

Fort Lawton Closure and Re-use

Community Workshop 1 Saturday, March 29, 2008

Magnolia Lutheran Church, 2424 31st Ave W 9:00 AM – 1:00 PM

Minutes

Present:

City of Seattle: Linda Cannon, Christa Dumpys, Mark Ellerbrook,
Seattle Housing Authority (SHA): Brian Sullivan, George Németh
YWCA: Jeanice Hardy
Habitat for Humanity: Tom Gaylord
Archdiocesan Housing Authority (AHA) John Hickman, Elizabeth Tail
Community members and stakeholder groups: per sign-in sheet.

Attachments:

Completed Stakeholder Worksheets - summarized

Call to order

The workshop was called to order at 9:05 a.m. Meeting facilitated by Brian Sullivan. George Németh took notes. Attendees were encouraged to fill out Stakeholder Worksheets (contact information, comments, questions, concepts, ideas, etc).

Project update

The meeting began with a general update by City and SHA staff on project developments to-date, including:

- Community Meeting, February 25: Team introduction
- Community Meeting, March 13: Stakeholder process
- Schedule of future workshops:
 - a. April 26th Background and Housing Information, Issue Options
 - b. May 31st Background and Housing Information, Issue Options
 - c. June 21st Site Alternatives
 - d. July 19th Draft Reuse Plan
- Plan Submission to City Council in August 2008
- Department of Defense Submission in November 2008

Goals Statement and Project Vision

The workshop's main agenda was to hear from participating stakeholders about the goals the community had for Fort Lawton, and to get a sense for these goals' priorities and importance. The following goals have been established and discussed at earlier community meetings:

- Creation of a model community that is livable, diverse, green, and fits into the surrounding neighborhood. The housing would include a mix of market-rate housing, affordable for-sale housing, self-help housing, and homeless housing.
- This is a conceptual vision. There is no specific design or final program at this point.
- Commitment to input from the Magnolia Community and other stakeholders.

Stakeholder Process Overview

Brian Sullivan gave an overview of the stakeholder process, which has the following main steps:

- Goals: Developed for each key planning category. Prioritize and identify conflicts. This is the measuring stick for future design options.
- Visions: Throw out ideas. Use to further develop goals, to identify information needs, or as inspiration for design studies.
- Background information: Site and building examples. Collect and organize key information. Identify constraints and opportunities. Modify goals.

- Issue options. Test specific options of stand-alone planning questions (e.g. car access and circulation patterns.) Use to eliminate options, fine-tune goals, and discover new ideas.
- Three site alternatives. Prepare site program and design alternatives that illustrate different overall approaches for overall site. Use prioritized goals to test and fine-tune site alternatives. Identify preferred directions.
- Draft reuse plan. Use comments and review of three alternatives to develop draft reuse plan. Evaluate using goals and suggest revisions for final plan.

Goals and Visions

At this point in the workshop, Brian distributed to participants sets of colored adhesive dots for the purpose of casting votes for specific goals. Neighbors living adjacent to Fort Lawton received red dots. Participants identifying themselves as being part of a broader stakeholder group received green dots. (See vote tabulation in attached Table.)

Next, participants began discussing goals and visions for the project. It was agreed that:

- All goals stated by participants will be recorded;
- It is accepted that goal statements will not always be compatible, and tradeoffs may be necessary;
- Prioritization will be essential;
- Goals are a foundation for testing redevelopment options;
- Vision statements may be a foundation for a goal or a design exploration;
- The typical activity flow is Goals→ Priorities→ Visions→ Research→ Issue Options/Testing→ Site Options
- Participants will signal their preferences by attaching colored dots, by topic, to a predetermined number of goals they view as most important.

The workshop covered the following topics in terms of goal statements and prioritization:

- Housing Program
- Community Impact
- Natural Environment / Open Space

The detailed listing of goals and a priorities (expressed by a tally of red and green dots) is shown in the table below.

- Housing For the Homeless

Representatives for YWCA and AHA, providers of the planned homeless housing, gave presentations on the general vision for homeless housing at the Fort Lawton site and answered questions. It was agreed that the topic will be discussed in detail, including goal statements and priorities, in a separate workshop.

The original Agenda included the discussion of goals and priorities for the following topics as well:

- Other Site Uses
- Circulation: Vehicular and Pedestrian
- Stakeholder Outreach
- Redevelopment / Community Goals
 1. Neighborhood
 2. Social Responsibility
 3. Environmental Stewardship

Due to time constraints, the discussion of these topics was deferred to upcoming workshops.

Idea “Parking Lot” and Questions

The following questions and comments were made during the workshop. SHA and City staff gave answers when appropriate. Questions and comments are taken into consideration for the web site’s FAQ section, and also for future workshop planning.

How was the decision made for housing being the best reuse option for the site?

Was there a record search to ensure that there are no historical restrictions on the transfer of land?

What was the chronology of decision making that took as here?
Please have a printed chronology for next meeting
What is negotiable at this point?
Is the plan based on an existing community model?
How do you reconcile conflicting issues as they surface throughout the planning process?
Please put BRAC legislation on the web.
In the BRAC legislation, Is homeless housing a higher priority than community needs?
Does BRAC allow for homeless housing location trading?
Is it possible for stakeholders to buy land for a specific purpose?
How much money does the Army expect to receive for the site?
In the hierarchy of goals for the site, what is the importance of payment to the Army for the land, and the amount of that payment?
How do you resolve plan conflicts?
Who is the contract person at the Army and other key government agencies?
When will the Environmental Impact Statement process take place?
Are both the state and federal environmental processes a requirement (SEPA and NEPA)?
How many units can be accommodated with the current zoning?
How many BRAC processes have been completed to-date in the country?
Consider additional meetings in addition to the planned ones to ensure input on all agenda items.
Can you offer a separate education workshop on homeless housing issues?
Please post the NOI's on the web site.
Please bring back any significant issues form any separate "teach-ins" (trees, homeless housing) to the main workshops.

How Could We Improve This Meeting?

Participants gave the following comments:
Some segments of the presentations felt rushed
We need documentation of past meetings
Post meeting materials as soon as possible on the web site
Need better way of handling newcomers to workshops (those not aware of the process up-to-date)
Need to find times for tours of existing developments/homeless housing sites

More Information, Questions/Comments

Visit: <http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm>

Email: Bsullivan@seattlehousing.org

Next Meeting

An announcement on a special meeting dealing exclusively with homeless housing issues is forthcoming. The next regularly scheduled workshop will take place on April 26, 2008, 9 a.m. to 1 p.m. Location will be announced on the web site.