

Fort Lawton BRAC Closure Fact Sheet

What is happening at Fort Lawton?

The Army is closing Fort Lawton as a BRAC action. Fort Lawton is located in the Magnolia neighborhood adjacent to the northeast portion of Discovery Park.

What is BRAC?

The federal Defense Base Realignment and Closure Act mandates a process for closing and realigning military installations within the U.S. In 2005, the President and Congress approved a list of BRAC installations. Fort Lawton is one of the installations selected for closure. All 2005 BRAC closures and alignments are to be completed by September 15, 2011. We expect that Fort Lawton's closure will occur sooner, probably in 2009.

How does BRAC operate?

The BRAC process is governed by federal laws and regulations. The federal process is as follows:

- Step 1. Military installations are listed for closure or realignment.
- Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.
- Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.
- Step 4. If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Reuse Authority (LRA) to oversee a process for how the property could be used.
- Step 5. If the local officials create an LRA, it is then 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.**
- Step 6. The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.
- Step 7. Department of Defense will make final property decisions giving deference to the local reuse plan.

What does this mean for Fort Lawton BRAC process?

Fort Lawton is part of the 2005 BRAC list and is targeted to close in 2009. The Department of Veterans Affairs has requested the transfer of the newest building (U.S. Army Reserve Complex) along with the surrounding parking area for a total of 8+ acres. The Army has told us the military cemetery will also remain in federal jurisdiction. The remainder of the property, approximately 31 acres, has been declared surplus to the federal government.

The City of Seattle has requested to be and has been appointed by the Department of Defense as the Local Reuse Authority for Fort Lawton. The City is now responsible for publicly announcing the availability of this property for homeless and public benefit

conveyances (more on this below). Notices of Interest (NOIs) will be received by the LRA from entities serving homeless and public benefit conveyance uses. The LRA will review these notices and, following public comment, will determine which it intends to include in the LRA's reuse plan for Fort Lawton property. The LRA will then deliver to the Department of Housing and Urban Development and the Department of Defense the LRA's reuse plan and a Homeless Assistance Submittal. The Department of Defense, working with HUD's input, will make final property disposal decisions. In implementing the Department of Defense's property decisions the federal government will convey at no cost, or reduced cost, property requests for homeless and public benefit uses. All other uses involve sale at fair market value.

What is the local involvement in this process?

While much of the BRAC closure process for Fort Lawton occurs at the federal level because it is a federal facility and the Army/Department of Defense make the final decisions on the disposal of the property, there is a local portion of the process. The local process allows the city to guide the final federal decisions. Without the LRA there would be no ongoing local involvement in what happens to Fort Lawton when the Army departs.

For what purposes can the property be used?

The property can be used to serve the homeless, for public benefit conveyances, or for other uses needed in the community. The Department of Defense will sell any land that is not part of a homeless request or public benefit conveyance. If property is sold the purchaser can use the land for any purpose permitted by the City's zoning designation. The public benefit conveyance proposals can come from any number of federal agencies such as:

- Department of Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses
- Department of Education for educational uses
- Department of Health and Human Services for public health uses
- Department of Justice for correctional facilities and law enforcement uses
- Department of Housing and Urban Development for self-help housing
- Department of Transportation for airports and seaports
- Federal Emergency Management Agency for emergency management purposes

How much property is available?

The federal Department of Veterans Affairs is receiving the newest building at Fort Lawton, the Fort Lawton U.S. Army Reserve Complex, which along with parking is approximately 8 + acres. The remaining surplus property, exclusive of the cemetery which is not considered surplus, is approximately 31 acres.

How can I be involved?

The public will be involved in the LRA's process for the homeless and public benefit conveyance NOIs and the development of the reuse plan. A series of public meetings were held in 2006 and 2007 and the city has begun 2008 meetings on the development of

the reuse plan. Information on the meeting locations, dates and times will be posted on the website below as soon as it becomes available.

How will I know of future actions?

In addition to the public meetings mentioned above, you can keep informed by checking the Fort Lawton website. The City's Department of Neighborhoods has a Fort Lawton website link (www.seattle.gov/neighborhoods) that will have additional information including upcoming and recent actions.