

November 21, 2006

David Siegenthaler, Program Manager
Pacific West Region, National Parks Service
U.S. Department of the Interior
111 Jackson Street; Suite 700
Oakland, CA. 94607

Subject: Fort Lawton Army Reserve Facilities

Dear Mr. Siegenthaler:

This letter is a follow-up to my e-mails to you and our subsequent conversations from earlier this month; and is intended to express Seattle Parks and Recreation's interest in acquisition of portions of the surplus Army Reserve property in Seattle, Washington.

The Fort Lawton Army Reserve Facilities are federal properties remaining from the former Fort Lawton military reservation, much of which has been converted into Discovery Park in recent years. The park is the largest in Seattle at 530 acres of forests, meadows, bluffs, beaches and other parklands, and is the home of a very popular environmental education program.

The Fort Lawton Reserve Facilities amount to approximately 46 acres and have been deemed surplus to the needs of the military per the 2005 Base Realignment and Closure (BRAC) processes. The property includes three existing parcels known as Texas Way West (approximately 2 acres), the Cemetery (approximately 7 acres), and the Army Reserve Complex (approximately 37 acres) that includes the new Fort Lawton Army Reserve Center as well as Leisy Center, Harvey Hall and maintenance shops. At this time, we understand that the Army at Fort Lewis will assume operation of the Cemetery, and that the Veterans Administration will acquire approximately 8 acres and the new Fort Lawton Army Reserve Center (FLARC) of the Army Reserve Complex. The City of Seattle has assumed the role of the Local Redevelopment Authority (LRA) per the BRAC process to recommend use for the remaining property.

To date, the City has begun the solicitation process for public agencies and homeless housing providers that may be interested in acquiring the property. Seattle Parks and Recreation wishes to express interest in acquiring portions of the property for parks and recreation purposes, for an addition to Discovery Park, under a public benefit conveyance.

At this time we are undertaking a planning study of the property and its relationship to the adjacent Discovery Park relative to wildlife corridors that may be extant between Discovery Park and the nearby Kiwanis Ravine, as well as environmentally sensitive (wildlife habitat) lands that may be coterminous with and would be desirable to add to Discovery Park. We are particularly interested in the Texas Way parcel and the northern edge of the Army Reserve Complex parcel, where there is a steep wooded slope. Other portions of the Army Reserve Complex parcel may be of interest as well. We expect to finish this study by year end and be ready to submit a formal application for specific properties at that time.

In summary, we are interested in acquiring portions of the Fort Lawton property for parks and recreation purposes; to use such property as an addition to Discovery Park; to use the property in perpetuity for park purposes, as is the case with the rest of Discovery Park; and to benefit the community by protecting valuable wildlife habitat in Seattle.

We would appreciate the support of the National Park Service in this interest, and ask that you provide us the necessary application materials such that we may file the complete application at the appropriate time in the very near future.

The City of Seattle's Office of Housing is serving as the point of contact for the Local Redevelopment Authority and is handling the receipt of all Notices of Interest (NOI's) for the Fort Lawton Army Reserve Properties. I am sending them a copy of this letter of interest as well.

Enclosed is an aerial photograph of Discovery Park that shows several property transactions that are currently in progress. These include the pending "500 Area" transfer from the Army to the City; the City's pending acquisition of the Capehart housing from the Navy; and the Navy's proposed sale of historic housing to private parties; as well as the current Fort Lawton BRAC process properties that are the subject of this letter. I have also enclosed a map of the Fort Lawton Army Reserve properties to indicate the areas that Seattle Parks and Recreation has preliminarily identified for addition to Discovery Park.

Please do not hesitate to contact me at telephone 206 684-7053 or by e-mail at kevin.stoops@seattle.wa should you have questions on our interest in this property.

Sincerely,

Kevin B. Stoops, Manager
Major Projects and Planning

Cc: Kenneth R. Bounds Erin Devoto Linda Cannon, OIR
Mark Ellerbrook, OH

Encl

U:KBS:Discovery:Fort Lawton NPS letter 112106

(Cover)

DRAFT

Application for
Surplus Federal Real Property
For Public Park and Recreation Purposes

**ARMY RESERVE FACILITIES
FORT LAWTON
SEATTLE, WASHINGTON**



January 5, 2007

(divider)

**APPLICATION FOR FEDERAL REAL PROPERTY FOR PUBLIC
PARK AND RECREATION PURPOSES**

Part A

Part A:

Acceptance of Terms and Conditions by the Applicant

Date: January 5, 2007 (draft)

To: U. S. Department of the Interior, National Park Service
Attn: David Siegenthaler
1111 Jackson Street, Suite 700
Oakland, CA 94607-4816

The undersigned, City of Seattle

Hereinafter referred to as the Applicant or Grantee, acting by and through

Kenneth R. Bounds, Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109 Phone: 684-8022

hereby makes application to the U.S. Department of Interior, National Park Service, acting for and on behalf of the Secretary of the Interior pursuant to 40 U.S.C. § 550 (3), and in accordance with the regulations and policies of the U.S. Department of the Interior for the transfer of the following property which has been declared surplus by the Department of the Army and is subject to assignment to the National Park Service for disposal for public park or recreational purposes:

Property: Parcel 4 and portions of Parcel 5, U.S. Army Reserve Center, Fort Lawton Washington, situated in a portion of the NE ¼, Section 15, Township 25N, Range 3E, Willamette Meridian; and a portion of the SE ¼, Section 10, Township 25N, Range 3E, Willamette Meridian.

Acres: 8 (approximately)

General Services Administration Control Number: to be assigned

The property is more fully described in Part B of this application, attached hereto and made a part thereof. Enclosed herewith as Part C of the application is a resolution or certified statement showing the authority of the undersigned to execute this application and to do all other acts necessary to consummate the transaction.

The following agreement is made by the Applicant in consideration of and for the purpose of obtaining the transfer of any or all property covered by this application, and the Applicant recognizes and agrees that any such transfer will be made by the United States of America in reliance on said agreement. The undersigned understates and agrees that the application is made and the property is conveyed subject to the following terms and conditions which may be enforced through a reversionary right in the property reserved to the United States of America:

1. This application and its acceptance by the National Park Service shall constitute the entire agreement between the Applicant and the United States of America, unless modified and approved in writing by both parties. This agreement becomes binding once the instrument of conveyance has been executed by the applicant. The applicant is required to duly record the instrument of conveyance in a timely manner.
2. The description of the property set forth herein is believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this application.
3. The Applicant understands and agrees that the property is to be conveyed "as is" and "where is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose intended and no claim for any adjustment upon such grounds will be considered after this application has been accepted. Notwithstanding the foregoing, the United States is bound by any covenants contained in the deed regarding Section 120(h) of CERCLA, 42 U.S.C. § 9620(h).
4. The Applicant agrees to assume constructive possession of the property upon receipt of written notification from the National Park Service. Should the Applicant fail to assume constructive possession upon receipt of such notification from the National Park Service.
5. At the date of assumption of constructive possession of the property, or the date of Conveyance, whichever ever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes, which may have been or may be assessed on the property, and to prorate sums paid, or due to be paid, by the United States of America in lieu of taxes; and for care and handling and all risks of loss or damage to the property, and have all obligations and liabilities of ownership.
6. If a purchase price is due, the Applicant shall tender the purchase price to the United States of America on a mutually agreeable date after the property has been assigned to the National Park Service.
7. Conveyance of the property shall be accomplished by an instrument, or instruments, in a form satisfactory to the National Park Service without warranty, express

or implied, and shall contain substantially, but may not be limited to, the following reservations, restrictions, and conditions.

- (a) The Grantee shall forever use the property exclusively for public park and recreational use in accordance with its application for property, particularly the Program of Utilization contained in Part B of the application, and approved amendments thereto, as provided below.
- (b) The Program of Utilization contained in Part B of the application may be amended only for the continued use of the property for public park or recreational purposes at the request of either the Grantee or the National Park Service with the written concurrence of the other party. Such amendments will be added to and become a part of the original application and of this Quitclaim Deed, and shall be consistent with purposes for which the property was originally transferred. The Grantee shall furnish any documentation, maps, photographs, studies, and other information to support the request as requested by the National Park Service to evaluate any proposed use or development of the property.
- (c) The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the National Park Service agrees in writing can assure the continued use and maintenance of the property for public park or recreational purposes subject to the same terms and conditions in the original instrument of conveyance. Any mortgage, lien, or any other encumbrance not wholly subordinate to the reverter interest of the Grantor shall constitute an impermissible disposal. However, this provision shall not preclude the Grantee and its successors or assigns from issuing revenue or other bonds related to the use of the property to the extent that such bonds shall not in any way restrict, encumber, or constitute a lien on the property, or from providing related recreational facilities and services consistent with the approved application through concession agreements, permits, and licenses entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the National Park Service.
- (d) The Grantee shall, within three months of the date of the recording of the instrument of conveyance, erect and forever maintain a conspicuous sign or signs near the principal point or points of access to the property that states: “The National Park Service, U.S. Department of the Interior, donated this land to the *name of Grantee* for public recreational use through the Federal Lands to Parks Program.”
- (e) Beginning two years from the date of conveyance, the Grantee shall prepare biennial reports describing the development and use of the property, and any revenue generated from its operation during the preceding two-year period. The Grantee shall prepare and submit ten consecutive biennial reports to the

appropriate National Park Service office and further as the National Park Service may determine to be necessary.

(f) All revenue received by the Grantee through concession agreements, use permits, or other fees generated by activities on the property shall be used only for the implementation of an approved Program of Utilization or the operation of park and recreation facilities and programs on the property. After the Program of Utilization is fully implemented, and as long as the property is properly and sufficiently operated and maintained, the revenue may be used only for other public park and recreational purposes by the Grantee. Any revenue received by the Grantee which is generated through the operation of the property shall be listed and accounted for in its biennial reports to the National Park Service.

(g) The Grantee further covenants and agrees for itself, its successors, and assigns, to comply with the provisions of the Federal Disaster Protection Act of 1973 (87 Stat. 975); Executive Order 11988, relating to the evaluation of flood hazards; Executive Order 11288, relating to the prevention, control, and abatement of water pollution; and Executive Order 11990, relating to the protection of wetlands, where and to the extent said Act and Orders are applicable to the property herein conveyed and the Grantee shall be subject to any use restrictions issued under said Act and Orders.

(h) The Grantee further covenants and agrees for itself, its successors and assigns, to comply with all Federal laws relating to nondiscrimination in connection with any use, operation, program, or activity on or related to the property requested in this application, including, but not limited to:

All requirements imposed by or pursuant to the regulations of the U. S. Department of the Interior (43 C.F.R. Part 17);

Title VI of the Civil Rights Act of 1975, as amended (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age;

Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicap;

The Architectural Barriers Act of 1968, as amended (82 Stat. 718), which requires facilities located on the property to be accessible to the physically handicapped; and

The Americans with Disabilities Act of 1990 (104 Stat. 337), which requires that no otherwise qualified handicapped individual shall, solely by reason of his or her handicap, be excluded from the participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance.

The Applicant further agrees to require any other person or entity who, through contractual or other arrangements with the Applicant, is authorized to provide services or benefits on or in connection with the property requested herein, and to promptly take and continue to take such action as may be necessary to effect this agreement.

(i) Title to the property transferred shall revert to the United States of America at its option for non-compliance with any of the terms and conditions of the conveyance. In the event that there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title, and interest in and to the said premises shall revert and become the property of the Grantor at its option which, in addition to all other remedies for such breach, shall have the right of entry upon said premises, and the Grantee, its successor and assigns, shall forfeit all right, title, and interest in said premises and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging.

(j) The Grantee, by its acceptance of this deed, covenants and agrees for itself, and its successors and assigns, that in the event the Grantor exercises its option to revert all right, title, and interest in the property to the Grantor, or the Grantee voluntarily returns title to the property in lieu of a reverter, then the Grantee shall provide protection to and maintenance of said property at all times until such time as the title is actually reverted or returned to and accepted by the Grantor, including the period of any notice of intent to revert. Such protection and maintenances shall, at a minimum, conform to the standards prescribed by the General Services Administration in its Federal Property Management Regulations in effect at the time of the reversion. Prior to any such reversion, the Grantee further agrees to complete and submit to the Grantor an environmental assessment of the property that sufficiently documents and evaluates its condition in regard to the release of hazardous substances as defined under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. § 9620 (h)).

(k) The National Park Service, and any representative it may so delegate, shall have the right of entry upon said premises at all reasonable times to conduct inspections of the property for the purpose of evaluating the Grantee's compliance with the terms and conditions of the conveyance.

(l) The failure of the National Park Service, or any other agency of the United States, to Exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

(m) The Grantee, its successors and assigns, shall hold harmless, defend, and indemnify the United States, its employees, agents, and representatives from and

against any suit, claim for personal injury or property damage (including death, illness, or loss of or damage to property or economic loss) that arises from the Grantee's or the Grantee's agent's use or occupancy of the property and/or the Grantee's failure to comply with the terms of this deed.

(n) The United States of America shall have the right to reserve all oil, gas, and mineral rights in the property.

8. Any title evidence which may be desired by the Applicant will be procured by the Applicant at its sole expense. The National Park Service will, however, cooperate with the Applicant or its authorized agent in this effort and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved as it may have available. The United States of America will not be obligated to pay for any expense incurred in connection with title matters or survey of the property.

9. The Applicant shall pay all taxes imposed on this transaction and shall obtain at its own Expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be recorded at the Applicant's expense within 30 days of their receipt in the manner prescribed by local recording statutes. The Applicant shall provide the National Park Service with a certified copy of the instrument of conveyance within 30 days of the date of recordation which indicates the date, location, and book and page number of its recording.

10. The Applicant agrees to comply with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470) by (a) consulting with the State Historic Preservation Officer and conducting investigations, as necessary, to identify sites and resources on the property listed on or eligible for nomination to the National Register of Historic Places, (b) notifying the National Park Service and disposal agency of the existence of any such sites and resources, and (c) complying with the requirements of 36 C.F.R. Part 800, as established under the National Historic Preservation Act of 1966, as amended, to avoid or mitigate adverse effects on such sites and resources.

11. The National Park Service or disposal agency may require additional reservations restrictions, and conditions in the instrument of conveyance to safeguard the interests of the United States of America, including covenants relating to environmental protection and historic preservation. The National Park Service will give the Applicant sufficient opportunity to review any additional requirements prior to the conveyance of title to the property.

I agree that the instrument effecting the transfer to the Applicant of any property covered by this application will contain provisions satisfactory to the United States of America, incorporating the substance of the foregoing agreement, with such provisions to consist of (1) a condition. Coupled with a right reserved to the United States of America to cause the property to revert to the United States of America at its option in the event of any

breach of such condition, and (2) a covenant running with the land. The Applicant understands that the United States of America shall have the right to seek judicial enforcement of this agreement, and that this agreement shall be binding upon the successors and assigns of the Applicant.

(Date of Application)

(Signature)

(Title)

(Agency)

(divider)

*Application for
Surplus Federal Real Property
For Public Park and Recreation Purposes*

PART B

Part B

1. Description of Property

a. Background: The Fort Lawton Army Reserve Facilities are federal properties remaining from the former Fort Lawton military reservation, much of which has been converted into Discovery Park in recent years.

Fort Lawton was established as an Army installation in the late 1890's on Magnolia Bluff in Seattle. Originally, the fort was a military reservation of over 700 acres. In the late 1960's, much of the perimeter of the base became surplus to the needs of the United States Army. This surplus property was transferred by the federal government to the City of Seattle at no cost under the "Legacy of Parks" program to create Discovery Park in 1972. Several other parcels, including the Fort Lawton Uplands that included portions of the Fort Lawton Historic District that is listed to the National Register of Historic Places, have subsequently added to the park such that is now approximately 530 acres in size. The park has a rich diversity of forest, meadow and marine shoreline habitats and is home to environmental education programs.

The federal government's 2005 Base Realignment and Closure (BRAC) process included the closure of the Fort Lawton Army Reserve Facilities that exist in the northeast portion of the original Fort Lawton military reservation. The remaining military uses at Fort Lawton will be transferred elsewhere. The Fort Lawton Army Reserve Center (FLARC), Leisy Center, Harvey Hall and other ancillary facilities that have been used by reserve units will be closed and declared surplus to the needs of the Department of Defense. The Veteran's Administration has applied to the Department of Defense for acquisition of the Fort Lawton Army Reserve Center (FLARC), but no other federal agencies have expressed interest in the rest of the site or the surplus facilities. The City of Seattle has been identified by the Department of Defense as the Local Reuse Authority and will develop a Fort Lawton Reuse Plan to address the future uses of remaining property.

The Fort Lawton Reserve Facilities site amounts to approximately 46 acres of property in total. The property includes three existing parcels, known as the Cemetery (Parcel 3, approximately 7 acres), Texas Way West (Parcel 4, approximately 2 acres) and the Army Reserve Complex (Parcel 5, approximately 37 acres) that includes the new Fort Lawton Army Reserve Center (FLARC) as well as Leisy Center, Harvey Hall and two maintenance shops as well as large parking areas and a small parade ground. Seattle Parks and Recreation is interested in acquisition of Texas Way West parcel and the north forest area of the Army Reserve Complex parcel, approximately 2 acres and 8 acres, respectively, in size.

Texas Way: The Texas Way parcel extends from the entrance to Discovery Park at 36th Avenue West and West Government Way to the north, parallel to 36th West. It contains the Texas Way roadway as well as open lawns and trees along roadway. The roadway includes asphalt paving and concrete curb and gutters that were installed ca. 2001. An entry sign for the Fort Lawton Army Reserve is located at the far southwestern corner of the parcel on the park side of the intersection of 36th West and West Government Way. A new (ca. 2001) gateway of wrought iron gate leaves and concrete/stone plinths is approximately midway in the parcel to mark the entrance to the Army Reserve area. There is chain link fencing on the easterly edge of the parcel to separate it from the Cemetery beyond the gate. Wrought iron fencing extends beyond the

gateway on the westerly side of the roadway. This fence extends the remaining length of the Army Reserve property, to separate the Reserve facilities from 36th Avenue West and a neighborhood of single family homes.

There are a number of large native coniferous trees that occur that occur along the easterly side of the Texas Way roadway. These trees, primarily Douglas firs and Western red cedars, provide for an extensive tree canopy that extends the mixed deciduous forest canopy of Discovery Park as well as the canopy at the perimeter of the Fort Lawton Cemetery to 36th West. The eastern slope of the adjacent Cemetery parcel includes a mixed conifer-hardwood forest predominated by Douglas fir, western hemlock, western red cedar, big leaf maple, red alder and Pacific madrone. Native shrubs and groundcover are patchily distributed on this slope, where invasive species such as English ivy and Himalayan blackberry also occur. Snags, large woody debris, and tree fall from recent storms also are extant in this area. This plant community is similar to that of other forested areas in Discovery Park. At West Ohman Place, restored open space continues across 36th West to the east into Kiwanis Ravine, a wooded park property set aside for native habitat. An extensive heron colony occurs in Kiwanis Ravine.

North Forest: The north forest area is irregular in shape, with the north edge essentially being the unopen street right of way of West Lawton Street. The south edge is shaped by the topography. In the westernmost part of the area, the north forest meets the north edge of Texas Way. In the middle of the site, the southerly edge is the edge of the cleared area used as a parade ground by the Army Reserve. In the easterly part, the North Forest is bound to the south by the large paved expanse of the Army Reserve Organizational Maintenance Shop (OMS). The total area of this area is approximately 8 acres.

The northerly edge of the Army Reserve Complex is a steep, wooded slope bounded by streets to the east and west, and with single family residential homes downslope to the north. The north forest is dominated by deciduous native trees, including red alder, big leaf maple, and black cottonwood. Non-native shrubs such as Himalayan blackberry, English ivy, English holly, and cherry laurel dominate the understory. There are dead snags, partially dead maple trees, and large woody debris in the area. A slope wetland is located at the west end of the north forest area. Red alder, salmonberry, water parsley, giant horsetail, and skunk cabbage occur in the wetland, where soils are a mix of muck and sandy loam.

The only built features in the north forest area are fencing. There is a short stretch of chain link fencing extending northerly from the Army Reserve's western gateway on Texas Way. A new black vinyl coated chain link fence (ca. 2001) forms the area boundary along the northerly edge of Texas Way and the Parade Ground. A fence separates the OMS parking area from the northern forest on the easterly end of the site. Immediately south of this area, on a terrace just off the Parade Ground is the brick smokestack and concrete slab from the original Fort Lawton incinerator. This structure, built ca. 1900, is not part of the Fort Lawton Historic District noted above nor is it an individual structure listed to the National Register of Historic Places.

b. Maps

Maps are provided following the narrative sections of Part B. These include:

- Location Map

- Fort Lawton and Discovery Park
- Fort Lawton site Map
- Proposed Acquisitions
- Site Plan

c. Legal Description: Exact legal descriptions of the two pieces of property, using metes and bounds, are not available at this time. However, the properties in question can tentatively be identified as Parcel 4 and portions of Parcel 5, U.S. Army Reserve Center, Fort Lawton Washington, situated in a portion of the NE ¼, Section 15, Township 25N, Range 3E, Willamette Meridian; and a portion of the SE ¼, Section 10, Township 25N, Range 3E, Willamette Meridian.

d. Photographs

2. Program of Utilization

a. Narrative: Seattle Parks and Recreation will add the Texas Way parcel and the North Forest to Discovery Park. Both areas are wooded extensions of the extant forests at the park and both are recognized, in part, as wildlife corridors by the City of Seattle.

At the Texas Way parcel, the Texas Way roadway will be removed, as will the entry gateway, chain link fence and wrought iron fence. The removal of the roadway will eliminate the awkward “double intersection at 36th and Government Way and make a better and safer entrance to Discovery Park. The roadway corridor will be regraded, soils amended, and plantings installed to restore the site. A mix of Douglas fir, red alder and other early successional, native tree and shrub plantings will be used to complement the adjacent forest on the eastern slope of the Cemetery parcel and the existing mature trees on the eastern edge of the Texas Way parcel. A trail will be installed along the old roadway alignment to link to the visitor center area of Discovery Park to the West Ohman Place entrance to Kiwanis Ravine.

At the North Forest, fencing at the western entrance will be removed. Over time, vegetation management consistent with other work in Discovery Park will be undertaken to control invasive species and to restore the wooded slope and wetland area.

b. Schedule of Development: The roadway removal and site restoration work will be undertaken after the property is acquired and other street work is undertaken to provide alternate access from 36th West to the other future uses of the Army Reserve site. At this time, property transfers are not expected to occur until 2009 in order to allow for Army Reserve units to be reassigned to new facilities at Fort Lewis and elsewhere. Roadway removal and site restoration described above would likely occur sometime in the 2009-2010 time period.

Funding will need to be provided in the Seattle Parks and Recreation’s 2009-2010 Capital Improvement Program. It is estimated that the roadway and fencing removal, site restoration and trail development will cost approximately \$200,000 in current dollars. The City’s Cumulative Reserve Fund (CRF) or the Shoreline Park Improvement Fund’s Opportunity Fund may be the sources of such money.

c. Site Plan: See the maps at the end of the narrative sections of Part B.

d. Historic Preservation Plan: There are no known historic resources on the two areas proposed to be acquired. As noted previously, the brick smokestack from the original Fort Lawton incinerator is adjacent to the north forest area. The stack is not part of the Fort Lawton Historic District that is listed to the National Register of Historic Places. The district is approximately a mile away, to the southwest and in the middle of Discovery Park.

3. Need

a. Current Population: The 2000 census placed Seattle's population at 563,374 persons. This represents approximately a 9% increase in population since the 1990 census. Recent estimates of Seattle's population indicate continued population growth. Seattle is the center of a large metropolitan area with a population of nearly 3,000,000 people. Continued population growth due to strong aerospace, computer software and other information technology, electronics, genomics, biotechnology, medical equipment and other industries is expected in the future.

Seattle's population grew by only 1.1 % during the period from 1960 to 1990, but the number of households grew by 29%. In 2000, only two of every five households had children. Of the nation's 25 largest cities, only San Francisco had fewer children in 2000; and of the nation's 25 largest cities, only Washington, DC had more one-person households than Seattle. However, in 2000, one of seven children lived in poverty in Seattle, compared to one in eleven adults.

The percentage of 20-34 year old adults represent the largest age cohort of Seattle's population, even more than the "baby-boomer" generation that ranged in age from 34 to 54 years in 2000. While the portion of the population age 65 years and older declined from 1990 to 2000 to approximately 11% of the population, this portion of the population is expected to increase in coming years as the "baby boom" generation reaches that age group.

Seattle's population continues to increase in racial diversity. In 1990, Seattle's population was 75% white; by 2000 this had decreased to 70%. This figure is expected to be even lower at present, as people of color now are estimated to constitute 33% of the population. People of Asian or Pacific Islander descent are estimated to be the largest non-white group, amounting to approximately half of all people of color in Seattle. Over 20% of the people in Seattle speak a language other than English at home. Over 17% of the city's population was born in a foreign country. This represented a 40% increase over 1990 figures. Nearly half of the foreign born population entered the United States in the 1990's. Asia was the birthplace of half of the foreign born population in Seattle. While the largest groups of the foreign born population were from the Philippines, Vietnam, and China, there was significant immigration in recent years from Mexico as well as from Ethiopia and other east African countries. Poverty rates for the non-white portion of the population is twice that of the white portion of the population.

The continued population growth and increase in density of population, along with the evolving nature of Seattle's population has meant increased recreational demands on the Seattle park system in recent years, along with increased pressure to protect urban open space.

b. Parks and Recreation Areas in Seattle: Seattle Parks and Recreation manages over 6100 acres of parkland in over 400 individual parks in Seattle. This land base represents over 10% of the land in Seattle. The parks range in size from the 550 acres at Discovery Park to small mini-parks. The park system includes 26 community centers, 8 indoor swimming pools, the Seattle Aquarium, the Woodland Park Zoo (operated by the Seattle Zoological Society), several arts facilities, nature centers, and three 18-hole golf courses and two smaller ones. There are numerous sportsfields, tennis courts, basketball courts, and play areas throughout the park system as well as extensive natural areas.

As noted previously, Discovery Park has been created from the former Fort Lawton. The long range development plan for the park calls for the park to be a place of quiet and tranquility. It is a sanctuary for wildlife and an outdoor classroom for Seattle's citizens to learn about the natural world. The park features nearly two miles of saltwater beaches on Puget Sound, steep wooded bluffs, open meadows and mixed conifer and deciduous forests, wetlands, and maintained park land. An extensive trail network loops through the park and provides access to these various environments. The park is well used for walking, jogging, bird watching and other passive activities. Park features such as tennis courts, a basketball court, and play area are at the southeast part of the park to support other traditional park uses.

The park's visitor center supports a popular environmental education program that is primarily geared to pre-school and elementary aged children. These programs make use of the rich diversity of forest, thicket, meadow and marine shoreline habitats at the park.

Historic resources in the park include the Fort Lawton Historic District and the West Point Light Station, both listed to the National Register of Historic Places. The Fort Lawton Historic District includes renovated Army buildings and the fort's original Parade Ground that date from 1898. These features recall the site's past as a military installation. The light station includes the 1884 vintage lighthouse as well as two lighthouse keepers quarters. These structures will be renovated in the next two years to preserve them and allow for public use.

Other parks in the Magnolia area of Seattle include:

- Bayview Playground, 4.6 acres
- Commodore Park, 3.9 acres
- Etta Bailey Park, 2.4 acres
- Kiwanis Ravine, 8.7 acres
- Lawton Park, 11.9 acres
- Magnolia Boulevard
- Magnolia Park, 12.1 acres
- Magnolia Playfield, 15.3 acres
- Smith Cove Park, 4.4 acres

The Magnolia Community Center and Pop Mounger outdoor swimming pool are at Magnolia Playfield. There is a play area, four tennis courts, and sportsfields at Magnolia Playfield as well.

Other, smaller sportsfields are at Bayview Playground, Lawton Park and Smith Cove Park; and play areas are at Bailey Park, Bayview Playground, Lawton Park and Magnolia Park.

c. Parks and Recreation Deficiencies: The City of Seattle's Comprehensive Plan includes a goal of providing for one acre of "breathing room" open space per every 100 residents in Seattle. With a land base of 6100 acres for a population of 563,374, Seattle has met such a goal on a citywide basis at present. However, Seattle Parks and Recreation has continued to acquire selected open space to meet the demands for future population growth and to preserve wooded hillsides, creek corridors and other wildlife habitat.

Portions of the Fort Lawton Army Reserve Facilities are mapped as Environmentally Critical Areas (ECA) by the Seattle Department of Planning and Development. Additional land use controls are in place in such areas to protect health and safety or to preserve environmental qualities. In particular, portions of the north forest are mapped as steep slope ECA. Much of the north forest is mapped as a wildlife habitat conservation area, as is the east slope of the cemetery parcel upslope from the Texas Way parcel. The wildlife area designation is based on Urban Natural Open Space mapping by the Washington Department of Fish and Wildlife to identify wildlife habitat that should be protected.

The north forest at the Army Reserve Facilities site and the nearby Kiwanis Ravine have recently been identified as a great blue heron nesting colony and much of the Army Reserve Facilities site is mapped as a management area buffer for the nesting area. Great blue herons are large birds listed as a priority bird by the Washington Department of Fish and Wildlife. They aggregate during breeding season in large colonies with nests in tall trees proximate to water. Suitable habitat for the birds is in decline due to population growth and urban development and the birds are vulnerable to human disturbance. The Seattle Department of Planning and Development has prepared draft rules to protect large trees in the great blue heron management area and to limit construction activities to the non-nesting season (February 1 to July 31). The great blue heron is officially listed as Seattle's City bird.

Acquisition of the north forest would preserve the great blue heron colony nesting area at the Army Reserve Facility. This would be part of a continuous wildlife corridor linking the northeast part of Discovery Park with northern end of the Kiwanis Ravine. Similarly, acquisition of the Texas Way parcel would protect the wildlife area extant at the east slope of the cemetery parcel, and help create a wildlife corridor from Discovery Park to the southerly end of Kiwanis Ravine at West Ohman Place.

d. Public Use: Neither the Texas Way parcel nor the north forest area are envisioned for active recreational use. As noted above, both would be additions to Discovery Park in order to preserve urban wildlife habitat. Public use of Discovery Park is estimated to be in the vicinity of a half million visitors per year, with much of that use focused on bird-watching and other nature study. The acquisition, environmental restoration and habitat protection of the two areas would further the enjoyment of Discovery Park for study of the natural environment in the future.

4. Suitability

Appropriateness: As indicated previously, the Texas Way parcel and the north forest area both directly adjacent to existing Discovery Park property. Both are wooded open spaces that allude

to being immediately added to Discovery Park and which provide valuable wildlife habitat in relation to Discovery Park and Kiwanis Ravine. The north forest is already mapped as a wildlife habitat conservation area, and mapped as a great blue heron nesting colony area that extends to Kiwanis Ravine. The Texas Way parcel is a treed roadway corridor that forms a green link between Discovery Park and Kiwanis Ravine as well. The Texas Way parcel offers the potential to create a pedestrian link (trail) from the Discovery Park Visitor's Center to the West Ohman Place entrance to Kiwanis Ravine.

b. Buildings, Facilities: There are no buildings or other improvements that would be reused at the Texas Way parcel or the north forest area. As indicated in the Program of Utilization, the Texas Way roadway would be removed, along with the gateway and fencing.

c. Location of Property: The Fort Lawton Army Reserve Facilities are immediately adjacent to Discovery Park, approximately five miles from the City center. Discovery Park is located in Seattle's Magnolia community, atop Magnolia Bluff.

d. Public Transportation: The park is served by Metro Transit Route #33, which enters the park entrance at West Government Way at 36th West. The south side of the park is served by two other Metro Transit routes. West Government Way is an arterial street that links Discovery Park to bridges that connect to 15th Avenue West, a major arterial corridor from downtown to northwest Seattle.

Bike lanes and sidewalks on West Government Way provide access to Discovery Park. Plans are in place to link these bike lanes to other future paths at Fisherman's Terminal and along the Lake Washington Ship Canal and provide connections to existing trails at the Ship Canal and around Lake Union, as well as the City's popular Burke-Gilman Trail at the Fremont Bridge. A pedestrian and bicycle link at Kiwanis Ravine and to Commodore Park already allows for a connection to the Burke-Gilman Trail at the Hiram Chittenden Locks on the Ship Canal.

5. Capability

a. Programming, Development and Operational Experience: Seattle Parks and Recreation is an operating department of the City of Seattle. The Seattle park system has been in existence since 1884 and has grown from a single 5-acre park to the vast system of over 6100 acres in over 400 separate parks. Seattle Parks and Recreation operates numerous recreational facilities in these parks, including, various sportsfields, play courts, play areas and 26 community centers, 8 indoor swimming pools, 2 outdoor swimming pools, 7 swimming beaches, two small craft centers, 10 boat ramps, three 18-hole and 2 smaller golf courses, four environmental education centers, a zoo and an aquarium. There are facilities in the park system for active recreation as well as both large expanses and small pockets of natural open space for passive enjoyment. Seattle Parks and Recreation is responsible for not only the day-to-day operation of this system, but is also responsible for planning and development related to improvements of the system. Seattle Parks and Recreation has developed, operated, and maintained Discovery Park since taking possession of the first surplus portions of Fort Lawton in 1972.

b. Financial Ability: Seattle Parks and Recreation has an operating budget in 2007 of \$117,594,998, financed primarily by the City's General Fund. This fund is generated by a

combination of business and occupation, property, and utility taxes, as well as other fees, charges, and fines. The 2007-2008 capital improvement program for Seattle Parks and Recreation totals over \$121,000,000. It is generated by a variety of fund sources, including the City's Cumulative Reserve Fund that is derived from real estate excise taxes, voter approved levies, and capital grants-in-aid from federal, state and other government agencies.

The Texas Way parcel and north forest additions to Discovery Park will be maintained as part of the operation of Discovery Park in the future. Removal of roadways and fences, and site restoration as indicated in the Program of Utilization will involve a future capital improvement project in the future, likely in the 2009-2010 biennial capital improvement program.

c. **Organization:** The City of Seattle has a strong mayor-strong council form of government in which the mayor is the chief executive officer and the city council the legislative body. Seattle Parks and Recreation is an operating department of the city and is administered by a Superintendent appointed by the Mayor of Seattle and confirmed by the Seattle City Council. The department is organized into seven divisions with a total of 1,091 full-time employees. An organization chart for Seattle Parks and Recreation is included with the maps and other figures at the end of the narrative sections of Part B.

(divider)

**APPLICATION FOR FEDERAL REAL PROPERTY FOR PUBLIC
PARK AND RECREATION PURPOSES**

Part C

RESOLUTION _____

A Resolution authorizing the Superintendent of Parks and Recreation to file an application with the National Park Service, U.S. Department of the Interior, to acquire portions of the Fort Lawton Army Reserve Facilities for additions to Discovery Park.

WHEREAS, certain real property owned by the United States of America, located in the City of Seattle, King County, State of Washington, has been declared surplus and, at the discretion of the Department of Defense, may be assigned to the Secretary of the Interior for disposal for public park or recreational purposes under the provisions of 40 U.S.C. § 550 (e), and any regulations and policies promulgated pursuant thereto, more particularly described as follows:

Fort Lawton Army Reserve Facilities:

Approximately 10 acres in two separate parcels:

- (1) Approximately two acres constituting the Texas Way parcel; and
- (2) Approximately 8 acres of the north forest at the northern margin of the Army Reserve Complex parcel.

WHEREAS, the City of Seattle needs and will use said property in perpetuity for public park or recreational purposes as set forth in its application and in accordance with the requirements of said Act and any regulations and policies promulgated thereunder;

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

Section 1. The City of Seattle shall make application to the National Park Service for, and secure the transfer to, the above-mentioned property for said use and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the National Park Service, and the Federal disposal agency may require in connection with the disposal of said property under said Act and the regulations and policies issued pursuant thereto.

Section 2. The City of Seattle has legal authority, and is willing and able, to properly develop, maintain, operate, and assume liability of the property, and that the Superintendent of Parks and Recreation is hereby authorized, for and on behalf of the City of Seattle to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including

the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation of instruments, or other costs identified with the acquisition of said property.

Adopted by the City Council of the City of Seattle this _____ day of _____, 2007 and signed by me in open session on _____, 2007.

Nick Licata,
President of the City Council

The Mayor concurring

Greg Nickels, Mayor, City of Seattle

Acceptance by the United States of America

The foregoing application is hereby approved and accepted by and on behalf of the Secretary of the Interior for the United States of America this _____ day of _____, 20__.

(Signature)

(Title)

(Office)

National Park Service
U. S. Department of the Interior



SEATTLE PARKS
AND RECREATION

Fort Lawton Army Reserve and Discovery Park

Puget Sound

Shilshole Bay

Green Lake

Union Bay

Lake Union

Elliott Bay

Lake Washington

Puget Sound

LEGEND

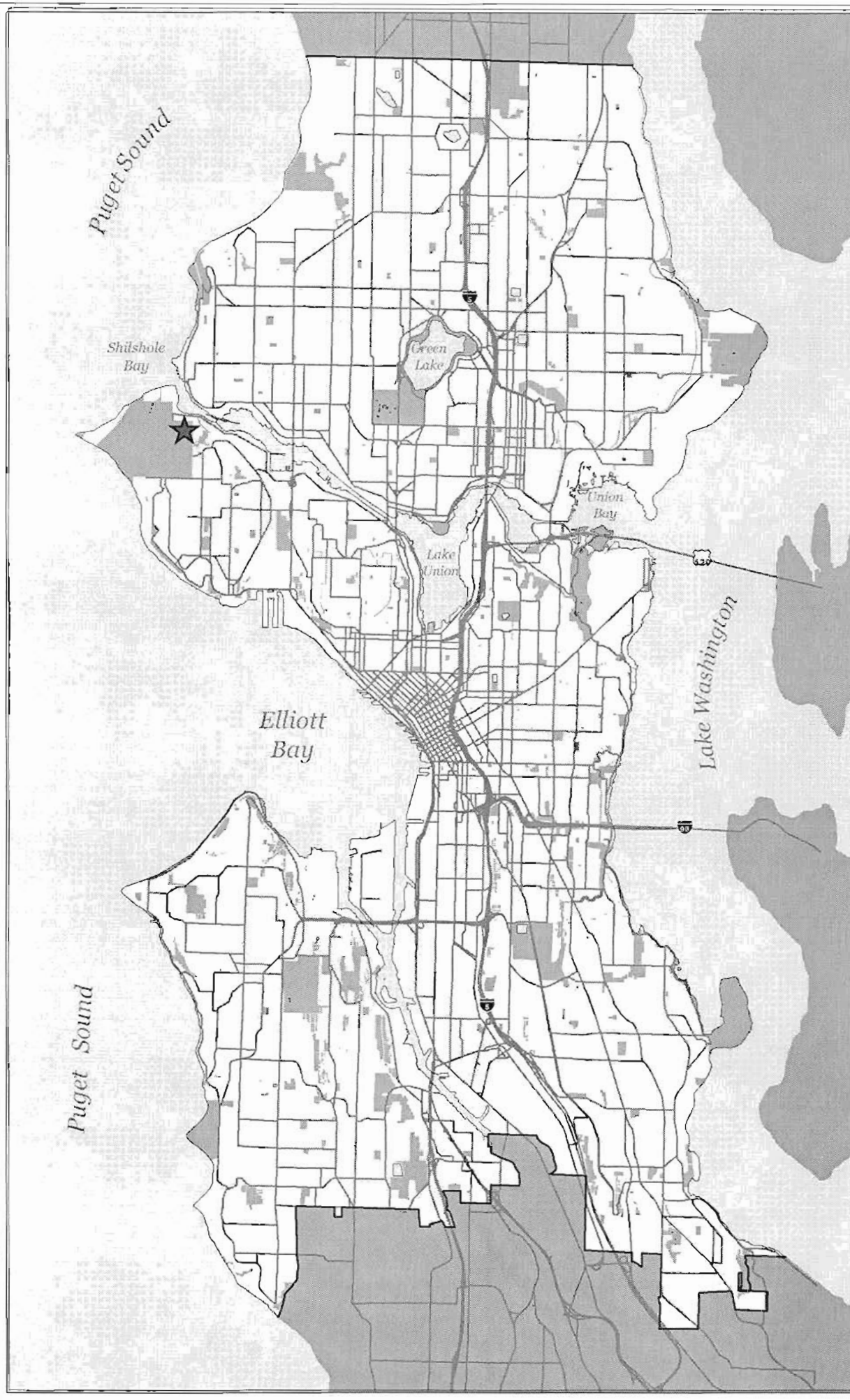
- ★ Fort Lawton AR/
Discovery Park
- City Parks



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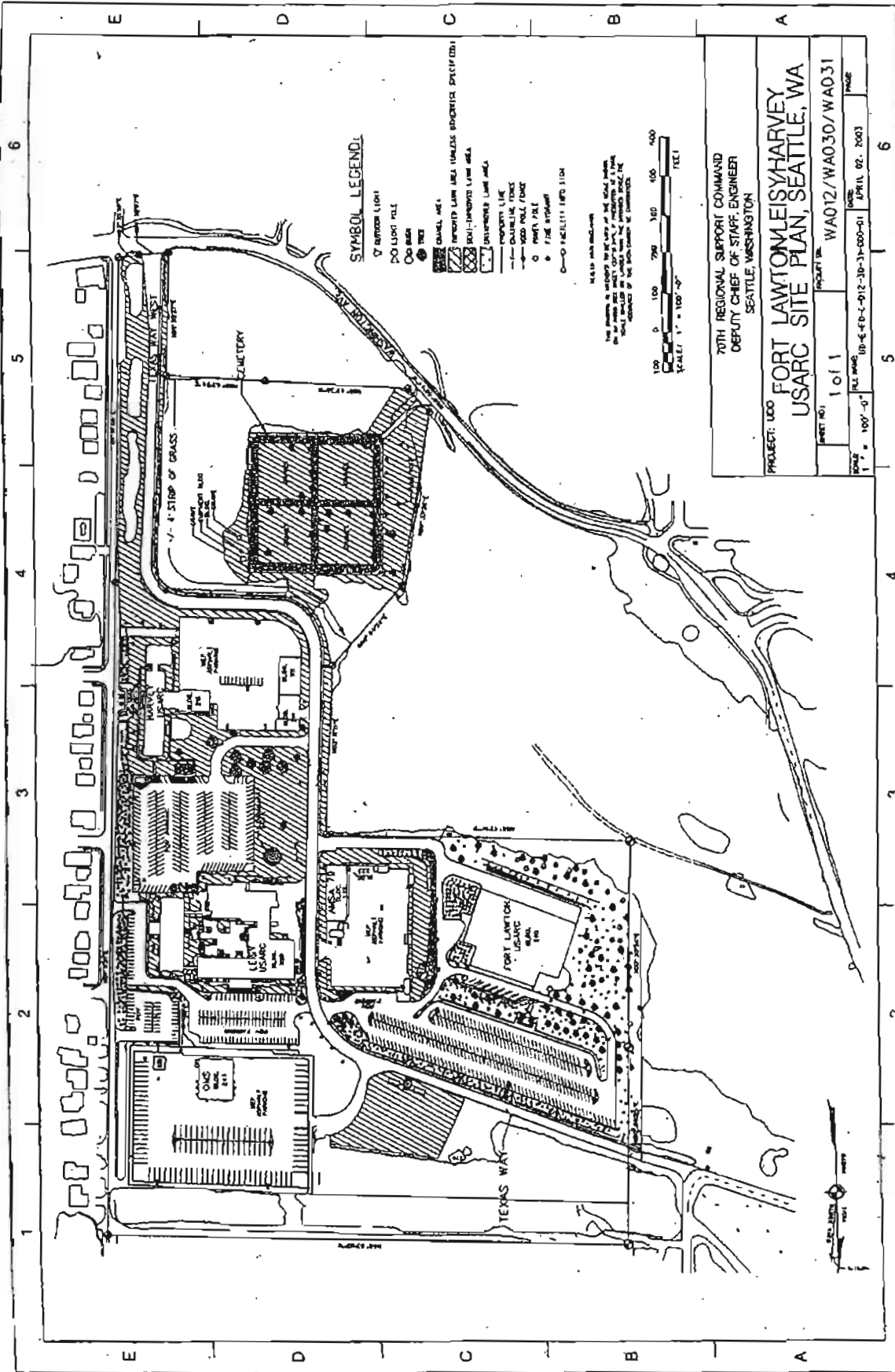
No warranties of any sort, including
accuracy, fitness or merchantability
accompany this product.

Map date, January 8, 2007





Fort Lawton
Army Reserve
Facilities



EXISTING CONDITIONS

