



DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Project Name: Fort Lawton Army Reserve Center Redevelopment

Proponent: City of Seattle Office of Housing

Lead Agency¹: City of Seattle Office of Housing

Project Location: The site is the former Fort Lawton Army Reserve Center and is bordered by W Lawton Street to the north, 36th Avenue W to the east, W Government Way to the south and Discovery Park to the west.

Description of the Proposal: The City of Seattle is considering redevelopment options to allow housing and park uses on the 28-acre former Fort Lawton Army Reserve Center site located in the Magnolia neighborhood in northwest Seattle. Anticipated uses include supportive housing for formerly homeless people, affordable rental and ownership housing for low income families and individuals, a variety of public park uses (including both active and natural uses), and a park maintenance facility.

Environmental Determination: City of Seattle Office of Housing, as the SEPA lead agency, has determined that this proposal may have significant adverse environmental impacts on the environment. An EIS is required under RCW 43.21C.030 (2)(c) and will be prepared. The EIS will address probable significant adverse environmental impacts of the proposed Fort Lawton Army Reserve Center Redevelopment.

Elements of the Environment: The lead agency has *preliminarily* identified the following elements for analysis in the EIS:

- Geology/Soils
- Air Quality
- Biological Resources
- Environmental Health
- Noise
- Land Use
- Housing/Socioeconomics/Environmental Justice
- Aesthetics/Visual Resources
- Recreation/Open Space
- Historic/Cultural Resources
- Transportation
- Public Services
- Utilities

¹ This is the agency that is responsible for compliance with the procedural requirements of the State Environmental Policy Act (SEPA) for this project.



Alternatives: The lead agency has *preliminarily* identified four alternatives that will be analyzed in the EIS:

- **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; and
- **Alternative 4 – No Action**
No redevelopment of the site; existing structures onsite would be maintained.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Methods for presenting your comments are described below. **All comments are due no later than 5:00 PM, June 26th, 2017**, and may be submitted:

- **Via e-mail to:** OH_Comments@seattle.gov
- **In writing to:** Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725
- **In writing and/or verbally at the EIS Public Scoping Meeting/Open House:** This meeting will provide an opportunity to learn more about the project and proposed actions, and to provide input on the environmental review process.

Meeting Location: Daybreak Star Cultural Center, 5011 Bernie Whitebear Way, Seattle, WA 98199

Meeting Date/Time: June 19th, 2017, 6:30 – 8:30 PM
6:30-7:30pm: Open House
7:30-8:30pm: Public Comment

Date: June 5th, 2017

SEPA Responsible Official:

Steve Walker
Director of Office of Housing