

Fort Lawton
Base Realignment & Closure
(BRAC)

Agenda

- BRAC Process Overview
- Notices of Interest
- Introduction to Guiding Principles
- Break to Stations



BRAC Process

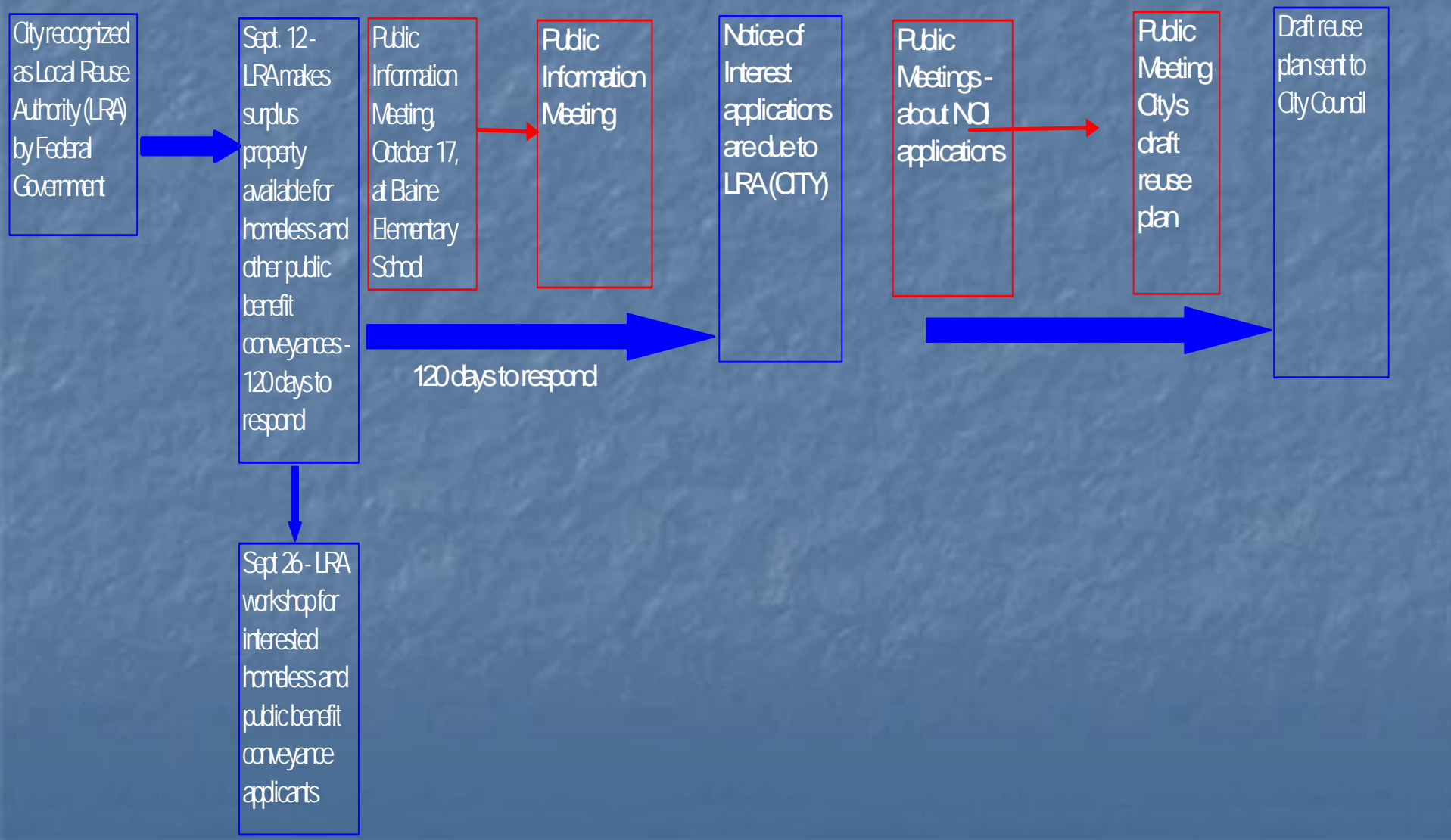
- Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities.
- The BRAC process is governed by federal law and regulations.
- The City, as the LRA, is developing a reuse plan but all final decisions are made by HUD and the Army.
- Fort Lawton 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.

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

LRA Timeline

July 10, 2006 August September October November December January 10, 2007 February March April May June



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.

Notices of Interest

- United Indians of All Tribes
- Seattle Housing Authority
- Downtown Emergency Service Center
- Seattle Veterans Museum
- Seattle Parks and Recreation

United Indians of All Tribes

VISION: “Balanced mix of open space, wildlife habitat preservation, community and recreational uses, and mixed-income housing”

Organization & Role

- United Indians of All Tribes
 - Lead Developer
- AF Evans Development
 - Partner
- Archdiocesan Housing Authority
 - Partner
- Low Income Housing Institute
 - Partner

Proposal Components

- Market Rate Condominiums
- Permanent Housing for Homeless Seniors
- Permanent Housing for Homeless Families
- Permanent Housing for Homeless Individuals
- Office Space for Community Groups
- Day Care
- Native American College
- Low-Income Homeownership Housing
- Community Auditorium
- Open Space & Community Space

Total Units: 291 (169 Homeless)

Seattle Housing Authority

VISION: "Master planned...mixed-income community that exists in harmony with nature...and is complementary and fitting to the Lawton Wood and Magnolia Neighborhoods"

Organization & Role

- Seattle Housing Authority
 - Lead Developer
- Cascade Land Conservancy
 - Partner
- Habitat for Humanity
 - Partner
- Market Rate Developers
 - Partner
- YWCA
 - Partner

Proposal Components

- Market Rate Housing
- Housing for Formerly Homeless Families
- Self-Help Homeownership Housing
- Open Space
- Affordable Rental Housing

Total Units: Up to 120 (Up to 60 Homeless)
+ Rental & Market Rate TBD

Downtown Emergency Service Center

VISION: Permanent supportive housing for chronically homeless individuals

Organization & Role

- Downtown Emergency Service Center – Project Lead and Service Provider

Proposal Components

- Supportive Housing for Homeless Individuals
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Total Units: Up to 75

NOI Concepts

Concepts: Uses Available at Discount or No Cost

- Housing for Homeless Families
- Housing for Homeless Veterans
- Housing for Chronically Homeless
- Housing for Homeless Seniors
- Housing for Homeless Native Americans
- Housing for Homeless Artists
- Self-help housing (future owner participates in construction) w/ Land Trust
- Open space for parks, wildlife or sensitive areas

NOI Concepts

Concepts: Uses Available at Fair Market Value

- Land Trust affordable homeownership (permanently affordable)
- Native American college
- Community group office space
- Community day care
- Market rate condominiums
- Market rate single family homes
- Affordable rental housing
- Multi-purpose community facility
- Community auditorium
- Community garden

Guiding Principles

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