



FORT LAWTON ARMY RESERVE CENTER REDEVELOPMENT

Open House / EIS Scoping Meeting



Seattle
Office of Housing

Daybreak Star Cultural Center
June 19, 2017

History and Past Planning

- **Military History:** Fort Lawton established in 1890s as an Army installation consisting of over 700 acres
- **Creation of Discovery Park:** U.S. Army deemed much of the property surplus in 1960s, leading to transfer of most of the property to the City of Seattle for the creation of Discovery Park
- **McKinney-Vento Act:** Federal response to homeless crisis; established requirements on federal agencies to make surplus federal property available for homeless assistance
- **2005 Base Realignment and Closure Commission (BRAC)** decided to close the 70th Regional Support Command headquarters
- **2008 Fort Lawton Redevelopment Plan** adopted after extensive public process, calling for creation of a mixed income community with homeless and market rate housing, preservation of wildlife habitat and development of a new neighborhood park

Today's Context

Growing Housing and Homelessness Crisis:

- Over 45,000 households in Seattle spend more than half of their income on housing.
- Average one-bedroom rents increased 35% in 5 years, putting housing in Seattle further out of reach for low wage workers.
- In November of 2015, Seattle and King County declared a state of emergency around homelessness
- 8,522 people were homeless in Seattle in 2017, including 3,857 living unsheltered.

Growing population and demand for park space:

- The City estimates that Seattle's population will increase by 120,000 new residents over the next 18 years. Seattle Parks and Recreation (SPR) will need to continue to acquire parkland in order to maintain the desired citywide level of service.

Vision for Fort Lawton

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 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 a public park; and
- Re-use of one of the structures and associated parking as a maintenance facility for Seattle Parks and Recreation.

Housing Component at Fort Lawton

Number of Units

Senior Supportive Housing: 85 units

Affordable Rental Housing: 75 to 100 units

Affordable Ownership Housing: Up to 50 units

Housing Types:

Lowrise apartments, Rowhouses, Townhouses

Housing Partners

Catholic Housing Services

Habitat for Humanity



Seattle Office of Housing

The **Seattle Office of Housing** builds strong healthy communities and increases opportunities for people of all income levels to live in our city.

- 35 years of investments in affordable housing throughout the city to serve low-wage workers and their families, seniors, and people with disabilities.
- Commitment to affirmatively furthering fair housing
- Partner in helping solve the homelessness crisis
- Deploying new strategies across the city to increase housing affordability (Housing Affordability and Livability Agenda)



What is Affordable Housing?

Housing is affordable if it costs no more than 30% of household income.

Affordable Rental Housing typically serves households earning up to 60% of area median income (\$46,080 for a 2-person household), which includes child care workers and people living on social security.



Affordable Ownership Housing serves households earning up to 80% of area median income (\$72,000 for a 4-person household), which includes administrative assistants and medical assistants.

Quality and Sustainability: City-funded housing meets the statewide Evergreen Sustainable Development Standard, and is built for long-term sustainability.

Long-term Affordability: City-funded housing remains affordable for at least 50 years. Buildings are owned and managed by community partners, with long-term oversight provided by the Seattle Office of Housing.

What is Permanent Supportive Housing?

Supportive housing is a proven solution to the complex challenge of homelessness. It combines affordable housing with services to help people live with stability, autonomy, and dignity. Seattle is a national leader in supportive housing, with experienced providers operating in neighborhoods across the city.

- Services are designed to meet the needs of residents, including case management, counseling, meal programs, and transportation assistance
- Measurable success in improving housing stability, employment, mental and physical health outcomes for homeless people with high barriers to housing
- Cost-effective approach that creates savings in health care and other systems



Parks Component at Fort Lawton

- Newly developed park space would include **some of the following uses:** 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.
- To protect the integrity of Discovery Park, newly developed park space will be considered a new facility, not an extension of Discovery Park.
- Committed to engage in extensive outreach and public engagement for the future use of the Fort Lawton area when funding becomes available. Until that time the property will be treated as a land-banked site.

Seattle Parks and Recreation

Seattle Parks and Recreation provides welcoming and safe opportunities to play, learn, contemplate and build community, and promotes responsible stewardship of the land.

- Manages a 6,414-acre park system with of over 485 developed parks and extensive natural areas.
- Commitment to acquire new property and expanding capacity at existing parks and facilities for the benefit of the City's growing population.



SEPA Process

- **SEPA:** SEPA is the State Environmental Policy Act, a state law that directs agencies to consider environmental information before committing to a particular course of action on a project and encourages public involvement in agency decisions.
- **Scoping:** Invites public input on the range of alternatives, mitigation measures, and probable adverse impacts
- **Environmental Impact Statement (EIS):** An EIS is required by SEPA for certain actions that may significantly affect the quality of the natural and human environment. An EIS is an objective, impartial evaluation of the environmental consequences of a proposed project.

Proposed EIS Alternatives

- **Alternative 1 – Mixed Income Affordable Housing and Public Park Uses:**
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 active park facilities, preserved existing natural areas and conversion of an existing structure to a park maintenance facility.
- **Alternative 2 – Market Rate Housing Onsite; Affordable and Homeless Housing Offsite:** Development of market rate single family housing under current zoning onsite, and construction of homeless and affordable housing at an off-site location.
- **Alternative 3 – Public Park Onsite; Affordable and Homeless Housing Offsite:**
Development of the entire site as a public park, and construction of homeless and affordable housing at an off-site location.
- **Alternative 4 – No Action Alternative:** No redevelopment of the site; existing structures onsite would be maintained.

Timeline and Opportunities for Input

- June 2017 – Scoping Process
- Fall 2017 – Draft EIS / Public Hearing and Comment Period
- Winter 2017-18 – Final EIS published
- Spring/Summer 2018 – Proposed Redevelopment Plan prepared for public comment
- Summer 2018 – City Council review
- Subsequent Parks Planning process

Public Comments

- Public comment station for verbal public comment
- Written comment forms available

Following public meeting:

- Email comments to: OH_Comments@seattle.gov
- Mail comments to:
 - Lindsay Masters
 - Office of Housing
 - PO Box 94725
 - Seattle, WA 98124-4725



THANK YOU



Seattle
Office of Housing

Fort Lawton Scoping Meeting
June 19, 2017