

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE related to land use and zoning, amending page 52 of the Official Land Use Map, Seattle Municipal Code Chapter 23.32, to rezone property at the Fort Lawton Army Reserve Center.

..body

WHEREAS, in 2005, the United States Congress authorized the closure of the Fort Lawton

Army Reserve Center (“Fort Lawton”), and the U.S. Army published notices that the property will be available for non-military uses and ownership; and

WHEREAS, the United States Army determined that Fort Lawton is surplus to the United States needs in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved; and

WHEREAS, the Defense Base Closure and Realignment Act authorizes the Department of Defense (DoD) and U.S. Army to make final decisions regarding the disposition of base property and facilities, and the DoD requested The City of Seattle (“City”) submit the application for Fort Lawton, including the redevelopment plan and homeless assistance submission, to the DoD and U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City, acting as the Local Redevelopment Authority (LRA), solicited and received Notices of Interest for property from homeless assistance providers and other eligible recipients of public benefit conveyances of federally owned property; and

1 WHEREAS, the City, acting as the LRA, prepared an application in accordance with the Defense  
2 Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the  
3 2005 Base Closure and Realignment Commission Report, as approved; and

4 WHEREAS, the application prepared by the City (“2008 Plan”), which included a  
5 redevelopment plan providing for mixed-income housing and parks space, was approved  
6 by the City Council in 2008, and in 2010 HUD determined the application complies with  
7 the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, 10  
8 U.S.C. § 2687 note, as amended, and its implementing regulations found at 24 CFR Part  
9 586; and

10 WHEREAS, opponents of the 2008 Plan sued the City, and in 2010, the Court of Appeals upheld  
11 a Superior Court decision on the lawsuit, which argued that the State Environmental  
12 Policy Act (SEPA) was required prior to City Council adoption of redevelopment plan  
13 legislation; and

14 WHEREAS, implementation of the 2008 Plan was also stalled by the Great Recession, which  
15 diminished its financial viability, the market-rate housing component in particular; and

16 WHEREAS, in 2013, the City began working with the U.S. Army to plan for interim uses and in  
17 2017 entered into a five-year lease of Fort Lawton; and

18 WHEREAS, in 2017, public outreach and comment for a modified redevelopment proposal for  
19 Fort Lawton began, and in 2018, the City published the Fort Lawton Final Environmental  
20 Impact Statement (FEIS), which analyzes probable adverse environmental impacts  
21 associated with the modified plan; and

22 WHEREAS, the Hearing Examiner decided in favor of the City on an appeal of the adequacy of  
23 the FEIS; and

1 WHEREAS, the final Fort Lawton Redevelopment Plan and Homeless Assistance Submission  
2 reflects years of collaboration between the City and its partners, Catholic Housing  
3 Services of Western Washington, United Indians of All Tribes Foundation, and Habitat  
4 for Humanity of Seattle/King County, and involved substantial public outreach and  
5 comment; and

6 WHEREAS, the Fort Lawton Redevelopment Plan balances Seattle’s critical need for affordable  
7 housing for households with low incomes and permanent housing for persons  
8 experiencing homelessness with the climate and livability benefits of parks and open  
9 space, by providing 85 units of supportive housing for seniors, up to 100 affordable rental  
10 housing units for households with incomes up to 60 percent of area median income, up to  
11 52 affordable homes for purchase by families with incomes up to 80 percent of area  
12 median income, and increased parks and recreation space adjacent to Seattle’s 534-acre  
13 Discovery Park; and

14 WHEREAS, the Fort Lawton Homeless Assistance Submission includes information about  
15 homelessness in Seattle; notices of interest proposing assistance to persons and families  
16 experiencing homelessness; a legally binding agreement for Fort Lawton property to be  
17 used to provide homeless housing; an assessment of the balance with economic and other  
18 development needs; a description of outreach taken by the City, including a list of the  
19 representatives of people experiencing homelessness who were contacted during the  
20 outreach process; and an overview of the citizen participation process, including  
21 comments received from at least one public hearing held before submitting the LRA  
22 application to HUD; and

1 WHEREAS, the City will continue to work with Metro to make transit service improvements in  
2 the Fort Lawton/Magnolia neighborhood; and

3 WHEREAS, on February 4, 2019, Mayor Jenny Durkan announced that she will transmit the  
4 redevelopment plan for Fort Lawton to City Council, stating that “As we continue to  
5 address Seattle’s housing and affordability crisis, this plan builds on our commitment to  
6 drive the development of hundreds of more affordable homes while ensuring that our  
7 neighborhoods can be vibrant, livable spaces for this generation and the next”; and

8 WHEREAS, the Fort Lawton Redevelopment Plan includes robust, effective affirmative  
9 marketing of housing at Fort Lawton to increase housing choices for protected classes in  
10 a high-opportunity neighborhood; and

11 WHEREAS, the City Council has reviewed the Fort Lawton Redevelopment Plan and Homeless  
12 Assistance Submission and held a Public Hearing to receive public comment; and

13 WHEREAS, City staff prepared a rezone analysis and final recommendation; and

14 WHEREAS, the property’s land use designation is Multifamily Residential Area on the City’s  
15 Future Land Use Map as envisioned in the Fort Lawton Redevelopment Plan;

16 NOW, THEREFORE,

17 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

18 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is  
19 amended to rezone property on page 52 of the Official Land Use Map, as shown on Exhibit A  
20 attached to this ordinance.

1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
5 and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
6 \_\_\_\_\_, 2019.

7 \_\_\_\_\_  
8 President \_\_\_\_\_ of the City Council

9 Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

10 \_\_\_\_\_  
11 Jenny A. Durkan, Mayor

12 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

13 \_\_\_\_\_  
14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:  
17 Exhibit A - Proposed Rezone