



Fort Lawton Draft Redevelopment Plan



Seattle
Office of Housing

Fort Lawton Draft Redevelopment Plan Public Meeting
March 4, 2019

Ft Lawton Draft Redevelopment Plan Public Meeting Agenda

Agenda Item	Time
Open House Opportunity to ask questions with City and partner organization staff	5:30
Ft. Lawton Draft Redevelopment Plan Presentation	6:00
Public Comment Comments limited to 2 minutes per person	6:15-8:30

City and partner organization staff will be available to answer questions during the open house only.

Purpose of Tonight's Public Meeting

Share information

- Draft Redevelopment Plan
- Process timeline

Collect public comment on the Draft Plan

- Oral public comment to begin after presentation
- Written comment forms available, or may be submitted to:

Email: Housing@seattle.gov

Mail: Office of Housing, PO Box 94725, Seattle, WA 98124-4725

Comments due March 6, 2019

Where We Are in the Process

- 2005 - BRAC Commission lists 70th Regional Support Command headquarters located at Fort Lawton as surplus property; City named Local Redevelopment Authority
- 2006-2008 - Public outreach and engagement leads to the 2008 Fort Lawton Redevelopment Plan
- June 2017 - SEPA scoping process
- August 2017 - Scoping Report published
 - Revisions to EIS scope based on public input
- November 2017 - Seattle Public Schools partnership

Where We Are in the Process

- December 2017-January 2018 - Draft EIS/Public Hearing and Comment Period
- February-March 2018 - Public comments reviewed; Final EIS includes responses to comments and revisions
- November- Hearing Examiner determines FEIS to be adequate
- **Q1 2019 - Proposed Redevelopment Plan prepared for public comment**
- Q2 2019 - City Council review and action

Vision for Fort Lawton

Use **publicly-owned land** to create an **affordable, livable community** that creates opportunities for those with low incomes to live in the Magnolia neighborhood, and takes advantage of the opportunity to increase recreational and open space for Seattle.

Core components include:

- Supportive housing, on-site services for homeless seniors, including veterans;
- Affordable rental housing for low-wage workers and their families;
- Affordable homeownership opportunities for low-income families;
- Preservation of existing natural areas that support wildlife habitat;
- Parks acquisition and maintenance facility for Seattle Parks and Recreation
- Two multipurpose athletic playfields

Elements Studied in the Final EIS, incorporated in Draft Redevelopment Plan

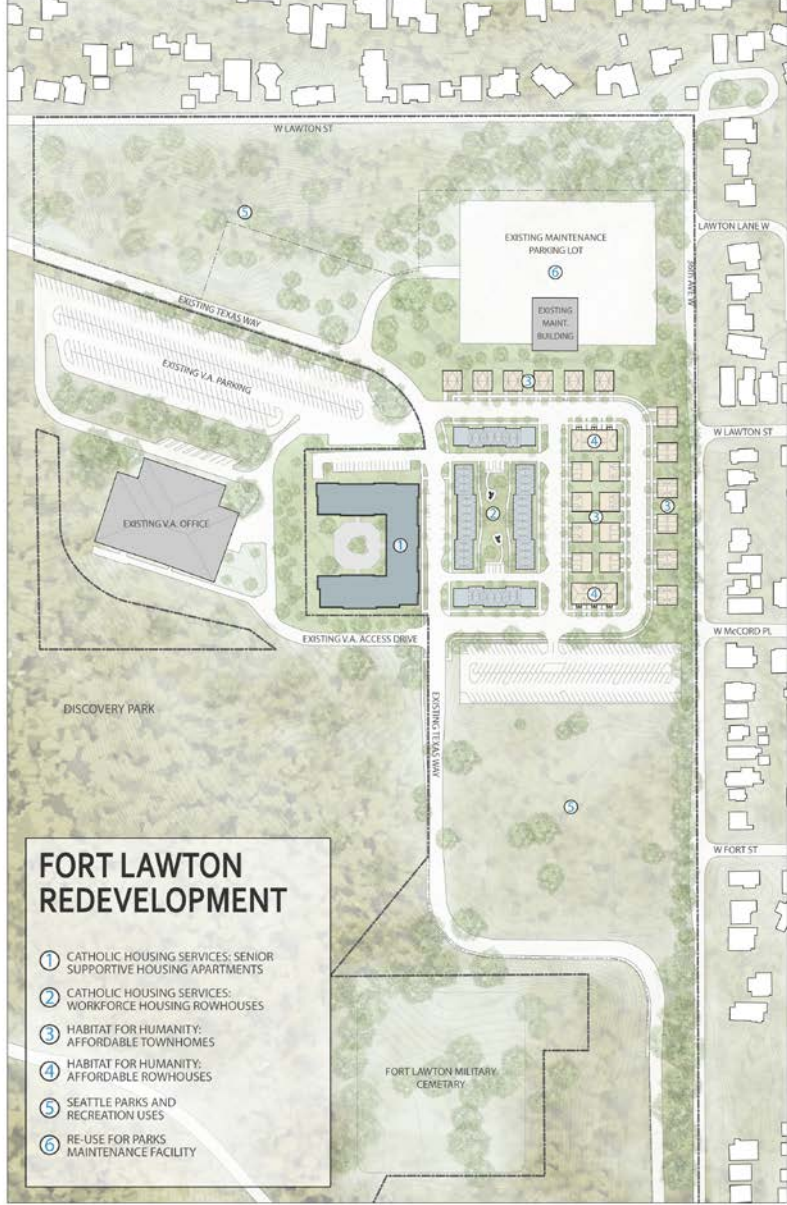
- **Geology/Soils:** soils, geology, topography
- **Biological Resources:** plants, animals and wetlands
- **Air Quality:** air and greenhouse gas (GHG) emissions
- **Noise:** noise generation
- **Environmental Health:** hazardous materials and substances
- **Land Use/Relationship to Plans and Policies:** land uses, relationship to City, County, State and other local plans/policies, and key federal plans/policies
- **Aesthetics/Visual Resources:** visual character, views, light and glare, shadows
- **Housing, Socioeconomics and Environmental Justice:** housing types and affordability, demographic conditions, disproportionate impacts on minority and low income populations
- **Recreation and Open Space:** parks and recreation
- **Historic and Cultural Resources:** historic, archaeological and cultural resources
- **Transportation:** motorized and non-motorized
- **Public Services:** police, fire/emergency services, schools
- **Utilities:** water and sewer



Vision for Fort Lawton- Before



Vision for Fort Lawton - After



Affordable Rental and Ownership Housing

Development of 238 units of affordable housing:

~ 85 supportive housing units for seniors, including veterans, who have experienced homelessness

- Sponsors: Catholic Housing Services of Western Washington and United Indians of All Tribes Foundation;
- U.S. HUD homeless housing public benefit conveyance \$0

~ 100 one-, two-, and three-bedroom flats or rowhouses for renter households with incomes up to 60% of AMI (\$42K-60K for 1-4-person HH)

- Sponsor: Catholic Housing Services;
- U.S. Army negotiated sale conveyance



Affordable Rental and Ownership Housing

~ 50 three-bedroom rowhouses and townhomes for homebuyers with incomes up to 80% of AMI (\$64K-86K for 2-5-person HH)

- Sponsor: Habitat for Humanity of Seattle/King County; U.S. U.S.
- HUD self-help housing public benefit conveyance \$0



Parks and Recreation

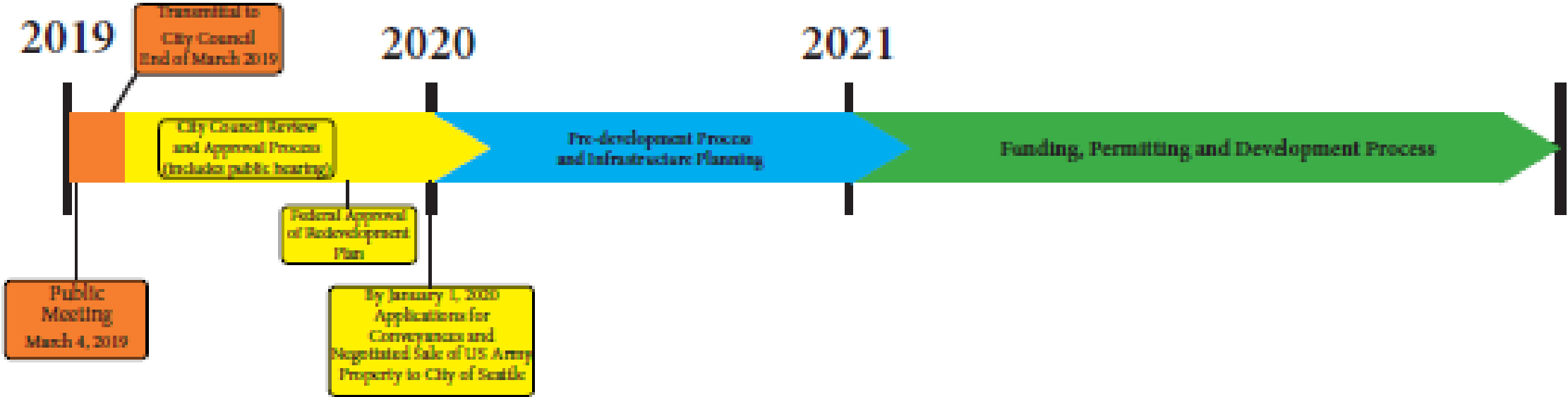
Acquisition of 21- 22 acres for parks and recreation uses:

- ~ 13 acres for passive recreation
- ~ 6 acres for development of 2 multi-purpose fields and surface parking (south of the new affordable housing), opportunity for Seattle Public Schools
- Between 4 and 5 acres of forest land on western edge of Fort Lawton incorporated into Discovery Park
- Reuse of existing structure to north of housing as park maintenance facility
- Public engagement process prior to parks design and development
- Conveyance to Seattle Parks and Recreation: U.S. Department of Interior (National Parks Service) parks public benefit conveyance \$0
- Conveyance to Seattle Public Schools: Either U.S. Department of Education parks public benefit conveyance or U.S. Army negotiated sale

Next Steps

Fort Lawton Redevelopment Timeline

Redevelopment Plan Review, Implementation & Process





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Thank you

