

Fort Lawton
Base Realignment & Closure
(BRAC)



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.

BRAC Process

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.

BRAC Process

- * 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.
 - LRA announces availability of surplus property for homeless and public benefit conveyances
(Public Benefit Conveyances - education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monument, & seaport uses)
 - Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA
 - LRA consults with interested homeless providers
(Homeless Service Providers - state and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families)
 - LRA considers all Notices of Interest

BRAC Process

- * Step 5 cont'd.
 - 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
- 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.

Local Redevelopment Authority (LRA)

Public Law 101-510

“...any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan.”

LRA Options

- The City of Seattle had the option of not serving as the LRA, in which case we were told the Army would periodically consult with the city.
- In order to provide guidance to the Army's final property decisions Mayor Nickels and the Seattle City Council determined that the city should serve as the LRA. "While the Military Department will give preference to the redevelopment plan in preparing the record of decision or other decision documents, it always retains ultimate responsibility and authority to make the final disposal decisions." (page 28 Base Redevelopment & Realignment Manual)
- The city was recognized as the LRA on July 10, 2006

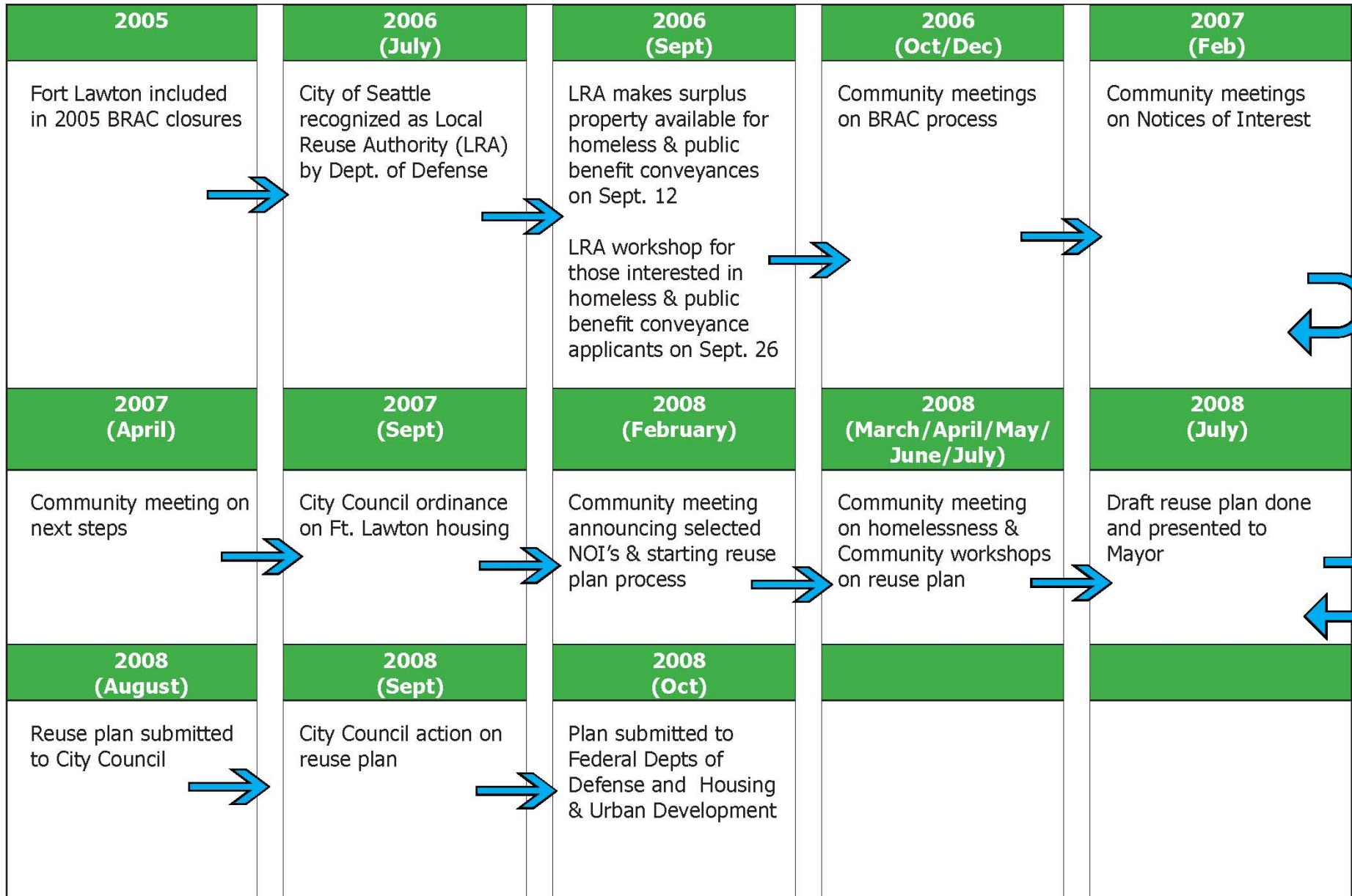
LRA Functions

- Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers
- Provide leadership, prepare and build consensus for base redevelopment plan
- Consult with Military Department on personal property disposal
- Serve as single community point of contact
- LRA determines uses: military Department determines users

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, economic development and other development 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 economic development and other development needs, consistent with Consolidated Plan and related plans, and considers community input

FORT LAWTON BRAC/REUSE PLAN TIMELINE



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.

Guiding Principles

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