

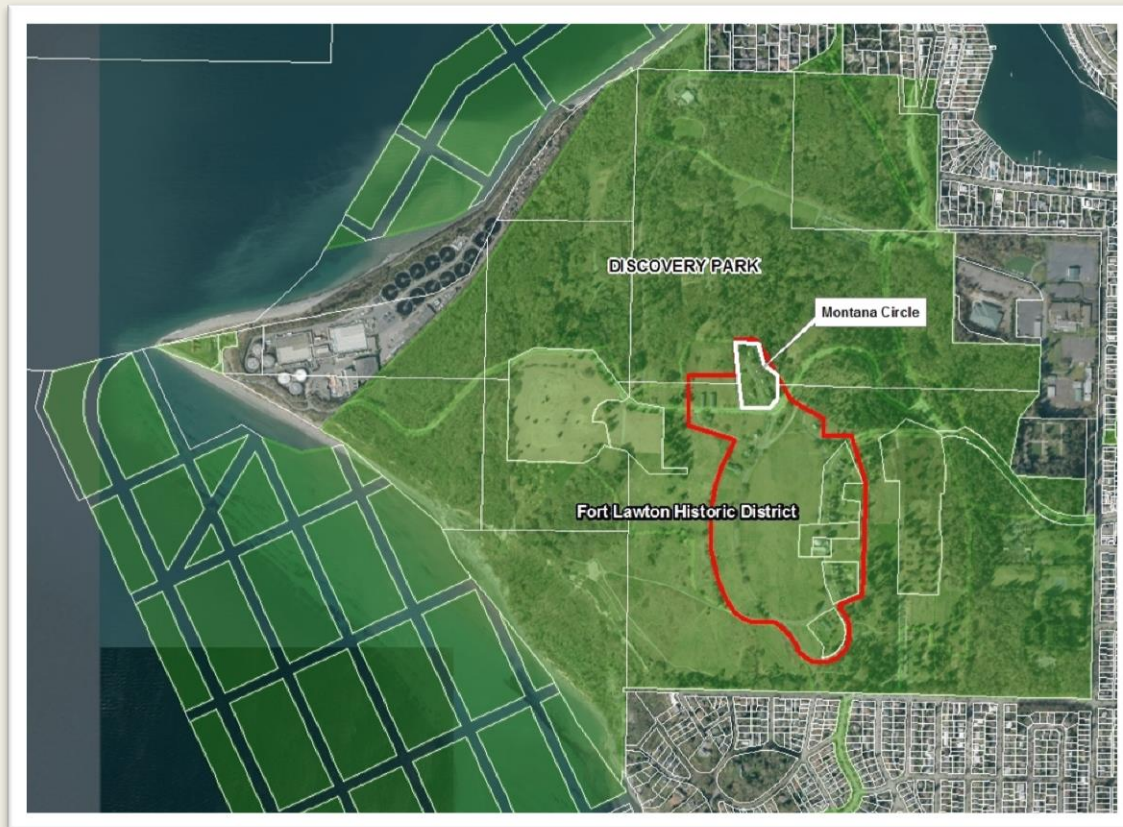
Discovery Park – Montana Circle Lot Boundary Adjustment



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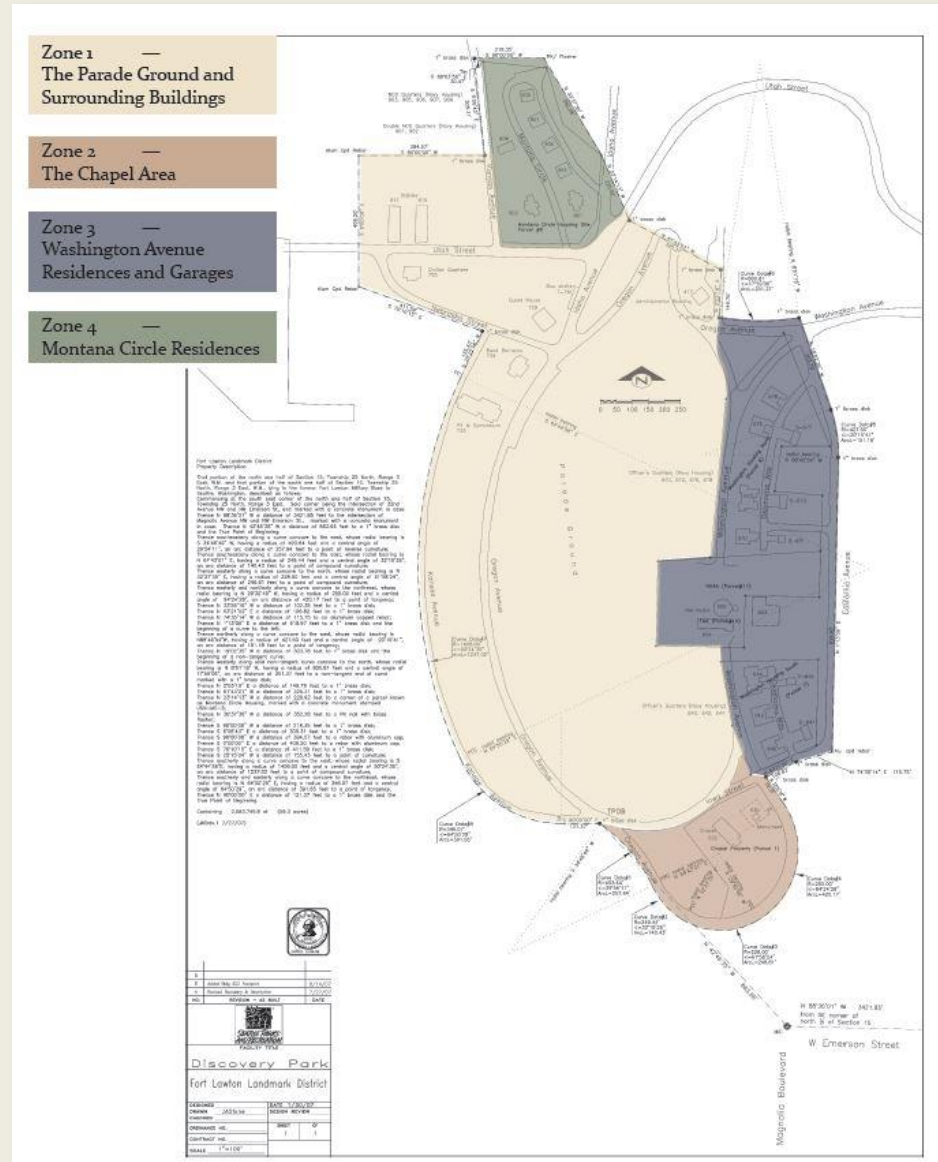
History of Montana Circle Property

- A 24 acre addition to Discovery Park “Capehart Housing Area” became the property of the City on October 22, 2010. The \$11.1 million purchase was funded by a combination of State and County grants as well as proceeds from the sale of surplus City property. There are remaining inholdings within the park namely Montana Circle and Washington Avenue Properties that will remain in private ownership.
- Residential properties and buildings, including Montana Circle were given historic protection in 2008 under a historic district designation per Ordinance No. 122750.
- The City and Pacific Northwest Communities (PNC), LLC agreed that it would be mutually beneficial to provide for an exchange of property and property rights to allow access for residents of Montana Circle to Discovery Park Boulevard and landscaping activity consistent with surrounding Park property through an easement.
- In exchange the City has acquired a total of 19,638 sq. feet of property and increased its net holding by a total of 18,559 sq. feet.
- A Lot Boundary Adjustment, granting easements and exchange of deeds are the culmination of the commitments made in the Capehart purchase.



Fort Lawton Historic District

- Fort Lawton was designated as a Historic District under Ordinance No. 122750. The City will revise the historic district nomination to the National Register of Historic Places.
- All buildings in Montana Circle have historic protection.
- Private ownership of properties within the Historic District provides uses as single family housing which is a key City priority.
- Private owners will be responsible for building upkeep, alleviating Parks from expenditure for repair and maintenance.



Discovery Park - Montana Circle Lot Boundary Adjustment

PNC to Parks
19,638 sq. feet



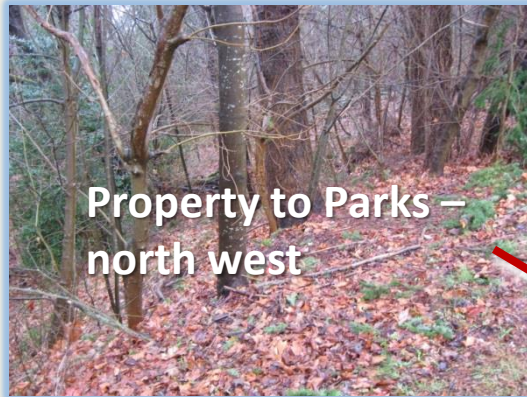
Parks to PNC
1,079 sq. feet



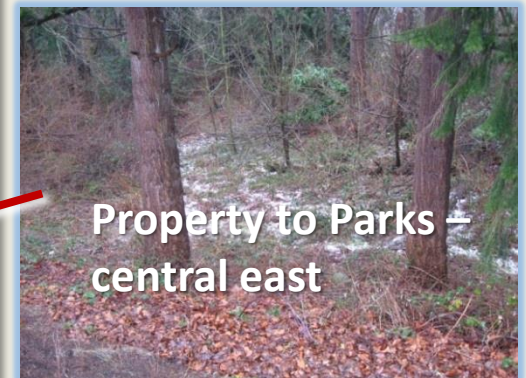
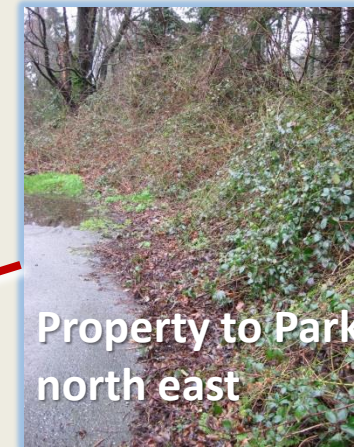
Easements



Parks will benefit from the property exchange



- Property acquired by Parks will allow protection of critical areas and control of invasive plant species.
- Property conveyed to PNC allows the residents of Montana Circle to control landscaping and maintenance to property adjoining Discovery Park Boulevard.
- Parks will gain additional parkland and environmental control of points of invasive plant generation through the exchange.



Residents of Montana Circle will participate in Park-directed landscaping through a non-exclusive Landscape Easement

- The Landscape Easement will enable residents of Montana Circle to provide routine maintenance and upkeep to a small landscaped area adjacent to the Boulevard.
- The Easement is non-exclusive and will not diminish public use of the Park.
- Use of the Easement can be revoked in the event of violation of the agreement.



Montana Circle Property has already been conveyed

- **Then: Montana Circle was part of the original military base that would become a crucial point of embarkation of troops and materials to the Pacific during World War II.**
 - **Now: The property will be used as parkland with historic housing inholding.**
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- The Navy conveyed the housing units to Pacific NW Communities (PNC) in 2005.
 - Mosaic Homes will partner with THRIVE Communities to rehabilitate Montana Circle into private market housing.
 - The development is pending a unit lot subdivision.



Property of Museum of History & Industry, Seattle



Double NCO quarters building 905 (Department of Neighborhoods)

Questions?