



History and past planning

Fort Lawton was established as an Army installation in the late 1890's on Magnolia Bluff in Seattle. Originally, the fort was a military reservation of over 700 acres. In the late 1960's, much of the property became surplus to the needs of the United States Army, and was transferred by the federal government to the City of Seattle at no cost under the "Legacy of Parks" program to create Discovery Park in 1972. Several other parcels were subsequently added to the park over the next few decades. In 2005, the Base Realignment and Closure Commission (BRAC) decided to close the 70th Regional Support Command headquarters located at Fort Lawton. The Army named the City of Seattle the Local Redevelopment Authority (LRA), responsible for preparing and implementing a redevelopment plan. The City conducted an extensive public process that resulted in a detailed plan to create a diverse, mixed-income community with housing for homeless individuals and families and market rate housing, while also preserving existing wildlife habitat and creating a new neighborhood park. The plan was put on hold, when the City was directed to undergo State Environmental Protection Act (SEPA) review, followed by significant changes in market conditions.

What is the vision for Fort Lawton today?

The City's vision for Fort Lawton is 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. This vision builds off past planning efforts, while recognizing the City's present needs and priorities. To accomplish this, the City is working on a redevelopment plan that includes:

- Supportive housing with 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;
- Development of new park spaces that support a variety of uses including active recreation; and
- Re-use of one of the structures and associated parking as a maintenance facility for Seattle Parks and Recreation.

The success of this vision will depend on strong City partnership with community stakeholders, service providers and public agencies to best support new low-income residents in the neighborhood. The City is committed to fostering these partnerships throughout the planning process.

What is the City's decision-making process, and how can I engage?

The City recently entered into a 5-year lease agreement that releases the Army from the ongoing costs of maintaining the property, while ensuring adequate time for the City to conduct SEPA review and create an updated redevelopment plan for consideration by the City Council. The City has hired a consultant to ensure the full range of environmental impacts are considered through an Environmental Impact Statement (EIS), and will engage the public and solicit input throughout this process. A timeline and list of ways to participate are described in greater detail below.

Scoping

June
2017

The first step in the EIS process is scoping. The purpose of this step is to inform the public about the proposal and draft alternatives, as well as proposed elements of the environment to be studied in the EIS. The scoping process invites public comment, including comment on alternatives, mitigation measures, and probable adverse impacts, which helps the City learn about concerns and potential ways to address concerns.

Draft EIS

Fall
2017

Following the scoping process, the City will incorporate feedback into the scope of the EIS and undertake a detailed environmental study. The Draft Environmental Impact Statement (DEIS) will describe the objectives and purpose of the proposed action, and will include study of a range of alternatives. The DEIS will also describe the affected environment, identify significant impacts, and potential mitigation measures. The DEIS is followed by a 30 or 45 day comment period.

Final EIS

Winter
2018

Following the DEIS public comment period, the Final Environmental Impact Statement (FEIS) will be published. The FEIS will include a response to all public comments received on the DEIS.

Proposed Redevelopment Plan

Summer
2018

Based on the FEIS, a Proposed Redevelopment Plan for Fort Lawton will be prepared. Public comment on the plan will be taken before the plan is forwarded to the City Council. The Proposed Redevelopment Plan will then be submitted to the City Council for review and adoption. The City Council may seek additional public review once the plan is submitted.

Parks Planning

Follows
Disposition

If the Proposed Redevelopment Plan proceeds and a portion of the property is conveyed for park uses, the site would likely be treated as a land-banked site until funding is identified. Once funding is available, Seattle Parks and Recreation would run an additional public engagement and outreach process.

Get Involved!

Scoping Meeting/Open House

June 19 6:30-8:30 p.m.
Daybreak Star Center

Comments

OH_comments@seattle.gov
(206) 684-0721

Draft EIS Hearing

The City will hold a public hearing to collect comments on the DEIS.
Date TBD.

Public Comment on Plan

The public will be invited to comment on the Proposed Redevelopment Plan for Fort Lawton.
Date TBD.

Additional Parks Planning

If a park use is included in the final redevelopment plan, a separate public engagement process will take place.
Date TBD.

For more information:

More information on Fort Lawton is available on the Office of Housing's webpage at www.seattle.gov/housing/ft-lawton
Media inquiries can be directed to housing@seattle.gov or 206-684-0721.