reserve Center (Fort Lawton), and authorizing the Mayor or his designee to apply for federal grant funds for the City to perform the duties of an LRA.

WHEREAS, through the federal Base Realignment and Closure Act (BRAC) process the Department of Defense has proposed closure of Fort Lawton and the President of the United States, with Congress concurring, has designated Fort Lawton for closure; and

WHEREAS, the Department of Defense, as the administering BRAC agency, has informed the City of the two ways in which the City can provide guidance and input into the Department of Defense disposal decision concerning Fort Lawton: either by the City serving as a Local Redevelopment Authority or by the City consulting with the Department of Defense during the disposal process; and

WHEREAS, acting as an LRA provides the greatest opportunity for the City to guide the Fort Lawton disposal process, by planning and implementing a community involvement process and by preparing a local redevelopment plan for Fort Lawton; and

WHEREAS, the City desires to ensure adequate access to Discovery Park is provided and the reuse of Fort Lawton is consistent with the City's comprehensive plan and reflects citywide priorities and community interests; and

WHEREAS, the Department of Defense has advised the City of the availability of grant funds to perform the duties of an LRA; and

WHEREAS, the City believes the recognition of the City as the LRA for Fort Lawton would be beneficial to the City and its citizens and provide the opportunity for the City to lead a community input process prior to the City's preparation of a Fort

Lawton redevelopment plan for the Department of Defense to consider in disposing of this property; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The Mayor or his designee is authorized to submit to the Department of Defense, for and on behalf of the City of Seattle, a request that the City be recognized as the Local Redevelopment Authority for the Fort Lawton BRAC disposal process.

Upon recognition as the LRA, the Mayor or his designee is authorized to identify appropriate stakeholders and lead a community input process to develop a redevelopment plan for the Fort Lawton Army Reserve Center, all in accordance with the requirements of and schedule identified in the BRAC process.

Section 2. The Mayor or his designee is authorized to submit grant applications to the Department of Defense for funding to assist the City to perform the duties of an LRA and to provide such information and documents as may be required in connection therewith.

Adopted by the City Council...

APPENDIX C – RESOLUTION 31086 APPROVING FORT LAWTON APPLICATION FOR CONVEYANCES, 2008

Status: Adopted as Amended

Date adopted by Full Council: September 22, 2008

Vote: 8-0 (Absent: Rasmussen)

Date introduced/referred to committee: September 8, 2008

Committee: [Housing and Economic Development](#)

Sponsor: [MCIVER](#)

WHEREAS the United States Congress has authorized the closure of the 2LT Robert R. Leisy USARC/AMSA 79, CPT James R. Harvey USARC, and the Fort Lawton USAR Complex ("Fort Lawton Army Reserve Center"), and the United States Army has published notices that property at the facility will be available for nonmilitary use and ownership; and

WHEREAS the United States Congress has determined the Fort Lawton Army Reserve Center is surplus to the United States needs in accordance with the Defense Base Closure and

Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved; and

WHEREAS the Defense Base Closure and Realignment Act authorizes the Department of Defense (DOD) and Army to make final decisions regarding the disposition of base property and facilities, and the DOD has asked the City to develop a Fort Lawton Application that includes a Redevelopment Plan ("Plan"), a homeless assistance submission and public comments, for submission in November 2008, for use by the DOD and Department of Housing and Urban Development (HUD) as the context for considering all requests for reuse of the base; and

WHEREAS the City has worked with the DOD, HUD, the Housing Authority of the City of Seattle, Archdiocesan Housing Authority, United Indians of All Tribes Foundation, YWCA of Seattle, Habitat for Humanity, Cascade Land Conservancy, the community, and others for the past year and a half to develop a feasible redevelopment plan and a homeless assistance submission; and

WHEREAS the City of Seattle, acting as the Local Redevelopment Authority, solicited and received Notices of Interest for property from homeless assistance providers and other eligible recipients of public benefit property transfers; and

WHEREAS the City of Seattle, acting as the Local Redevelopment Authority, drafted a redevelopment plan and other documents in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved; and

WHEREAS, the Mayor has presented to the City Council his proposed Application for property at Fort Lawton Army Reserve Center ("Application"); and

WHEREAS, the City Council has reviewed the proposed Application and Redevelopment Plan, and held two public hearing to receive public comments on such documents; and

WHEREAS, the final Plan serves as a statement to the United States government of City policy regarding the reuse of property at the Fort Lawton Army Reserve Center; and

WHEREAS, the implementation of the Plan depends on approval by HUD and the DOD, the results of environmental reviews and other processes; and

WHEREAS, the Council intends that the amount of housing for the homeless in the Plan area will not be increased above the planned 85 units; and

WHEREAS, if changes to the Plan are required due to project feasibility or as a result of negotiations with HUD or the DOD that would involve significant changes to the planned total number of housing units or total number of homeless housing units,

or both, the Council intends to consider them only after further discussion and consultation with the community; and

WHEREAS, as future planning proceeds for the redevelopment of the Fort Lawton Army Reserve Center, the City will examine and discuss with the community issues concerning the intersection of 36th Ave W., Texas Way W., and W. Government Way;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The City of Seattle's Fort Lawton Application, attached to this Resolution as Attachments A, B and C and incorporated by this reference, including the City's Redevelopment Plan, is hereby adopted and approved and the City of Seattle's Director of Housing is hereby authorized to forward the application to the United States Department of Defense and United States Department of Housing and Urban Development pursuant to 24 CFR Part 586 and 32 CFR Part 176.

Adopted by the City Council...

APPENDIX D – RESOLUTION _____ APPROVING FORT LAWTON REDEVELOPMENT PLAN, 2019 UPDATE

APPENDIX E – REFERENCES

Appendix E.1 - Guiding Plans, Policies and Analyses

City of Seattle, “2035 Comprehensive Plan, Managing Growth to Become an Equitable and Sustainable City, 2015-2035,” <http://www.seattle.gov/opcd/ongoing-initiatives/comprehensive-plan#projectdocuments>

City of Seattle, “Consolidated Plan for Housing and Community Development 2018-2022,” <http://www.seattle.gov/humanservices/funding-and-reports/resources/seattles-2018-2022-consolidated-plan-for-housing-and-community-development->

City of Seattle, Department of Construction and Inspections (SDCI), “Director’s Rule 13-2018 Great Blue Heron Management,” 5/25/2017

City of Seattle, Final Environmental Impact Statement for the Fort Lawton Army Reserve Center Redevelopment Project, 3/29/2018

City of Seattle, “Fort Lawton Redevelopment Plan-submitted in 2008,” 9/18/2008
http://www.seattle.gov/Documents/Departments/Neighborhoods/FtLawton/ft-lawton-redev-plan_091808.pdf

City of Seattle, Parks and Recreation, “2017 Parks and Open Space Plan,” Adopted 8/7/2017 by Resolution 31763
<http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/2017Plan/2017ParksandOpenSpacePlanFinal.pdf>

City of Seattle, Seattle Municipal Code,
https://library.municode.com/wa/seattle/codes/municipal_code

City of Seattle and Seattle Housing Authority, Joint Assessment of Fair Housing (2017)
<http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf>

U.S. Department of Defense (DoD), Base Redevelopment and Realignment Manual (2006)

U.S. Department of Housing and Urban Development (HUD). Guidebook on Military Base Reuse and Homeless Assistance. HUD’s Homeless Assistance Programs. Office of Community Planning and Development, Office of Special Needs Assistance Programs (July 2006)

Appendix E.2 - Other References

City of Seattle Parks and Recreation, “Discovery Park History,”
<http://www.seattle.gov/parks/find/centers/discovery-park-environmental-learning-center/discovery-park-history>

Crowley, Walt and David Wilma, “Native Americans attack Seattle on January 26, 1856,”
www.HistoryLink.org

United Indians of All Tribes Foundation, “United Indians’ History: A Vision of ALL Tribes Working Together for Justice, Transformed to Reality,”

<https://www.unitedindians.org/about/>

Denfeld, Ph.D., Duane Colt, “Fort Lawton to Discovery Park,” 9/23/2008,

<http://www.historylink.org/File/8772>

Duwamish Tribe, “We Are Still Here” www.duwamishtribe.org

Jaunal, Jack W. Images of America: Fort Lawton. Arcadia Publishing (2008)

Smith, Karen. “United Indians of All Tribes Meets the Press: News Coverage of the 1970 Occupation of Fort Lawton,” The Seattle Civil Rights and Labor History Project.

University of Washington. http://depts.washington.edu/civilr/FtLawton_press.htm

Watson, Kenneth Greg, “Native Americans of Public Sound – A Brief History of the First People and their Cultures,” June 29, 1999, <http://www.historylink.org/File/1506>

APPENDIX F –ESTIMATED DEVELOPMENT BUDGETS: HOMELESS AND AFFORDABLE HOUSING

ESTIMATED BUDGET	
Catholic Housing Services/United Indians	
Supportive Housing for Homeless Older adults (85 Units)	
Uses	
Acquisition	\$30,099
Construction	\$21,506,392
Soft Costs	\$3,642,493
Pre Dev/Bridge Financing	\$105,000
Construction Financing	\$1,482,299
Permanent Financing	\$237,003
Capitalized Reserves	\$409,044
Other Development Costs	\$857,609
Bond Related Costs	\$-
Total	\$28,269,939
Sources	
City of Seattle	\$9,143,243
LIHTC Equity	\$19,126,695
Total	\$28,269,939

ESTIMATED BUDGET	
Catholic Housing Services	
Affordable Rental Housing for Households ≤ 60% of AMI (100 units)	
Uses	
Acquisition (estimate)	\$1,191,336
Construction	\$31,804,109
Soft Costs	\$3,440,611
Pre Dev/Bridge Financing	\$109,453
Construction Financing	\$1,912,856
Permanent Financing	\$349,648
Capitalized Reserves	\$118,541
Other Development Costs	\$1,143,435
Bond Related Costs	\$180,000
Total	\$40,249,989
Sources	
City of Seattle	\$7,720,036
Private Debt	\$13,602,511
Deferred Fee	\$2,609,981
LIHTC Equity	\$16,317,462
Total	\$40,249,989

ESTIMATED BUDGET	
Habitat for Humanity	
Permanently affordable ownership housing (52 homes)	
Uses	
Acquisition Costs	\$0
Construction Costs (buildings)	\$15,310,554.00
Construction Costs (Site-Work)	\$2,057,116.00
Construction Costs (other)	\$63,696.00
Soft Costs	\$444,200.00
Other Development fees	\$483,373.00
Total	\$18,358,939.00
Sources	
Homebuyer mortgages and downpayment	\$11,938,939.00
Seattle Office of Housing (Levy)	\$4,680,000.00
State Housing Trust Fund	\$600,000.00
Self-Help Homeownership Program (HUD)	\$780,000.00
Federal Home Loan Bank	\$360,000.00
Total	\$18,358,939.00

APPENDIX G – MARKET STUDY – GREENFIELD INSTITUTE, 2/22/2019

[Affordable Homeownership Opportunities at the Fort Lawton Site in Seattle, WA - Greenfield Institute](#)

APPENDIX H – FORT LAWTON HOMELESS ASSISTANCE SUBMISSION

[Weblink to be created after Seattle City Council action on Resolution]