

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

The Honorable Bruce Harrel
Mayor City of Seattle
600 4th Avenue, #7
Seattle, WA 98104-1822

Dear Mayor Harrel:

The Department of Housing and Urban Development (“HUD”) received your letter on behalf of the City of Seattle (City), requesting an extension to provide the requested information for HUD’s determination on the Application for the former Fort Lawton Army Reserve Center (“Fort Lawton”) in Seattle, Washington. As noted in HUD’s June 7th and September 21, 2022, letters, the Department intends to take a formal action on the Application for Fort Lawton submitted by the City, acting as the Local Redevelopment Authority. The July 31, 2023, letter requests that HUD provide the City with an extension until the end of December 2023 to allow the City to evaluate alternatives associated with the redevelopment of Fort Lawton.

In December 2021, the City executed a real property lease renewal with the United States Army (Army) for the City of Seattle’s continued interim use and occupancy of Fort Lawton. It is a one-year lease with four one-year extensions.¹ Under the lease, the City is responsible for all holding and caretaker costs associated with the property (e.g., annual stormwater assessments, grounds maintenance costs, utility costs, security costs, and property/liability insurance costs), a cost estimated at approximately \$700,000 per year.² Entering and continuing to abide by the terms of the lease during the ongoing process to consider feasible alternatives shows a commitment by the City to the redevelopment of Fort Lawton. In addition, the Army has expressed its willingness to support the proposed extension associated with the redevelopment of Fort Lawton, considering the City’s continuing efforts and compliance with the lease.

In July 2023, the City informed HUD of the hiring of external consultants Heartland LLC in association with Hillis Clark Martin & Peterson P.S. and KPFF Consulting Engineers, to evaluate alternatives to the 2019 Fort Lawton Redevelopment Plan. These actions, in addition to the ongoing communication that the city has maintained with HUD, demonstrate the City’s commitment to providing HUD with the necessary information for its application.

¹ [Department of the Army Lease No. DACA67-1-22-0500 under Base Realignment and Closure \(BRAC\) Fort Lawton Army Reserve Complex King County, Washington.](#)

² [Summary and Fiscal Note for CB 120210.](#)

Therefore, for these reasons and in accordance with 24 CFR 586.15(a) and 586.25, HUD grants the additional time requested by the City and will delay its determination on the Application for Fort Lawton until December 27, 2023.

Finally, HUD appreciates the efforts of the City regarding Fort Lawton's redevelopment and will continue to make itself available. As noted earlier, the City should email Michell McBee directly at Michell.M.McBee@hud.gov, if it has any questions or needs more guidance.

Sincerely,

Jemine A. Bryon
Deputy Assistant Secretary
Office of Special Needs