



**DEPARTMENT OF THE ARMY
70TH REGIONAL READINESS COMMAND
4570 TEXAS WAY WEST
SEATTLE WASHINGTON 98199-1015**

December 6, 2008

City of Seattle Local Redevelopment Authority
Attn: Ms. Linda Cannon
Office of Intergovernmental Relations
600 Fourth Ave, FL 5
PO Box 94746
Seattle WA 98124-4746

Dear Ms. Cannon:

The 70th Regional Readiness Command (RRC) has formally requested the U.S. Army (Army) Base Realignment and Closure Division (BRACD) for an 18-month delay in the BRAC Business Plan closure date for Fort Lawton. The newly proposed closure date is September 2011 instead of the current estimated date of January 2010. Prior to granting the delayed closure, BRACD has requested we obtain input from the City of Seattle Local Reutilization Authority (Seattle LRA) as to whether this delay will cause the City any significant issues in their redevelopment planning and implementation activities for Fort Lawton.

The change in closure date for Fort Lawton is necessary to support the activation and interim stationing of two new Grow the Army (GTA) units in the Puget Sound area. These new units, totaling more than 500 Army Reserve Soldiers and full-time employees, will eventually be stationed in Marysville, WA following construction of a new facility. With the exception of Fort Lawton, there are no other Army Reserve facilities within the required 50-mile recruiting and permanent stationing radius of the unit's future location that can support their significant amount of specialized Soldier training, administrative requirements, and the necessary storage space for their personnel, military vehicles, and unit equipment.

The Army has determined that leasing facilities for the 18-month period, if any can be found that meet the Department of Defense Anti-Terrorism and Force Protection requirements, is cost prohibitive. Such a lease would require the government to enter into a minimum 3-year contract at an estimated cost of \$3 to \$5 million dollars. Delaying the closure of Fort Lawton for 18-months is the only viable and cost effective option available to the Army.

The current Fort Lawton estimated closure date of January 2010 was based upon the construction and completion of a new Army Reserve facility at Fort Lewis, WA and the subsequent relocation of existing Fort Lawton units to that new facility. This request will not affect the construction and/or relocation of those units to Fort Lewis as currently scheduled. The change of closure dates will allow Fort Lawton to remain in an active status to support the activation and interim stationing of the GTA units for approximately 18-months until they can be moved into their new permanent location in Marysville, WA. The new closure date will not impact Fort Lawton's ability to meet the BRAC statutory closure date of September 14, 2011.

For planning and budgeting purposes, the Army developed BRAC 2005 Business Plans to establish estimated closure dates for each surplus facility/installation. These planning dates assist the LRA in their reuse planning as well as providing the Army with an approximate date of closure for their unit realignment planning purposes and scheduling closure, caretaking, and disposal actions. Estimated closure dates are subject to many variables, such as, land acquisition for the replacement facility, construction delays, ability

of units to move out of the closing centers within the planned 60-day window, other outside or unforeseen influences, and mission requirements of the Army, any of which can and do impact actual closure dates.

Disposal of BRAC surplus facilities is ideally planned to closely follow closure. Realistically final disposal may not immediately occur after closure due to the myriad of requirements that must be accomplished before disposal can occur. Some of the key elements that must be completed include HUD's completeness and balance review, Army's acceptance of LRA reuse plan and the Secretary's determination of conveyance mechanisms, compliance with the National Environmental Policy Act (NEPA), completion of environmental requirements based upon accepted reuse and obtaining a Finding of Suitability to Transfer; and completing land survey, legal boundary descriptions, and transfer legal documents. Regardless of the time between closure and actual disposal, the Army is responsible for maintaining the closed facilities in a minimal caretaker status until final disposal is accomplished. The change in closure date for Fort Lawton will not affect the Army's due diligence with regards to required pre-disposal actions. However, extending the time the facility remains in an active status with the associated level of maintenance will decrease the amount of time the facility is in minimal caretaker status. Additionally, the extended occupancy will minimize or eliminate the vacant property physical security and law enforcement concerns expressed by the Seattle Police Department and LRA.

Copies of this letter will be furnished to 70th Regional Readiness Command, Attn: Major General Chris Ingram, Fort Lawton, WA; 88th Regional Support Command, ATTN: Colonel Hersey, Department of Public Works, Fort McCoy, WI; U.S. Army Reserve Command, ATTN: Mr. Dave Gilbert, BRAC Transformation Integration Office, Fort McPherson, GA; U.S. Army, Assistant Chief of Staff Installation Management, Operations Directorate, BRAC Division, ATTN: Mr. Tony Yeldell, Northwest Region Program Manager, Crystal City, VA; DOD, Office of Economic Adjustment, ATTN: Ms. Amanda, Fagan, Sacramento, CA; and U.S. HUD, ATTN: Ms. Maggie Morris, Seattle, WA.

Due to the critical timing of this action, your written comments are requested no later than 12 December 2008. The Army remains committed to working with the LRA to minimize any adverse impacts that may be created by the changed closure date.

I will be your point of contact for any questions and response and may be contacted at phone: (206) 301-2022; cell: (206) 883-7640; or email: scott.mckean@us.army.mil.

Thank you in advance for your comments and your continued support to the U.S. Army Reserve and its Citizen Soldiers, employees, and their families.

Sincerely,



SCOTT T. MCKEAN
BRAC 2005, Base Transition Coordinator