There are four alternatives being considered as part of the EIS process for the Fort Lawton Redevelopment process.

**No Action**

No redevelopment of the site; existing structures onsite would be maintained.

**Mixed Income Affordable Housing & Park**

Development of a mix of affordable housing onsite, including homeless and affordable rental and ownership housing, with a portion of the site likely rezoned to Lowrise residential zoning. Public park uses would also be created, including some of the following: active park facilities such as a dog off leash area, play area(s), playfield(s) and other sports facilities, water-feature/spray park/pool, trail(s) and walking path(s), bicycle facilities and trails, restrooms, concessions, restoration and preservation of native vegetation, and conversion of an existing structure to a permanent park maintenance facility.

**Housing**

- ~85 units of senior supportive housing
- ~75 to 100 units of affordable rental housing
- ~50 affordable ownership homes
- Housing types: Lowrise apartments, rowhouse over flats, and townhouses

**Park Uses**

- Preserve existing wooded areas
- Reuse existing structure for park maintenance facility
- Consider converting paved areas to active recreation uses

**Design Considerations**

- Step down housing density toward residential neighborhood
- Preserve existing tree buffer on 36th Ave W
- Utilize existing right of way (Texas Way) for vehicular access
- Utilize existing parking to the degree possible

More information on Fort Lawton is available from the Office of Housing at [www.seattle.gov/housing/ft-lawton](http://www.seattle.gov/housing/ft-lawton)  housing@seattle.gov  206-684-0721
Fort Lawton Redevelopment
Proposed EIS Alternatives

**Market-rate Housing On-site**

Affordable and Homeless Housing Off-site

Development of market rate single family housing under current zoning onsite, and construction of homeless and affordable housing at an off-site location.

- Studies potential outcome of a “public sale” by the U.S. Army

- Private development of Market Rate Housing on-site:
  - ~100 to 120 market rate homes
  - Housing type: Detached single family houses
  - SF 7200 zoning:
    - Max 30’ height, plus 5’ pitched roof
    - Max 35% lot coverage

- Affordable housing developed at an alternative location
  - Proposed Off-site location: 17.8 acre Talaris campus (4000 NE 41st St)
  - Would require purchase at fair market value

**Public Park On-site**

Affordable and Homeless Housing Off-site

Development of the entire site as a public park, and construction of homeless and affordable housing at an off-site location.

- Studies the entire property being transferred to Seattle Parks and Recreation for a range of park uses including active recreation.

- Affordable housing developed at an alternative location
  - Proposed Off-site location: 17.8 acre Talaris campus (4000 NE 41st Street)
  - Would require purchase at fair market value

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