

# **Final Environmental Impact Statement**

Prepared for

## Fort Lawton Army Reserve Center Redevelopment Project

**Prepared by the City of Seattle**



**March 29, 2018**



March 29, 2018

Dear Affected Agencies, Tribes, Organizations and Interested Parties:

Enclosed is the Final Environmental Impact Statement (FEIS) for the proposed Fort Lawton Army Reserve Center Redevelopment Project. The FEIS analyzes probable adverse environmental impacts associated with the proposal, together with two action alternatives and a No Action alternative.

The Draft EIS (DEIS) was issued on December 14, 2017, for a 45-day extended comment period that ended on January 29, 2018. A public hearing was held on January 9, 2018, to collect both written and oral comments on the DEIS. We received written and oral comments from 1,132 unique individuals and organizations, including 809 comments that were supportive of the proposal. A total of 173 commenters urged the City to consider adding more affordable housing to the plan, while 157 commenters supported using the property for a public park.

The FEIS includes the following:

- Revisions to the DEIS as a result of comments received on the DEIS;
- Written comments received during the DEIS comment period, and responses to substantive comments that were raised; and
- A transcript of oral comments at the public hearing, together with responses to substantive comments.

The FEIS has been distributed to agencies and stakeholders noted on the Distribution List of this FEIS (Chapter 6 in Volume II). The FEIS can be viewed at the Seattle Office of Housing located at 700 5th Avenue, Suite 5700, Seattle, WA 98104. A limited number of CDs are also available upon request.

Thank you for your interest in the Fort Lawton Army Reserve Center Redevelopment Project.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Walker", enclosed in a rectangular box.

Steve Walker  
Director, Seattle Office of Housing



# FINAL ENVIRONMENTAL IMPACT STATEMENT

for the

## Fort Lawton Army Reserve Center Redevelopment Project

City of Seattle

The Final EIS (FEIS) for the *Fort Lawton Army Reserve Center Redevelopment Project* has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington) and the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code). Preparation of this FEIS is the responsibility of the City of Seattle. The City of Seattle has determined that this document has been prepared in a responsible manner using appropriate methods and has directed the areas of research and analysis that were undertaken in preparation of this FEIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form, it will accompany the *Proposed Actions* and will be considered in making the final decisions on the proposal.

**Date of DEIS Issuance..... December 14, 2017**

**Date of FEIS Issuance..... March 29, 2018**

# FACT SHEET

Substantive information added or changed subsequent to the issuance of the Draft EIS is shaded to ease identification of the added or changed information.

Name of Project	<b>Fort Lawton Army Reserve Center Redevelopment Project (Fort Lawton Project)</b>
Applicant	City of Seattle Office of Housing (Office of Housing)
Location	The approximately 34-acre Fort Lawton site is located in the Magnolia neighborhood in northwest Seattle. The site is bordered by W Lawton Street to the north, 36 <sup>th</sup> Avenue W to the east, W Government Way to the south and Discovery Park to the west.
Prior Environmental Review	NEPA environmental review was accomplished by the Army for prior actions related to the Fort Lawton Project. See the <i>Final EA for BRAC 05 Recommendations for Closure, Disposal and Reuse of Fort Lawton, United States Army Reserve Center (FACID, WA030, WA031, WA012), Seattle, WA</i> (July 2012).
EIS Required	The Office of Housing, as SEPA lead agency, determined that the Fort Lawton Project is likely to have a significant adverse impact on the environment. Thus, an EIS is required, per RCW 43.21C.030(2)(c).
Proposed Actions	<ul style="list-style-type: none"><li>• City Council approval of a redevelopment plan;</li><li>• City Council approval of a rezone of portions of the Fort Lawton site from SF 7200 to <b>LR2 (M1)</b> zoning classification;</li><li>• Authorization to accept conveyance of the site from the Army, and convey portions of the site for housing development, and execute easements;</li><li>• Preliminary and final plat approvals;</li><li>• Approval of funding for acquisition and development; and</li><li>• Land use, building, construction and other development permits and approvals.</li></ul>

## EIS Alternatives

### **Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (Preferred Alternative):**

Development of a mix of affordable housing onsite, including homeless and affordable rental and ownership housing, with a portion of the site rezoned to lowrise residential zoning. Public park uses would also be provided, including creation of active and passive recreation areas, preservation of 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 the Talaris site;

**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 the Talaris site; and

**Alternative 4 – No Action Alternative:** No redevelopment of the site at this time; existing structures onsite would be maintained.

Lead Agency SEPA  
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Required Approvals  
and/or Permits

Preliminary analysis indicates that the following approvals and/or permits may be required for Alternatives 1, 2 and 3. Additional permits/approvals may be identified during the review process associated with the specific development projects.

## **City of Seattle Permits and Approvals:**

### *Alternative 1*

- Council approval of a redevelopment plan
- Council approval of rezone of portions of the property from SF 7200 to LR2 (M1) zoning
- Council authorization of property conveyances, including acquisition and subsequent sale of parcels designated for housing development, and execution of easements
- Preliminary and final plat approvals
- Approval of funding for acquisition and development
- Land use, building and grading permit approvals

### *Alternative 2*

- Preliminary and final plat approvals
- Council approval of rezone of the Talaris site from SF 5000 to LR2 (M1)
- Council approval of an amendment to the Comprehensive Plan to designate the Talaris site as multifamily
- Land use, building and grading permit approvals

### *Alternative 3*

- Council approval of a redevelopment plan
- Council authorization of property conveyances, including acquisition and subsequent sale of parcels designated for housing development, and execution of easements
- Council approval of funding for acquisition and development of park spaces
- Council approval of rezone of the Talaris site from SF 5000 to LR2 (M1)
- Council approval of amendments to the Comprehensive Plan to designate the Talaris site as multifamily
- Land use, building and grading permit approvals

## **Federal and/or State Permits and Approvals:**

### *Alternative 1*

- Completion of updated National Environmental Policy Act (NEPA) review
- HUD and Department of Interior approval of applications for public benefit conveyances

- U.S. Army approval of negotiated sale for portions of the property

*Alternative 2*

- Completion of updated National Environmental Policy Act (NEPA) review
- U.S. Army approval of negotiated sale for the entire property

*Alternative 3*

- Completion of updated National Environmental Policy Act (NEPA) review
- Department of Interior approval of applications for public benefit conveyances

EIS Authors and Principal Contributors

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- SEIS Project Manager, Primary Author: Summary; Project Description; Environmental Health; Land Use/Relationship to Plans and Policies; Aesthetics/Visual Resources; Recreation and Open Space; Public Services; Housing/Socioeconomics; Environmental Justice.

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- EIS Alternative Site Plans

**Tiscareno Architects**

- Visual Simulation, Shadow Diagrams

**Landau Associates**

- Earth, Air Quality and Noise

**Watershed Company**

- Biological Resources

**Cultural Resource Consultants, Inc.**

- Historic and Cultural Resources

**Heffron Transportation**

- Transportation

**MIG|SVR**

- Utilities

Location of Background  
Information

Background material and supporting documents are  
available at the offices of:

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Date of Issuance of this  
FEIS

**March 29, 2018**

Availability of the  
Draft and Final EIS

Copies of the DEIS and FEIS have been made available to  
agencies, organizations and individuals noted on the  
Distribution List. The DEIS and FEIS can be reviewed at:

- **Seattle Office of Housing**  
Seattle Municipal Tower  
700 5<sup>th</sup> Avenue, #5700  
Seattle, WA 98104

A limited number of complimentary CD copies of this  
FEIS may be obtained from the Office of Housing while  
the supply lasts. Additional CD copies may be  
purchased for the cost of reproduction.

The FEIS can also be reviewed and downloaded online at:

<http://www.seattle.gov/housing/ft-lawton>

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# ACRONYMS AND DEFINITIONS

ACM	Asbestos Containing Materials
ACS	American Community Survey
ADA	Americans with Disabilities Act
AFH	Assessment of Fair Housing
ALS	Advanced Life Support
AMI	Area Median Income
AMSA	Area Maintenance Support Activity
AP	Analytic Period
APE	Area of Potential Effects
AST	Aboveground Storage Tank
bgs	Beneath Ground Surface
BINMIC	Ballard/Interbay Northend Manufacturing & Industrial Center
BLS	Basic Life Support
BMP	Best Management Practices
BRAC	Base Realignment and Closure
CAD	Computer Aided Dispatch
CFR	Code of Federal Regulations
CO	Carbon monoxide
CO <sub>2</sub>	Carbon dioxide
CO <sub>2</sub> e	Equivalent amount of carbon dioxide
CPP	Countywide Planning Policies
CSECP	Construction Stormwater Erosion Control Plan
CWA	Clean Water Act
CZMP	Coastal Zone Management Program
DAHP	Department of Archaeology and Historic Preservation
dBA	A-weighted decibel
DEIS	Draft Environmental Impact Statement
DNR	Department of Natural Resources
EFSEC	Energy Facility Site Evaluation Council
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESDS	Evergreen Sustainable Development Standards
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
FLARC	Fort Lawton Army Reserve Complex
FWHCA	Fish and Wildlife Habitat Conservation Area
FONSI	Finding of No Significant Impact
GHG	Greenhouse Gas
GMA	Growth Management Act
HUD	Housing and Urban Development

IBC	International Building Code
ITE	Institute of Transportation Engineers
LBP	Lead-Based Paint
Leq	Equivalent Sound Level
LOS	Level of Service
LRA	Local Redevelopment Authority
MBTA	Migratory Bird Treaty Act
MRS	Munitions Response Site
MTCA	Model Toxic Control Act
MUTCD	<i>Manual on Uniform Traffic Control Devices</i>
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NMFS	National Marine Fisheries Service
NOAA	National Oceanographic and Atmospheric Administration
NOx	Nitrogen oxide
NO <sub>2</sub>	Nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O <sub>3</sub>	Ozone
OMS	Organizational Maintenance Shop
ORMA	Ocean Resource Management Act
PCB	Polychlorinated biphenyls
PSCAA	Puget Sound Clean Air Agency
PM <sub>2.5</sub>	Particulate matter less than or equal to 2.5 micrometers in size
PM <sub>10</sub>	Particulate matter less than or equal to 10 micrometers in size
PSE	Puget Sound Energy
PSRC	Puget Sound Regional Council
Q1	Queen Sector and Beat 1
SEPA	State Environmental Policy Act
SFD	Seattle Fire Department
SHA	Seattle Housing Authority
SMA	Shoreline Management Act
SOx	Sulfur oxide
SP	Spill Plan
SPD	Seattle Police Department
SPR	Seattle Parks and Recreation
SPS	Seattle Public Schools
SPU	Seattle Public Utilities
SWPPP	Stormwater Pollution Prevention Plan
TSCA	Toxic Substances Control Act
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tanks
VA	Veterans Administration
VOC	Volatile Organic Compound

WAAQS	Washington State Ambient Air Quality
WSDOT	Washington State Department of Transportation
WTD	Wastewater Treatment Division
WDFW	Washington State Department of Fish and Wildlife
WHR	Washington Heritage Register

# Chapter 1

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## Summary

# CHAPTER 1

## SUMMARY

### 1.1 INTRODUCTION

This chapter provides a summary of the Final Environmental Impact Statement (FEIS) for the *Fort Lawton Army Reserve Center Redevelopment Project* (also referred to as the Fort Lawton project). It briefly describes the Proposed Actions and alternatives; contains an overview of significant environmental impacts identified for the Proposed Actions; and, provides a list of mitigation measures, and significant unavoidable adverse impacts. Please see **Chapter 2** for a more detailed description of the Proposed Actions and alternatives, **Chapter 3** for a detailed presentation of the affected environment, significant impacts of the Proposed Actions, mitigation measures and significant unavoidable adverse impacts, **Chapter 4** for key topic areas/updated information and analysis and **Chapter 5** for all the comments received on the DEIS and responses to the substantive comments. In this chapter, substantive information added or changed subsequent to issuance of the DEIS is shaded to ease identification of the added or changed information.

Seattle Office of Housing (the project applicant) is considering redevelopment options including housing and park uses for the Fort Lawton U.S. Army Reserve Center site. The approximately 34-acre site currently contains six buildings. The City's goals are to produce supportive housing for formerly homeless people and affordable rental and ownership housing for low-income families and individuals, and create public park uses (including active and passive uses) and meet park maintenance needs. Full buildout of the project is expected to occur over an approximately 7-year period. For purposes of the FEIS analysis, 2025 is the assumed buildout year.

Potential redevelopment of the Talaris site is also studied in this FEIS. This site is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing. It is provided to conceptually analyze probable adverse impacts that would be expected with redevelopment at that site or other off-site locations in the City. Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing.

### 1.2 PROPOSED ACTIONS

The Proposed Actions for the Fort Lawton Project include the following:

- City Council approval of a redevelopment plan;



- City Council approval of a rezone of portions of the Fort Lawton site from SF 7200 to LR2 (M1) zoning classification;
- Authorization to accept conveyance of the site from the Army and convey portions of the site for housing development, and execute easements;
- Preliminary and final plat approvals;
- Approval of funding for acquisition and development; and
- Land use, building, construction and other development permits and approvals.

## 1.3 EIS ALTERNATIVES

For the purposes of environmental review, the environmental impacts of four alternatives are analyzed in this FEIS, including three development alternatives – Alternatives 1, 2 and 3 -- and a No Action Alternative. The range of alternatives allows for the analysis of environmental impacts that: 1) encompasses a reasonable range of land uses and densities; 2) meets the applicant's objectives; and, 3) provides decision makers with relevant information needed to make decisions about the Proposed Actions. Not all the alternatives would require the same set of actions. For example, Alternative 2 would not require rezone of a portion of the Fort Lawton site LR2 (M1) zoning classification or public property conveyances. The environmental impacts of the Proposed Actions are evaluated in the context of each alternative.

### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (Applicant's Preferred Alternative)

Under Alternative 1, assumed development would feature a mix of affordable housing on the Fort Lawton site, including affordable rental and ownership and formerly homeless housing. A portion of the site would be rezoned to LR2 (M1) zoning. Public park uses would also be provided, including creation of active and passive recreation areas, preservation of existing natural areas and conversion of an existing structure to a park maintenance facility. More specifically, the project under Alternative 1 would include 238 total housing units with 85 senior supportive apartments (plus one manager unit), 100 affordable rental units and 52 affordable ownership units. The project would also provide 21.6 acres of parks and recreation area, including two multi-purpose fields, a park maintenance facility and 266 parking spaces. All existing buildings on the Fort Lawton site except OMS - Building 245 would be demolished and removed. OMS Building 245 would be preserved as a parks maintenance facility.

No development would occur on the Talaris site under Alternative 1.

## Alternative 2 – Market-Rate Housing Onsite; Affordable and Homeless Housing Offsite

Under Alternative 2, development of market-rate single-family housing under current zoning is assumed on the Fort Lawton site, and construction of affordable and formerly homeless housing would occur on the Talaris site. Alternative 2 would include 113 market-rate residences with 254 parking spaces on the Fort Lawton site. The Talaris site would include 238 affordable housing units (with the same numbers of senior, rental and affordable ownership units as Alternative 1), approximately 30,621 sq. ft. of community facilities and 295 parking spaces. The project would not provide any active or passive public parks on either the Fort Lawton or Talaris sites. All existing buildings on the Fort Lawton site would be demolished and removed. The buildings on the Talaris site would be retained and reused; new buildings would be constructed on the site as well.

## Alternative 3 – Public Park Onsite; Affordable and Homeless Housing Offsite

Under Alternative 3, the entire Fort Lawton site would be developed as a public park; construction of affordable and formerly homeless housing would occur at the Talaris site. Alternative 3 would include approximately 34 acres of park and recreation uses, including three multi-purpose fields and 90 parking spaces on the Fort Lawton site; and approximately 238 affordable housing units, 30,621 sq. ft. of community facilities and 295 parking spaces on the Talaris site (with the same numbers of senior, rental, and affordable ownership units as Alternative 1). All existing buildings on the Fort Lawton site except OMS - Building 245 would be demolished and removed. OMS Building 245 would be preserved as a parks maintenance facility. All existing buildings on the Talaris site would be retained and reused; new buildings would be constructed on the site as well.

## Alternative 4 – No Action Alternative

Under the No Action Alternative, the Fort Lawton site would remain in its existing vacant condition. The property would not be conveyed by the U.S. Army to the City of Seattle per the BRAC process. The City would terminate its lease of the property and the Army would resume maintenance of the site and facilities. Buildings and infrastructure would likely continue to deteriorate. The site could be conveyed to the City or conveyed or sold to another entity in the future, and could be developed in accordance with the uses allowed by the site's current SF 7200 zoning.

## 1.4 IMPACTS

**Table 1-1** highlights the significant impacts that would potentially result from the alternatives analyzed in this FEIS. This summary table is not intended to be a substitute for the complete discussion of each element that is contained in **Chapter 3**.

**Table 1-1  
SIGNIFICANT IMPACTS SUMMARY MATRIX**

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<b>3.1 EARTH</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>• A minimal amount of grading and placing/compacting of structural fill would be required (11,000 CY of soil moved, with no imported or exported fill).</li> <li>• The potential for impacts from landslides is considered moderately low.</li> <li>• The potential for impacts to site structures during seismic events is considered minimal. Seismic design using current design codes and engineering standards/practices would reduce these hazards.</li> <li>• Impervious surfaces would decrease from 18.5 under existing conditions to 13.2 acres, with a possible increase in recharge to the aquifer beneath site.</li> </ul>	<ul style="list-style-type: none"> <li>• Similar grading would occur as Alternative 1. Construction of retaining walls and/or deep foundations could also be necessary.</li> <li>• The possibility for landslides to occur would be greater than under Alternative 1.</li> <li>• Impacts would be similar to Alternative 1.</li> <li>• Impervious surfaces would decrease to 15.3 acres.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts would be similar to Alternative 1.</li> <li>• Impacts would be similar to Alternative 1.</li> <li>• Impacts would be similar to Alternative 1.</li> <li>• Impervious surfaces would decrease to 9.4 acres.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and earth-related conditions would continue as under existing conditions.</li> </ul>
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and earth-related conditions would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>• A minimal amount of grading and placing/compacting structural fill would occur. Any fill needed onsite would be imported.</li> <li>• Portions of the site are underlain by soft deposits. Techniques such as deep foundation systems would be implemented to address potential settlement impacts.</li> <li>• The potential for landslide impacts is considered moderately low. Site-specific analysis would be conducted prior to construction.</li> <li>• Ice contact and recessional outwash and relatively thick peat on site could increase susceptibility to amplified earthquake ground motions. Liquefiable soils would have a moderate to high seismic risk. Site-specific slope stability analyses and design/construction of structure would address these potential impacts.</li> <li>• Impervious surfaces would increase from 30% to 50% of the site. No significant loss of recharge to the aquifer beneath the site is expected.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and earth-related conditions would continue as under existing conditions.</li> </ul>
<b>3.2 BIOLOGICAL RESOURCES</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>• Construction equipment activity and noise could potentially disturb wildlife and habitat.</li> </ul>	<ul style="list-style-type: none"> <li>• More potential impact to wildlife and habitat than Alternative 1 with more of the site developed.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and biological resources would continue as under existing conditions.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>Open space would increase from 45% of the site under existing conditions to 61% of the site.</li> <li>Existing forested habitat areas would be preserved in the north and south parts of the site.</li> <li>No direct impacts to critical areas, vegetation that provides wildlife habitat or sensitive wildlife species is expected.</li> <li>Indirect impacts to retained habitat could occur due to increased human activity, lighting, noise, the use of fertilizers, pesticides and herbicides, and the introduction of domestic dogs and cats.</li> <li>Stormwater runoff could carry pollutants to downstream water resources. With installation and operation of the temporary and permanent stormwater control systems, no significant impacts to biological resources downstream are anticipated.</li> </ul>	<ul style="list-style-type: none"> <li>Open space would increase to 55% of the site.</li> <li>Forested habitat would be completely or partially developed.</li> <li>Direct impacts to biological resources include: impacts to wetland areas, removal of forested vegetation and wildlife habitats and displacement or loss of wildlife.</li> <li>Impacts would be similar to Alternative 1, with the additional potential for indirect impacts from development adjacent to the potential wetland.</li> <li>Impacts would be similar to Alternative 1,</li> </ul>	<ul style="list-style-type: none"> <li>Open space would increase to 73% of the site.</li> <li>Existing forested habitat areas would be preserved in the north and south parts of the site.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and biological resources would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Construction equipment activity and noise could potentially disturb wildlife and habitat.</li> <li>50% of the site would be in open space, less than under existing conditions. Much of the existing landscaping, which contributes to on-site habitat, would be retained under this alternative.</li> <li>Development would avoid direct impacts to the wetland area.</li> <li>Indirect impacts to wildlife would increase due to human activities, including building, parking lot and roadway lighting; noise; and use of fertilizers, pesticides and herbicides in landscape</li> <li>Stormwater runoff could carry pollutants to downstream water resources. With installation and operation of the temporary and permanent stormwater control systems, no significant impacts to biological resources downstream are anticipated.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and biological resources would continue as under existing conditions.</li> </ul>
<b>3.3 AIR QUALITY</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Construction activities could impact air quality. Most impacts would be temporary and far outweighed by existing regional emissions. Construction would comply with PSCAA regulations to minimize air quality impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to under Alternative 1, but somewhat less since construction of new residential development would not occur.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and air quality and GHG conditions would continue as under existing conditions.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>Projected average annual GHG emissions are estimated to be 4,012 MTTCO<sub>2e</sub> per year and would not meet Ecology's threshold for significance.</li> </ul>	<ul style="list-style-type: none"> <li>Projected average annual GHG emissions are estimated to be 5,949 MTTCO<sub>2e</sub> per year, including GHG emissions from the Talaris site, and would not meet Ecology's threshold for significance.</li> </ul>	<ul style="list-style-type: none"> <li>Projected average annual GHG emissions are estimated to be 4,012 MTTCO<sub>2e</sub> per year, including GHG emissions from the Talaris site, and would not meet Ecology's threshold for significance.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and air quality and GHG conditions would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Construction activities could impact air quality. Most impacts would be temporary and far outweighed by existing emissions in the region. Construction would comply with PSCAA regulations to minimize air quality impacts.</li> <li>Projected average annual GHG emissions are estimated to be 5,949 MTTCO<sub>2e</sub> per year, including GHG emissions from the Fort Lawton site, and would not meet Ecology's threshold for significance.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the same as Alternative 2 because the same development is proposed.</li> <li>Projected average annual GHG emissions are estimated to be 4,012 MTTCO<sub>2e</sub> per year, which includes GHG emissions from the Fort Lawton site and would not meet Ecology's threshold for significance.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and air quality and GHG conditions would continue as under existing conditions.</li> </ul>
<b>3.4 NOISE</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Construction activities would be accompanied by temporary increases in noise</li> <li>Estimated increases in traffic-related noise of &lt;1 to 4 dBA could occur. No significant impacts are expected.</li> <li>Operational noise under Alternative 1 would be generated by multi-family residential, parks/recreation, senior support service and maintenance facility uses at the Fort Lawton site. Forested buffers would reduce noise impacts from the site on surrounding areas. No significant impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Operational noise under Alternative 2 would be generated by single-family residences. Noise associated with these residences is expected to be minimal.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Operational noise would be greater than under Alternative 1 because there would be one additional multi-purpose field. As with Alternative 1, forested buffers would reduce the impact of noise. No significant impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and noise sources would continue as under existing conditions.</li> </ul>
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and noise sources would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Construction activities would be accompanied by temporary increases in noise</li> <li>Estimated increases in traffic-related noise of &lt;1 dBA could occur and is not expected to be significant.</li> <li>Operational noise under Alternative 2 would be generated by multi-family residences and senior support service uses. Noise associated with these uses is expected to be minimal.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and noise sources would continue as under existing conditions.</li> </ul>
<b>3.5 ENVIRONMENTAL HEALTH</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Air pollutants could be generated during construction. Demolition activities would be conducted according to applicable air quality regulations and no significant impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and environmental health conditions would continue as under existing conditions. Buildings and infrastructure would likely continue to deteriorate, and hazardous materials associated with the buildings would not be removed or properly disposed of at this time.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>Existing buildings may contain asbestos, lead based paint and PCBs which could be disturbed during demolition. Construction activities would adhere to requirements to minimize the potential for workers to be exposed to hazardous materials. No significant impacts are expected.</li> <li>Undocumented underground storage tanks or contaminants could be discovered during construction. Any tanks or contamination discovered would be handled in accordance with applicable investigation and cleanup provisions.</li> <li>Accidental spills of construction-related chemicals could occur during construction resulting in polluted stormwater runoff entering surface waters. A stormwater pollution prevention plan (SWPPP) would be prepared and adhered to prevent and respond to accidental spills.</li> <li>Future residential uses could misuse and improperly dispose of household cleaners, yard fertilizers and pesticides, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be similar to Alternative 1.</li> <li>Impacts would be less than Alternative 1 because there would no residential units.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and environmental health conditions would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>A Phase I Environmental Site Assessment would likely be conducted to determine the environmental condition of the site.</li> <li>The potential for construction impacts on environmental health would be similar to under Alternative 1. Applicable regulations would be adhered to including development of a SWPPP.</li> <li>Future residential uses could misuse and improperly dispose of household clears, fertilizers, pesticides, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and environmental health conditions would continue as under existing conditions.</li> </ul>
<b>3.6 LAND USE</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Development would include: <ul style="list-style-type: none"> <li>238 affordable housing units;</li> <li>21.6 acres of parks and recreation area</li> <li>two multipurpose fields; and</li> <li>266 parking spaces.</li> </ul> </li> <li>Redevelopment would require a portion of the site be rezoned from SF 7200 to LR2 (M1) zoning.</li> <li>Temporary impacts to adjacent land uses over the buildout period (i.e. dust, air emissions, noise and increased traffic) may occur. Due to the temporary nature of construction and required compliance with City of Seattle construction code regulations, no significant impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>Development would include: <ul style="list-style-type: none"> <li>113 new market-rate housing units; and</li> <li>254 parking spaces.</li> </ul> </li> <li>No zoning reclassification required.</li> <li>Construction impacts would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Development would include: <ul style="list-style-type: none"> <li>34.0 acres of public park and recreational areas; including three multi-purpose fields; and 90 parking spaces.</li> </ul> </li> <li>No zoning reclassification required.</li> <li>Construction impacts to off-site land uses would be similar to but less than under Alternative 1, because no housing would be developed onsite.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and land uses would continue as under existing conditions. The U.S. Army may choose to retain the property in caretaker status, or could sell it to another party. Development could occur in the future in accordance with the site’s SR 7200 zoning.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>Residential uses would increase densities and activity levels on the site. Park uses would increase activity levels as well.</li> <li>Significant adverse impacts on surrounding land uses are not expected due to the compatibility of proposed uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of vehicular/pedestrian connection to certain off-site uses.</li> </ul>	<ul style="list-style-type: none"> <li>Residential uses would increase densities and activity levels onsite. Impacts would be less than Alternative 1.</li> <li>Significant adverse impacts on surrounding land uses are not expected due to the compatibility of proposed uses with off-site uses.</li> </ul>	<ul style="list-style-type: none"> <li>New park facilities (particularly multi-use fields) would result in increased activity levels on the site, greater than under Alternative 1.</li> <li>Density would not increase onsite as no new building development would occur. Significant adverse impacts on surrounding land uses are not expected due to the compatibility of proposed uses with off-site uses, provision of buffers/separation and the lack of connection to certain off-site uses.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time and land uses would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Development would include: <ul style="list-style-type: none"> <li>238 affordable housing units;</li> <li>30,621 sq. ft. of community facilities;</li> <li>295 parking spaces; and</li> <li>Open space.</li> </ul> </li> <li>Redevelopment would require a portion of the site be rezoned from SF 5000 to <b>LR2 (M1)</b> zoning; a Comprehensive Plan amendment would also be required.</li> <li>Potential construction impacts would be similar to those described for under Alternative 1.</li> <li>Increases in densities and activity levels would occur onsite; however, there would be no activity from recreational uses.</li> <li>Significant adverse impacts on surrounding land uses are not expected due to the compatibility of proposed uses with off-site uses, layout of uses, and provision of buffers/separation from off-site uses.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and land uses would continue as under existing conditions. Development could occur in the future in accordance with the site's SR 5000 zoning.</li> </ul>
<b>3.7 AESTHETICS/VISUAL RESOURCES</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Development would change the visual character of the site to multi-family housing and open space/park facilities. Housing would be in new 30 to 40-foot tall buildings, primarily in the west and central portions of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Development would change the visual character of the site to single-family residences. New single-family homes would generally be a maximum of 30 feet tall and would generally be located throughout the site.</li> </ul>	<ul style="list-style-type: none"> <li>Development would change the visual character of the site to new park/recreational areas. Passive recreation would be located in the north and south portions of the site, and multi-use fields in the central portion of the site.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and aesthetics, views, light and glare and shadows would continue as under existing conditions.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>• <b>Views:</b> New development would be visible from the Fort Lawton Military Cemetery (Viewpoint 2). From the East Boundary of Discovery Park (Viewpoint 3), new buildings would generally be located in similar areas as existing buildings, but would be taller and denser. From the Secondary Entrance at Texas Way (Viewpoint 6), the general view would not differ substantially from existing conditions. From 36<sup>th</sup> Avenue West (Viewpoint 9), townhouses may be partially visible, although existing mature trees would continue to provide a visual buffer. No significant view impacts are expected, including on views protected by the City.</li> <li>• <b>Light:</b> Redevelopment would add new sources of light on the site, including interior and exterior building and vehicle lights. Light spillage is not expected to be significant and existing mature trees would continue to serve as a partial buffer in certain locations.</li> <li>• <b>Glare:</b> Redevelopment would increase glare, including from vehicles and building facades. Significant glare impacts are not expected.</li> <li>• <b>Shadows:</b> Most shadows from development would remain onsite, except for some that would extend onto adjacent portions of Discovery Park in the winter. No significant shadow impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Views:</b> From Viewpoint 2, single-family homes would comprise a more substantial portion of the view than under Alternative 1. From Viewpoint 3, view impacts would be similar to those under Alternative 1. From Viewpoint 6, views of the development would be similar to Alternative 1, although portions of the development may be visible through certain sections of existing trees. From Viewpoint 9, buildings would be similar in height and bulk to existing residences to the east of the site, and existing mature trees would continue to provide a visual buffer. No significant view impacts are expected, including on views protected by the City.</li> <li>• <b>Light:</b> Impacts would be similar to but less than Alternative 1 because fewer residential uses and no park uses would be built. Light spillage is not expected to be significant.</li> <li>• <b>Glare:</b> Similar to Alternative 1, although less due to fewer residential units onsite.</li> <li>• <b>Shadows:</b> Similar to Alternative 1</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Views:</b> No view impacts are anticipated since no building development would occur on the site.</li> <li>• <b>Light:</b> The amount of light from new sources would be much less than under Alternatives 1 and 2, although passive and active recreation areas would increase mobile sources of light from vehicles.</li> <li>• <b>Glare:</b> The amount of glare from new sources would be much less than under Alternatives 1 and 2, although passive and active recreation areas would increase mobile sources of glare from vehicles.</li> <li>• <b>Shadows:</b> No new shadows would be generated.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and aesthetic, view, light and glare and shadows would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>• Development would change the visual character of the Talaris site from a conference center in a park-like setting to multi-family housing and open space areas. Some housing would occupy existing, renovated buildings, while other new housing would be in new 30 to 40-foot tall buildings, primarily in the west and south portions of the site.</li> <li>• <b>Views:</b> There are no City-designated viewpoints in the immediate vicinity. Any potential modifications to designated City historic landmark site would need to obtain a Certificate of Approval by the City of Seattle’s Landmarks Preservation Board.</li> <li>• <b>Light:</b> Redevelopment would add new sources of light on the site, including interior and exterior building lighting and vehicle lights. The amount of light spillage is not expected to be significant and existing mature trees would continue to serve as a partial buffer in certain locations.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and aesthetic, view, light, and glare and shadows would continue as under existing conditions.</li> </ul>



Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
	<ul style="list-style-type: none"> <li>• <b>Glare:</b> Redevelopment would increase glare, including from vehicles and building facades. Significant glare impacts are not expected.</li> <li>• <b>Shadows:</b> Most shadows from potential development would remain onsite; no shadows would extend onto parks.</li> </ul>		
<b>3.8 RECREATION/OPEN SPACE</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>• 21.6 acres of public park and recreation facilities would be provided, including 13.0 acres for passive recreation and 5.1 acres for active recreation with two multi-purpose fields. 4.7 acres of forest land would be incorporated into Discovery Park.</li> <li>• Based on the estimated number of residents (586 people), there would be demand for approximately 4.7 acres of parks and recreation area. New demand would be addressed by proposed park and recreation facilities onsite.</li> </ul>	<ul style="list-style-type: none"> <li>• No new recreation facilities would be developed. Up to 4.7 acres of forested land could become open space.</li> <li>• Based on the estimated number of residents (263 people), there would be demand for approximately 2.1 acres of parks and recreation area. This demand could be addressed by the developer of the site purchasing the approximately 4.7 acres in the west part of the site from the U. S. Army and using it as private open space for residents; or this area could be purchased by the City for future public use.</li> </ul>	<ul style="list-style-type: none"> <li>• 29.0 acres of public park and recreation facilities would be provided, including, 17.0 acres for passive recreation and 7.6 acres for active recreation with three multi-purpose fields. Up to 4.7 acres of forest land would be incorporated into Discovery Park.</li> <li>• No increase in demand for park and recreation facilities would occur. The proposed park and recreation facilities would provide an additional amenity for nearby residents and the city of Seattle, and would help satisfy the approximately 40 acres of parkland needed in Seattle by 2035.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and open space conditions onsite would continue as under existing conditions.</li> <li>• No additional park or recreation demand would be created or satisfied. No new parks and recreational facilities would be developed on the site that would help satisfy the parkland needed by the City by 2035.</li> </ul>
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and open space conditions onsite would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>• No new park or recreation facilities would be developed under Alternative 2. Some open space areas (pond, forested areas) and walkways would be retained.</li> <li>• Based on the estimated number of residents (586 people), there would be demand for approximately 4.7 acres of parks and recreation area. This demand could result in increased use of nearby parks. On-site walkways and open space areas could fulfill a portion of the demand.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped at this time, and open space conditions onsite would continue as under existing conditions.</li> <li>• No additional parks/recreation demand would be created or satisfied. No new parks and recreational facilities would be developed on the site that would help satisfy the parkland needed by the City by 2035.</li> </ul>
<b>3.9 HISTORIC AND CULTURAL RESOURCES</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>• Except for OMS Building 245, all existing buildings and structures on site would be demolished. None of the existing buildings are listed in the NRHP. Existing buildings to be removed would need to be referred to the City Landmarks Preservation Board (LPB) for consideration. If a building is determined eligible for City Landmark status, requirements would be determined by the LPB.</li> <li>• The adjacent Fort Lawton Cemetery would not be indirectly (e.g., visually) affected by redevelopment under Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• All buildings and structures would be demolished. Like Alternative 1, existing buildings to be removed would need to be referred to the City LPB for consideration. If a building is determined eligible for City Landmark status, requirements would be determined by the LPB.</li> <li>• Indirect impacts to the adjacent Fort Lawton Cemetery could occur due to the construction of a road and housing in proximity to the eastern cemetery boundary. This could affect the cemetery's integrity of setting through the introduction of new built environmental elements. An undeveloped buffer could be retained around the cemetery to address this impact.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts would be the same as Alternative 1.</li> <li>• Indirect impacts to the Fort Lawton Cemetery are not anticipated because new construction would not occur adjacent to the cemetery. A forested buffer would be retained east of the cemetery, and multi-use field would be located north of the cemetery.</li> </ul>	<ul style="list-style-type: none"> <li>• The site would not be redeveloped and historic and cultural resources would continue as under existing conditions. Buildings at Fort Lawton would likely continue to deteriorate. The U.S. Army may sell or retain the property in caretaker status.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>The probability of impacts to archaeological resources under Alternative 1 is considered low.</li> </ul>	<ul style="list-style-type: none"> <li>Although Alternative 2 could include more overall ground disturbance, the likelihood of impacting archaeological resources is considered to be low.</li> </ul>	<ul style="list-style-type: none"> <li>The potential for impacts to archaeological resources would be low, similar to Alternatives 1 and 2.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The Talaris site would not be redeveloped at this time, and any historic or cultural resources would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>All the site’s major buildings and reused, and most of the landscaping would be retained. However, impacts to this designated Seattle Landmark and NRHP-eligible site could be generated by proposed alterations to the existing site and buildings. Development would require a Certificate of Approval from the City to ensure that modifications do not significantly compromise the site’s landmark status.</li> <li>The Talaris site is considered to have a moderate potential for as-yet unknown archaeological sites and proposed development could result in localized impacts to archaeological resources. With implementation of legally-required measures, no significant impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and any historic or cultural resources would continue as under existing conditions. Future use and development of the property would be subject to the City’s Certificate of Approval process because it has been designated a Seattle Landmark.</li> </ul>
<b>3.10 TRANSPORTATION</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Truck traffic and employee traffic would be generated during construction activities. The vicinity roadway system would be able to accommodate construction traffic. No significant impacts expected.</li> <li>Alternative 1 would generate daily vehicle trips at buildout as follows: <ul style="list-style-type: none"> <li>- 1,260 vehicle trips per day</li> <li>- 64 AM peak hours trips</li> <li>- 216 PM peak hour trips</li> </ul> </li> <li>All nearby study area intersections are expected to continue operating at LOS B or better, with slight increases in delay from additional trips generated by Alternative 1.</li> <li>Project trips were also analyzed at access intersections to the Magnolia neighborhood, including three intersections of 15<sup>th</sup> Avenue W: at W Emerson Place/ W Nickerson Street, W Dravus Street and the Magnolia Bridge. Project-generated trips under Alternative 1 would constitute a small percentage of the trips through each Magnolia access intersection (up to approximately 1.4% in the AM peak hour and up to approximately 3.6% in the PM peak hour) and would have a small effect on intersection operations. New analysis was also performed for the W Emerson Place/Gilman Avenue W intersection and indicated that trips under Alternative 1 would be 1.2% to 2.1% of the total traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> <li>Alternative 2 would generate daily vehicle trips at buildout as follows: <ul style="list-style-type: none"> <li>- 700 vehicle trips per day</li> <li>- 55 AM peak hours trips</li> <li>- 55 PM peak hour trips</li> </ul> </li> <li>Fewer peak hours trips would occur than under Alternative 1; all study intersections would operate at the same or better levels than under Alternative 1.</li> <li>Alternative 2 would generate fewer daily vehicle trips than Alternative 1 and would have less impact at access intersections to the Magnolia neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> <li>Alternative 3 would generate daily vehicle trips at buildout as follows: <ul style="list-style-type: none"> <li>- 570 vehicle trips per day</li> <li>- 0 AM peak hours trips</li> <li>- 210 PM peak hour trips</li> </ul> </li> <li>The same number of PM peak hour trips as Alternative 1 would be generated, and study intersections would operate at similar levels.</li> <li>Alternative 3 would generate fewer daily vehicle trips than Alternative 1 and would have less impact at access intersections to the Magnolia neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and the transportation system and traffic conditions would remain as under existing conditions.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>Proposed parking would meet Code requirements. Peak parking demand could exceed supply by up to 28 spaces. This would be addressed through parking management strategies, including: providing a shared bicycle fleet or encouraging use of bike sharing programs, encouraging use of car sharing programs or providing information about bus service. Parking could also be shared with uses on and adjacent to the site.</li> <li>Although traffic at study area intersections would increase, which could increase the number of collisions, new safety issues in the neighborhood are not expected.</li> <li>Alternative 1 is expected to generate 28 peak hour transit trips. Existing bus service would be adequate to serve this demand.</li> <li>New non-motorized facilities (e.g., sidewalks and pedestrian crosswalks) would be constructed according to City standards and no adverse non-motorized impacts are expected.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed parking would meet Code requirements. Peak parking demand would be accommodated by the proposed parking supply.</li> <li>Alternative 2 is not expected to result in new safety issues.</li> <li>Alternative 2 is expected to generate 21 peak hour transit trips and would not adversely affect transit service.</li> <li>Pedestrian facility upgrades would be similar to those described for Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed parking would meet Code requirements. Peak parking demand could exceed supply by 9 spaces. This would be addressed by parking management strategies and possibly by shared parking.</li> <li>Traffic safety impact would be similar to under Alternative 1.</li> <li>Alternative 3 is expected to generate little to no transit use.</li> <li>Pedestrian facility upgrades would be similar to those described for Alternative 1.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and the transportation system and traffic conditions would remain as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Construction activities and the associated potential for impacts on the transportation system and traffic on and in the site vicinity would be similar to under Alternative 1.</li> <li>Alternative 2 would generate daily vehicle trips at buildout as follows: <ul style="list-style-type: none"> <li>- 880 vehicle trips per day</li> <li>- 64 AM peak hours trips</li> <li>- 76 PM peak hour trips</li> </ul> </li> <li>Alternative 2 would add less than one second of delay to two intersections projected to operate at LOS F and E. This increased delay is not considered a significant impact. It is the City's long-standing precedent that delay increases less than 5 seconds at an intersection are not significant.</li> <li>Proposed parking would meet Code requirements. Peak parking demand would be accommodated by the proposed supply.</li> <li>Although traffic at study area intersections would increase, which could increase the number of collisions, new safety issues in the neighborhood are not expected.</li> <li>Alternative 2 is expected to generate 17 peak hour transit trips and existing bus service would be adequate to serve this demand.</li> </ul>	<ul style="list-style-type: none"> <li>Transportation impacts would be the same as described for Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and the transportation system and traffic conditions would remain as under existing conditions.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
	<ul style="list-style-type: none"> <li>New non-motorized facilities would be constructed according to City standards and no adverse non-motorized impacts are expected.</li> </ul>		
<b>3.11 PUBLIC SERVICES</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Construction activities could temporarily increase demand for police service. Police demands could also incrementally increase during project operation due to increases in on-site population. Seattle Police Department (SPD) has the capacity to meet the increased police service needs.</li> </ul>	<ul style="list-style-type: none"> <li>Construction and operational demand for police services is anticipated to be less than under Alternative 1 because fewer residential units and no park uses would be developed.</li> </ul>	<ul style="list-style-type: none"> <li>Construction and operational demand for police services is anticipated to be less than under Alternatives 1 and 2, because no housing would be developed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time and public services would continue as under existing conditions.</li> </ul>
<ul style="list-style-type: none"> <li>Construction activities could temporarily increase Seattle Fire Department (SFD) service calls. Increases in on-site population and new park/recreational uses could increase fire and EMS calls. SFD staffing has the capacity to meet the increased fire/EMS service needs.</li> <li>Development could generate approximately 41 new students. Students added to Lawton Elementary and Ballard High School would contribute to schools that are projected to be over capacity. Magnolia Elementary and Lincoln High School are slated to be operational by 2019, which is expected to help absorb demand in the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>Potential construction and operational increases in demand for fire and emergency services would be less than under Alternative 1 because fewer residential units and no park uses would be developed.</li> <li>Development could generate approximately 31 new students, with the same school capacity restrictions as under Alternative 1. Magnolia Elementary and Lincoln High School are expected to help absorb demand in the surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>Potential construction and operational increases in demand for fire and emergency services would be less than under Alternatives 1 and 2 because no housing would be developed under Alternative 3.</li> <li>No new students would be generated under Alternative 3 and no impacts to public school service would occur.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and public services would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Construction activities could temporarily increase demand for police service. Existing SPD staff would have the capacity to continue to meet police service needs. Police service demands could also incrementally increase during project operation due to increases in on-site population. SPD has the capacity to meet the increased police service needs.</li> <li>Construction activities could temporarily increase SFD service calls. Increases in on-site population could increase fire and EMS calls, but less than under Alternative 1. SFD staffing has the capacity to meet the increased fire/EMS service needs.</li> <li>Development could generate approximately 47 new students. Students added to Eckstein Middle School would contribute to a school that is projected to be over capacity. SPS's annual planning process could address increases in student population, including by providing transportation service, adjusting attendance area boundaries or adding portables.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and public services would continue as under existing conditions.</li> </ul>
<b>3.12 UTILITIES</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Erosion and sedimentation and pollutants from construction equipment and vehicles could impact stormwater. A temporary stormwater control system and construction Best</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be the similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would be similar to Alternative 1</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and utilities would continue as under existing conditions.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
Management Practices (BMPs) would be implemented to minimize potential impacts.			
<ul style="list-style-type: none"> <li>Approximately 40% of the site would be covered in impervious surfaces, 15% less than under existing conditions. A permanent stormwater system would be installed. No significant stormwater impacts are expected.</li> <li>Sewage flows and potable water demand from/to the site would increase to approximately 41,720 gallons per day. Seattle Public Utilities (SPU) would continue to provide sewer and water service and has adequate supply and capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 45% of the site would be covered in impervious surface, 10% less than existing conditions. A permanent stormwater system would be installed.</li> <li>Sewage flows and potable water demand from/to the site would increase to approximately 39,550 gallons per day. SPU would continue to provide sewer and water service and has adequate supply and capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Less than 30% of the site would be covered in impervious surfaces (over 20% less than existing conditions). A permanent stormwater system would be installed.</li> <li>There would be no additional demand for sewer service. Potable water demand is assumed to be less than under Alternatives 1 and 2, although demand would depend on irrigation needs for the parks. SPU would continue to provide sewer and water service and has adequate supply and capacity.</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The Talaris site would not be redeveloped at this time, and utilities would remain as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Erosion and sedimentation and pollutants from construction equipment and vehicles could impact stormwater. A temporary stormwater control system and construction BMPs would be implemented to minimize potential impacts.</li> <li>Approximately 50% of the site would be covered in impervious surfaces, a 20% increase over existing conditions. A permanent stormwater system would be installed.</li> <li>Proposed development would increase sewage flows and potable water demand from/to the site to approximately 41,720 gallons per day. SPU would continue to provide sewer and water service and has adequate supply and capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and utilities would continue as under existing conditions.</li> </ul>
<b>3.13 HOUSING AND SOCIOECONOMICS</b>			
<b>Fort Lawton Site</b>			
<ul style="list-style-type: none"> <li>Residential units onsite would increase from 0 to 238 affordable units with: <ul style="list-style-type: none"> <li>- 85 formerly homeless senior units (plus one manager unit)</li> <li>- 100 affordable rentals</li> <li>- 52 affordable homeownership units</li> </ul> </li> <li>Density would increase from 0 dwelling units/acre to 7 dwelling units/acre (based on entire site area).</li> <li>The new housing would contribute towards meeting the City's overall housing plans and targets for affordable housing based on existing unmet need and anticipated growth by 2035. The City's existing supply of approximately 28,800 income-restricted affordable housing units would increase by 0.8%.</li> </ul>	<ul style="list-style-type: none"> <li>Residential units onsite would increase from 0 to 113 market-rate units.</li> <li>Density would increase from 0 dwelling units/acre to 3.3 dwelling units/acre (based on entire site area).</li> <li>The new housing units would contribute towards meeting the City's overall housing plans, but would not provide affordable housing to help achieve the City's affordable housing targets based on existing unmet need and anticipated growth by 2035.</li> </ul>	<ul style="list-style-type: none"> <li>No housing would be provided under Alternative 3.</li> <li>Density would remain at 0 dwelling units/acre.</li> <li>No contributions to meeting the City's overall housing plan or affordable housing target based on existing unmet need and anticipated growth by 2035 would occur at this location.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be developed at this time, and housing, population and socioeconomic conditions would continue as under existing conditions. No new affordable housing would be provided that would help achieve the City's affordable housing targets based on existing unmet need and anticipated growth by 2035. The site could be conveyed to the City or conveyed or sold to another entity in the future, and could be developed in accordance with the uses allowed by the site's current SR 7200 zoning.</li> </ul>

Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
<ul style="list-style-type: none"> <li>Additional housing units would increase the housing supply in the Fort Lawton vicinity by approx. 4.1%.</li> <li>The permanent on-site residential population would increase from 0 to approximately 596 people. The existing age, ethnicity and income levels in the Magnolia neighborhood would be expected to shift towards ratios more consistent with the city of Seattle.</li> </ul>	<ul style="list-style-type: none"> <li>Additional housing units would increase the housing supply in the Fort Lawton vicinity by approximately 2.0%, and would continue the existing prevalence of single-family homes in the site vicinity.</li> <li>The permanent on-site residential population would increase from 0 to approximately 565 people. Existing age, gender, income and ethnicity trends would likely continue and minimal diversification of the Magnolia neighborhood would occur.</li> </ul>	<ul style="list-style-type: none"> <li>No changes to the Magnolia Neighborhood’s existing supply of housing would occur.</li> <li>No permanent residential population would be added to the Fort Lawton site. Population conditions on and in the site vicinity would remain similar to under existing conditions.</li> </ul>	
<ul style="list-style-type: none"> <li>The site would shift from being inactive to housing low-income residents with associated supportive services and a minor amount of employment. Increased spending on goods and services in the larger Magnolia neighborhood is expected from the addition of affordable housing residents.</li> </ul>	<ul style="list-style-type: none"> <li>No direct jobs would be supported on the site, but increased spending on goods and services in the larger Magnolia neighborhood is expected from the additional market-rate housing residents.</li> </ul>	<ul style="list-style-type: none"> <li>No direct jobs would be supported on the site</li> </ul>	
<b>Talaris Site</b>			
<ul style="list-style-type: none"> <li>The Talaris site would not be redeveloped at this time, and housing and socioeconomic conditions would continue as under existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Residential units onsite would increase from 0 to 238 affordable units with: <ul style="list-style-type: none"> <li>- 85 formerly homeless senior units (plus one manager unit)</li> <li>- 100 affordable rentals</li> <li>- 52 affordable homeownership units</li> </ul> </li> <li>Density would increase from 0 dwelling units/acre to 13.2 dwelling units/acre (based on the entire site area).</li> <li>The new housing would contribute towards meeting the City’s overall housing plans and targets for affordable housing based on existing unmet need and anticipated growth by 2035.</li> <li>Additional housing units would increase the housing supply in the Talaris vicinity by approximately 7.6%.</li> <li>The permanent on-site residential population would increase from 0 to approximately 596 people. The existing age, ethnicity and income levels in the Talaris vicinity are expected to shift towards ratios more consistent with the city of Seattle.</li> <li>The site would shift from being a conference center to housing low-income residents with associated supportive services and a minor amount of employment. Increased spending on goods and services in the larger Laurelhurst neighborhood is expected from the additional affordable housing residents.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts would the same as Alternative 2 because the same development is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>The site would not be redeveloped at this time, and housing and socioeconomic conditions would continue as under existing conditions. No new affordable housing would be provided that would help achieve the City’s affordable housing targets based on existing unmet need and anticipated growth by 2035. The site could be sold to another entity in the future, and could be developed in accordance with the uses allowed by the site’s current SR 5000 zoning.</li> </ul>



Alternative 1 (Applicants Preferred Alternative)	Alternative 2	Alternative 3	Alternative 4 – No Action Alternative
3.14 ENVIRONMENTAL JUSTICE			
Fort Lawton Site			
<ul style="list-style-type: none"><li>• The potential for disproportionately high or adverse impacts to low-income or minority communities or persons during construction would be minimal.</li><li>• No significant noise or air quality impacts are expected from operation of the affordable housing and parks uses. Redevelopment would eliminate site-related health hazards associated with the older buildings onsite (remove and dispose of lead-based paint, asbestos and PCBs), and no significant noise or air quality impacts are expected during operation of the project.</li></ul>	<ul style="list-style-type: none"><li>• Similar to Alternative 1.</li><li>• No significant noise or air quality impacts are expected from operation of the market-rate housing. Redevelopment would eliminate site-related health hazards associated with the older buildings onsite similar to Alternative 1.</li></ul>	<ul style="list-style-type: none"><li>• Similar or less than Alternative 1.</li><li>• No significant noise or air quality impacts are expected from operation of the park uses. Redevelopment would eliminate site-related health hazards associated with older buildings onsite, similar to Alternative 1.</li></ul>	<ul style="list-style-type: none"><li>• The site would not be redeveloped at this time, and environmental justice conditions would remain as under existing conditions. Buildings and infrastructure would likely continue to deteriorate, and hazardous materials associated with the buildings would not be removed or properly disposed of at this time. The opportunity to provide affordable housing in the Magnolia neighborhood, and the positive impacts of diversifying a neighborhood that is disproportionately occupied by higher income households, would not be realized.</li></ul>
<ul style="list-style-type: none"><li>• Construction and operation of affordable housing and park uses onsite is not expected to result in environmental health or safety risks to children in the site vicinity.</li></ul>	<ul style="list-style-type: none"><li>• Similar to Alternative 1.</li></ul>	<ul style="list-style-type: none"><li>• Similar to Alternative 1.</li></ul>	
Talaris Site			
<ul style="list-style-type: none"><li>• The Talaris site would not be redeveloped at this time, and environmental justice conditions would continue as under existing conditions.</li></ul>	<ul style="list-style-type: none"><li>• Similar to Alternative 1, the potential for disproportionately high or adverse impacts to low-income or minority communities or persons would be minimal.</li><li>• Renovation of existing buildings could eliminate site-related health hazards associated with the older buildings onsite (removal and proper disposal of lead-based paint, asbestos and PCBs), and no significant noise or air quality impacts are expected during operation of the project.</li><li>• Construction and operation of affordable housing onsite is not expected to result in environmental health or safety risks to children in the site vicinity.</li></ul>	<ul style="list-style-type: none"><li>• Impacts would be the same as Alternative 2 because the same development is proposed.</li></ul>	<ul style="list-style-type: none"><li>• The site would not be redeveloped at this time, and environmental justice conditions would continue as under existing conditions. The opportunity to provide affordable housing in the Laurelhurst neighborhood, and the positive impacts of diversifying a neighborhood that is disproportionately occupied by higher income households, would not be realized.</li></ul>

## 1.5 MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

The following list highlights the mitigation measures and significant unavoidable adverse impacts that would potentially result from the alternatives analyzed in this FEIS. These measures apply to Alternatives 1, 2 and 3 unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts. This list is not intended to be a substitute for the complete discussion of mitigation measures within each element that is contained in **Chapter 3** of the DEIS.

### Earth

#### **Legally-Required Measures**

- During construction, contractors would employ temporary erosion and sedimentation control measures and BMPs to control erosion. These measures would be consistent with City of Seattle critical area and grading regulations.
- The foundation support systems would be determined as part of the specific design and permitting of infrastructure and individual buildings. Site-specific studies and evaluations would be conducted in accordance with SMC requirements and the provisions of the current version of the SBC.
- Proper design and construction procedures, including those in the SBC, would be followed to ensure that buildings and infrastructure could withstand a seismic event.
- A permanent stormwater management system would be designed and installed onsite, in accordance with the Seattle Stormwater Code.

#### **Measures Proposed as Part of Project**

- Site-specific analyses would be completed prior to construction to address: development on or adjacent to steep slopes areas, and to determine what structures could be influenced by excavation dewatering.
- As appropriate, pile- or pier-supported foundations would be used for structures near landslide hazard areas to reduce impacts to steep slopes.



- Any excavation shoring systems would be properly designed and constructed to address impacts from temporary construction excavations.
- Fill would be designed to control adjacent settlements and ground subsidence impacts. In addition, adjacent structures/surfaces would be monitored during construction to verify that no adverse settlement occurs.
- To limit the potential for adverse vibration impacts from pile driving on nearby structures, vibration monitoring would be conducted during installation of test piles and selected production piles.
- If appropriate, drilled piles would be used to limit the vibration and ground settlement impacts associated with driven piles.
- Ground improvement techniques or deep foundations would be employed to address the potential for liquefaction impacts at the Talaris site.

### **Other Possible Measures**

- The potential use of properly designed retaining walls that are constructed near landslide hazard areas in accordance with City of Seattle critical area and grading regulations would reduce impacts to steep slopes.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse earth-related impacts are expected.

## Biological Resources

### **Legally-Required Measures**

- On the Fort Lawton site, any wetlands would be delineated, surveyed and rated and appropriate buffers determined per SMC 25.09.160.
- On the Talaris site, the jurisdictional status of the constructed pond and the stormwater pipe/riparian corridor would be confirmed.
- On the Talaris site, the status of the bald eagle nest would be determined.
- On the Fort Lawton site, a great blue heron *Management Plan* would be followed per DPD Directors Rule 5-2007, including:
  - Any clearing, grading or outside construction would be done outside of the nesting season (February 1<sup>st</sup> through July 31<sup>st</sup>).

- Coordination with WDFW would be provided when working near nesting habitat associated with known great blue heron breeding areas.
- Significant trees in the development areas of the sites would be identified per SMC Chapter 25.11 and tree protection/replacement measures would be implemented, as applicable.
- Development would be limited to the minimum necessary to meet project needs and mitigation sequencing would be demonstrated, as required by the City.
- Temporary and permanent stormwater control systems would be installed to limit water quality impacts on downstream resources.
- Temporary fencing at wetland buffer edges and around vegetation that provides habitat for sensitive wildlife species (i.e., bald eagle nest area at Talaris and/or forested habitat patches at Fort Lawton) would be installed during construction to protect and preserve these critical areas. Permanent fencing would be maintained at the edges of wetland buffers and at the edges of habitat areas to discourage intrusion by people and pets.
- Mitigation would be provided for any wetland impacts by implementing an approved mitigation plan, per SMC 25.09.065. Any mitigation sites would be maintained and monitored and trees would be retained/installed, as applicable.

### **Measures Proposed as Part of Project**

- Development would be planned in areas that limit impacts to wetlands and their associated buffers and to maximize retention of trees and valuable habitat areas.
- On the Fort Lawton site, the north and south forested patches would be retained to the greatest extent possible to provide natural habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park.
- The use of fertilizers, pesticides and herbicides in developed areas would be limited, consistent with the City's ongoing pesticide reduction commitments.
- Native, drought tolerant species would be planted in landscaped areas.
- Lighting would be directed away from natural areas, downcast lighting would be used and night lighting would be limited, where feasible, to limit impacts on wildlife.

### **Other Possible Measures**

- Interpretive signs could be installed and/or information on biological resources could be distributed for public education.

## **Significant Unavoidable Adverse Impacts**

Under Alternatives 1 and 3 at the Fort Lawton site, there could be a permanent minor displacement of certain wildlife species less tolerant of urban uses due to proposed development (e.g., from increased activity levels, use of landscape maintenance products and the introduction of pets). The past military use of the Fort Lawton site could also have impacted these species. Under Alternative 2 at the Fort Lawton site and Alternatives 2 and 3 at the Talaris site, there could be a permanent displacement of certain wildlife species less tolerant of urban uses, due to proposed development (e.g., from the elimination of habitat, as well as increased activity levels, use of landscape maintenance products and the introduction of pets). The existing conference center uses at the Talaris site also likely impact these species. No other significant unavoidable adverse biological resources impacts are anticipated.

## Air Quality

### **Legally-Required Measures**

- PSCAA regulations to minimize fugitive dust and odor during construction would be implemented.
- All development would comply with applicable air quality regulations, including NAAQS, State Ambient Air Quality standards, PSCAA's and Ecology's indoor burning regulations, PSCAA's outdoor burning regulations and State of Washington GHG laws.

### **Measures Proposed as Part of Project**

- Construction contractors would implement air quality control plans for construction activities. A dust control plan would be prepared that would require construction crews to implement all reasonable control measures described in the *Guide to Handling Fugitive Dust from Construction Projects*.<sup>1</sup> Air quality control plans would include best management practices (BMPs) to control fugitive dust and odors emitted by diesel construction equipment.
- Housing developed on the Fort Lawton or Talaris sites would comply with the Evergreen Sustainable Development Standards (ESDS), which include the following GHG reduction measures:
  - Walkable neighborhoods (resulting in lower transportation-related emissions); and

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<sup>1</sup> Associated General Contractors of Washington and Fugitive Dust Task Force 1997.

- Reductions in energy use and increased insulation (resulting in lower emissions related to space heating).
- Under Alternatives 1 and 3, sidewalks and trails would be located throughout the site that would provide opportunities for non-motorized circulation and reduce vehicular emissions.
- Under Alternatives 1 and 3, King County Metro transit bus stops would be provided at two locations along Texas Way West on the Fort Lawton site to encourage mass-transit use between the site and off-site locations and reduce the number of vehicular miles travelled.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse impacts on air quality or GHGs are anticipated.

Noise

### **Legally-Required Measures**

- Construction activities would be limited to between the hours of 7 AM and 10 PM during weekdays, and between the hours of 9 AM and 10 PM on weekends and legal holidays to comply with applicable state and local regulations.
- The noise associated with maintenance and amplified/unamplified human voices in the active open space under Alternatives 1 and 3 would adhere to the regulations in SMC 25.08.490.

### **Measures Proposed as Part of Project**

- To minimize construction noise at nearby receivers, the following mitigation measures would be incorporated into construction plans and contractor specifications:
  - Locate stationary equipment away from receiving properties;
  - Erect portable noise barriers around loud stationary equipment located near sensitive receivers;
  - Turn off idling construction equipment;
  - Require contractors to rigorously maintain all equipment; and
  - Train construction crews to avoid unnecessarily loud actions (e.g., dropping bundles of rebar onto the ground or dragging steel plates across pavement) near noise-sensitive areas.
- Under Alternatives 1 and 3, existing wooded areas in the north, south, and west parts of the Fort Lawton site would be preserved in forest. Vegetation along the east edge of the Fort Lawton site would be maintained and potentially enhanced as necessary to serve as a noise buffer between the site and the adjacent Magnolia neighborhood

under these alternatives as well. Woodland and vegetated buffers would assist in reducing the impact of noise from the site on the surrounding areas.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse noise-related impacts are expected.

## Environmental Health

### **Legally-Required Measures**

- A site-specific health and safety plan would be prepared that includes the safety requirements of WAC 296-843, Hazardous Waste Operations, and WAC 296-155, Safety Standards for Construction Work to minimize the potential for workers to be exposed to hazardous materials during construction.
- Building construction/renovation would be conducted after a hazardous building materials survey has been completed to identify or confirm the presence of ACM, LBP or PCBs. Hazardous building materials would be removed or stabilized prior to demolition/renovation in accordance with applicable regulations.
- If unanticipated contamination or underground storage tanks are discovered during construction activities, the project would comply with applicable cleanup provisions based on MTCA regulations.
- Spill prevention and response planning would be conducted prior to the start of construction/renovation activities to prevent and, if needed, respond to hydraulic oil or fuel spills. A SWPPP would be developed per Ecology requirements and BMPs followed to reduce the risk of spills and discharges to the stormwater. Stormwater treatment and monitoring would be conducted during demolition and construction activities.

### **Measures Proposed as Part of Project**

- Conventional dust control measures would be implemented to minimize the exposure of workers and the immediate surrounding populations to construction-generated dust (see Section 3.3, **Air Quality**, and **Appendix D** for details).

### **Other Possible Measures**

- Information could be provided to inform residents about the threat to the environment from the misuse and improper disposal of household cleaners, yard fertilizers, and pesticides, and gas and other petroleum products used in the operation and maintenance of automobiles and yards.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse environmental-health related impacts are expected.

### **Land Use/Relationship to Plans and Policies**

#### **Legally-Required Measures**

- Proposed development would adhere to all applicable City of Seattle Land Use Code requirements.
- Under Alternatives 1, 2, and 3, new landscaping would be provided on the Fort Lawton site. Under Alternative 2 and 3, existing landscaping would be preserved on the Talaris site consistent with the historic designation for the site.
- Additional mitigation measures would be provided to minimize overall impacts from construction of the site (see Section 3.1, **Earth**; Section 3.3, **Air Quality**; Section 3.4, **Noise**; and Section 3.10, **Transportation**).
- Additional mitigation measures would be provided to minimize the overall impacts from operation of the development (see Section 3.4, **Noise**; Section 3.7, **Aesthetics**; Section 3.10, **Transportation**; and Section 3.11, **Public Services**).

#### **Measures Proposed as Part of the Project**

- Proposed development would be phased over an approximately seven-year buildout period.
- Under Alternative 1 and 3, proposed development would include open space areas on the Fort Lawton site. Forested areas in the north, south, and west parts of the site would be retained and the existing vegetation along the eastern edge of the site would be preserved. As necessary, the vegetative buffer on the east edge of the site would be enhanced to provide a further buffer between the site and adjacent uses.
- Under Alternative 2 and 3, proposed development would include open space areas on the Talaris site. The natural area in the southwest part of the Talaris site would be retained and would provide a buffer between the site and adjacent uses.

### **Significant Unavoidable Adverse Impacts**

Development under Alternatives 1 and 2 would convert the Fort Lawton site from its existing, vacant military storage and maintenance buildings to new residential uses. Development under Alternatives 1 and 3 would include active and passive parks uses on the Fort Lawton site. Development under Alternatives 2 and 3 would convert the existing conference center uses on the Talaris site to new residential uses. These conversions of

uses would result in an intensification of uses and an increase in activity levels on the sites. Proposed development would generally be consistent with applicable plans, policies, and regulations. No significant unavoidable adverse land use impacts are anticipated.

## Aesthetics/Visual Resources

### **Legally-Required Measures**

- Proposed development would adhere to all applicable City of Seattle Land Use Code requirements related to aesthetics/light and glare and would be subject to the City's design review processes.
- Under Alternatives 2 and 3, proposed development on the Talaris site would require a Certificate of Approval from the City of Seattle Department of Neighborhoods to ensure that modifications do not significantly compromise the site's landmark status, including visual character and views. The Certificate of Approval would require the review and approval by the City of Seattle's Landmark Preservation Board.
- Landscaping would be provided per the City of Seattle landscape standards.
- Pedestrian-scale lighting would be provided consistent with code, function, and safety requirements. Exterior lighting would include fixtures to direct the light downward or upward and away from off-site land uses.

### **Significant Unavoidable Adverse Impacts**

Proposed development under the EIS Alternatives would change the visual character of the Fort Lawton or Talaris sites to new townhouses, rowhouses, and apartment buildings and open space/park facilities. No significant unavoidable adverse aesthetic/light and glare impacts are anticipated.

## Recreation and Open Space

### **Legally-Required Measures**

- A portion of the tax revenues generated directly and indirectly from development under the EIS alternatives—potentially including construction sales tax, retail sales tax, property tax, utilities tax, leasehold excise tax, and other fees from City licenses and permits during site redevelopment—would accrue to the City of Seattle and could help offset demands for public services, including parks and recreation.

### **Measures Proposed as Part of Project**

- Up to 4.7 acres of forest land on the western edge of the Fort Lawton project site would be incorporated into Discovery Park under Alternatives 1 and 3. This area could potentially be purchased by the City of Seattle under Alternative 2 or used as private open space.
- Under Alternatives 1 and 3, passive and active recreation areas would be provided on the Fort Lawton site, including 2 or 3 multiuse fields, respectively.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse impacts on recreation and open space are anticipated.

### **Historic and Cultural Resources**

#### **Legally-Required Measures**

- Existing buildings that appear to meet the criteria for landmark designation and are proposed to be demolished at the Fort Lawton site would be referred to the City's Landmark Preservation Board (LPB) for their consideration as a City Landmark. If a building is designated as City Landmark, a Certificate of Approval will be required before any changes requiring a Certificate of Approval can be made to the landmark (see **Appendix H** for details).
- Under Alternatives 2 and 3, proposed development at Talaris would be reviewed by the City Landmarks Preservation Board. Any changes to the site would comply with the designating ordinance or Controls and Incentives Agreement for the property. Proposed changes should also meet the Secretary of the Interior's Standards for Rehabilitation and Secretary of the Interior's Standards with Guidelines for the Treatment of Cultural Landscapes.
- Should any as-yet unknown potentially significant archaeological sites be encountered during construction and it is not possible to avoid them, impacts would be minimized by one or more of the following:
  - Limiting the magnitude of the proposed work;
  - Modifying proposed development through redesign or reorientation to minimize or avoid further impacts to resources; or
  - Archaeological monitoring, testing, or data recovery excavations (DAHP 2010).
- Other measures that could be implemented to minimize adverse impacts to an archaeological site include:
  - Relocating the project on the site;
  - Providing markers, plaques, or recognition of discovery;



- Imposing a delay of as much as 90 days (or more than 90 days for extraordinary circumstances) to allow archaeological artifacts and information to be analyzed; or
- Excavation and recovery of artifacts (DON 2015).
- Under Alternatives 2 and 3, an archaeological survey would be conducted prior to development at the Talaris site due to the moderate potential for subsurface archaeological sites to be present.
- If ground disturbing or other activities result in the inadvertent discovery of archaeological deposits, work would be halted in the immediate area and contact made with DAHP. Work would be halted until further investigation and appropriate consultation is concluded.
- In the unlikely event of the inadvertent discovery of human remains, work would be immediately halted in the area, the discovery covered and secured against further disturbance, and contact made with law enforcement personnel, consistent with the provisions in RCW 27.44.055 and RCW 68.60.055.

### **Other Possible Measures**

- Under Alternative 2, an undeveloped buffer could be retained around Fort Lawton Cemetery to avoid affecting its integrity of setting through introduction of new built environment elements.
- Under Alternatives 2 and 3, interpretive information conveying the historical significance of the Talaris site could be used as public education tools or integrated into future planning and design efforts.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse historic or cultural resources impacts are anticipated.

### **Transportation**

### **Legally-Required Measures**

- Development would comply with all land use code requirements regardless of right of way improvements including any requirements for addition or upgrade of pedestrian facilities.
- Prior to commencing construction on either site, the selected contractor(s) would prepare a Construction Management Plan that documents the following:
  - Truck haul routes to and from the site;

- Truck staging areas (e.g. locations where empty or full dump trucks would wait or stage prior to loading or unloading);
- Construction employee parking areas;
- Road or lane closures that may be needed during utility or street construction;
- Sidewalk, bike lane, or bus stop closures and relocations; and
- Mechanism for notifying the community if street, sidewalk, bike lane, or bus stop closures would be required.

### **Measures Proposed as Part of Project**

#### **Fort Lawton Site**

- **Improve pedestrian facilities on Texas Way** – For Alternative 1, 2 or 3, Texas Way would be improved to add a sidewalk or walkway to the east side of the street adjacent to new development areas. In addition, the existing sidewalk on the west side of the street would be maintained. New crosswalks would be located where there is adequate sight distance for both motorists and pedestrians, and all would be designed to meet Manual on Uniform Traffic Control Devices (MUTCD) standards. Americans with Disability Act (ADA) curb ramps and landings would be provided on both sides of the street.
- **Implement parking management strategies for affordable housing uses** – To reduce the potential for overflow residential parking with Alternative 1 or 2, the Office of Housing and its partners would implement programs that reduce a resident's need to own a vehicle. The programs could include providing a shared bicycle fleet or encouraging use of bike sharing programs, encouraging use of car sharing programs, and providing information about bus service.

#### **Talaris Site**

- **Improve pedestrian facilities on internal roads** – For Alternative 2 or 3, all new or retained internal roads at the Talaris site would have a pedestrian walkway on at least on one side of the street. Any internal crosswalks would be located where there is adequate sight distance for motorists and pedestrians and all would be designed to meet MUTCD standards. ADA curb ramps and landings would be provided on both sides of the street.
- **Construct sidewalk along N 41<sup>st</sup> Street frontage** – For Alternative 2 or 3, sidewalks would be constructed along the N 41<sup>st</sup> Street site frontage where there currently are none.

### **Other Possible Measures**

- **Share parking with athletic fields** – For Alternative 1 or 3, peak parking for the athletic fields on the Fort Lawton site is expected to occur in the evenings and on weekends. Seattle Parks and Recreation could work with the VA to share its existing nearby parking

spaces offsite during these times when parking demand at the VA facility is low or use the parking spaces at the Parks Maintenance Building onsite during these times.

- **Magnolia Access Points** – As noted in the *Magnolia Bridge Traffic Maintenance During Bridge Closure Report*, the W Emerson Place/Gilman Avenue W intersection should be monitored and signalization or other operational changes considered at the point that monitoring indicates they are warranted. Funding for improvements would need to be identified and prioritized against other city needs at that time. SDOT prioritizes signals based on a variety of factors, including crash history, expected growth, equity and potential for partnering with developers.

### **Significant Unavoidable Adverse Impacts**

The project would add less than one second of delay to two intersections near the Talaris site that are projected to operate at LOS F and E. This increased delay would not be considered a significant impact, as it is the long-standing precedent established by the City's traffic review team that delay increases less than 5 seconds at a signalized intersection would not be significant. Therefore, no significant unavoidable adverse transportation-related impacts are expected.

## Public Services

### **Legally-Required Measures**

- All new buildings would be constructed in compliance with the 2015 Seattle Fire Code, which is comprised of the 2015 International Fire Code with City of Seattle amendments.
- Adequate fire flow to serve development under the EIS alternatives would be provided as required by the 2015 Fire Code and specific requirements would be adhered to regarding emergency access to structures.

### **Measures Proposed as Part of Project**

- The portions of the site that are under construction during phased development of the site would be fenced and lit, and could be monitored by surveillance cameras to help prevent construction site theft and vandalism.
- A portion of the tax revenues directly and indirectly generated from development under the EIS alternatives—including construction sales tax, retail sales tax, property tax, utility tax and other fees, licenses and permits—would accrue to the City of Seattle and could help offset demand for public services.

- Increases in student population over the buildout period would be addressed through SPS's planning processes. SPS could take any or a combination of the following actions to match capacity and enrollment as buildout occurs under the EIS alternatives:
  - Providing transportation service to schools with capacity;
  - Adding, relocating or removing programs;
  - Adjusting school boundaries;
  - Adjusting geographic zones for option schools;
  - Adding or removing portables;
  - Adding to or renovating buildings; or,
  - Opening, reconstituting or closing buildings.

### **Other Possible Measures**

- King County Metro could provide shuttle service between the Fort Lawton Project and downtown to enhance residents' access to services and employment opportunities.

### **Significant Unavoidable Adverse Impacts**

Alternatives 1, 2 and 3 would increase demand for school service, including at schools that are projected to be over capacity with or without the project (e.g., Lawton Elementary School and Ballard High School in the Fort Lawton vicinity and Eckstein Middle School in the Talaris vicinity). This impact on school service would be greater under Alternatives 2 and 3 at the Talaris site, as SPS does not have plans for a new middle school in the northeast Seattle area, whereas in the service area at the Fort Lawton site there are immediate plans to add new elementary capacity, as well as new high school capacity. In general, although general growth-related pressures on schools are difficult to predict further into the future, SPS is expected to take measures to address capacity issues, including provide transportation service, adjust attendance area boundaries or add portables. As a result, no significant unavoidable adverse schools or other public services impacts are anticipated.

## Utilities

### **Legally-Required Measures**

- Construction would be conducted in accordance with the conditions of all applicable permits issued by regulatory agencies (e.g., City of Seattle, Department of Fish and Wildlife and Department of Ecology).
- A Construction Stormwater Erosion Control Plan (CSECP) would be developed and implemented to cover all areas of the contractor's work including off-site areas such as disposal sites, haul roads, all nearby property, streams and other bodies of water, including:
  - Waste materials would be transported offsite and disposed of in accordance with applicable regulations and as noted in the CSECP.

- Construction entrances, wheel washes, street cleaning and other BMPs would be used to prevent tracking of soils beyond the project limits.
- Stormwater from work areas would be kept separate from non-work areas.
- The locations of existing inlets and catch basins would be identified in the CSECP and the method of protection would be described.
- Descriptions of locations, protections and covering practices for stockpiles would be provided.
- Controls to prevent sediment, debris and other pollutants from entering surface waters and drainage features would be provided.

### **Measures Proposed as Part of Project**

- A Spill Plan (SP) would be developed and implemented to ensure that all pollutants and products are controlled and contained.
- BMPs for concrete work would include the following:
  - Cement trucks wash water would not be disposed of onsite but would be returned to the off-site batch plant for recycling as process water; and
  - New concrete work would be covered and protected from rainfall until cured.
- The use of unsealed external copper and galvanized metal would be prohibited except where required by Code as necessary for public safety or where no feasible alternative exists.
- BMPs would be implemented to ensure that no foreign material such as oil or fuel from construction equipment enters surface waters and that sedimentation is minimized.
- Adequate material and procedures to respond to unanticipated weather conditions or accidental release of materials would be available onsite.
- Contract documents would specify that equipment used for this project would be free of external petroleum-based products while work is performed around any water resources.
- Equipment staging or materials storage would be restricted to existing unvegetated surfaces.
- Inspections of the erosion control measures would be conducted throughout the construction period. This would ensure the effectiveness of the measures and determine any need for maintenance, repairs or additional measures.
- Disturbance would be limited to those areas necessary for construction, which would be identified in on-site plans and marked on the site before construction begins.

- Stormwater runoff from new roads, surface parking and other possible contaminant sources would be collected in on-site facilities to provide water quality treatment (Talaris Site) or flow control (Fort Lawton), as needed. These facilities could include elements such as pipes, catch basins, manholes, vaults, raingardens, bioretention facilities, dispersal trenches or underdrain systems.

### **Other Possible Measures**

- Measures to control any impacts of excavation dewatering on groundwater could include: site-specific design and careful control of dewatering systems, minimizing the extent and duration of dewatering, and infiltration of extracted groundwater (see **Appendix B** for details).

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse utility impacts are expected.

### Housing and Socioeconomics

Increases in population and housing would occur gradually within the Fort Lawton and Talaris sites over the 7-year buildout period. No significant housing or socioeconomic impacts are expected to result from any of the redevelopment alternatives and as a result, no mitigation measures are identified.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse housing or socioeconomic impacts are expected.

### Environmental Justice

Although no significant environmental justice related impacts have been identified, the following measures would minimize related impacts.

### **Legally-Required Measures**

- All construction activities would be required to comply with city of Seattle Municipal Code regulations related to air quality and noise.
- Abatement, remediation, and disposal of any hazardous materials on site would occur in accordance with local, state, and federal regulations prior to start of construction or demolition activities on site.

### **Measures Proposed as Part of Project**

- The areas of the site undergoing construction would be secured and non-accessible after hours to prevent the creation of an attractive nuisance that could result in safety/public health impacts to the residential populations near the site.

### **Significant Unavoidable Adverse Impacts**

No significant unavoidable adverse environmental justice impacts are anticipated.

## Chapter 2

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### **Description of Proposed Action(s) and Alternatives**



# CHAPTER 2

## DESCRIPTION OF PROPOSED ACTION(S) AND ALTERNATIVES

This chapter describes the Proposed Action(s) and EIS alternatives for the *Fort Lawton Army Reserve Center Redevelopment Project* (hereafter also the “Fort Lawton Project”). Background information and a summary of historic site activities are also presented. Please see **Chapter 1** for a summary of the findings of the Final Environmental Impact Statement (FEIS), **Chapter 3** for details on the affected environment, probable significant environmental impacts and mitigation measures for the Proposed Action(s) and alternatives, **Chapter 4**, for key topic areas/additional information and analysis, and **Chapter 5** for all the comment letters on the Draft EIS (DEIS) and responses to the substantive comments. In this chapter, substantive information added or changed subsequent to issuance of the DEIS is shaded to ease identification of the added or changed information.

### 2.1 INTRODUCTION

The applicant, Seattle Office of Housing (Office of Housing), is considering redevelopment options including housing and park uses for the Fort Lawton U.S. Army Reserve Center site, located in the Magnolia neighborhood in northwest Seattle (see **Figure 2-1**, Regional Map, and **Figure 2-2**, Fort Lawton Vicinity Map). The approximately 34-acre site currently contains six buildings. The City’s goals are to produce supportive housing for formerly homeless people and affordable rental and ownership housing for low-income families and individuals, as well as create public park uses (including both active and passive uses) and meet park maintenance needs. It is expected that full buildout of the Fort Lawton Project would occur by 2025. However, actual buildout could depend on specific economic and market conditions.

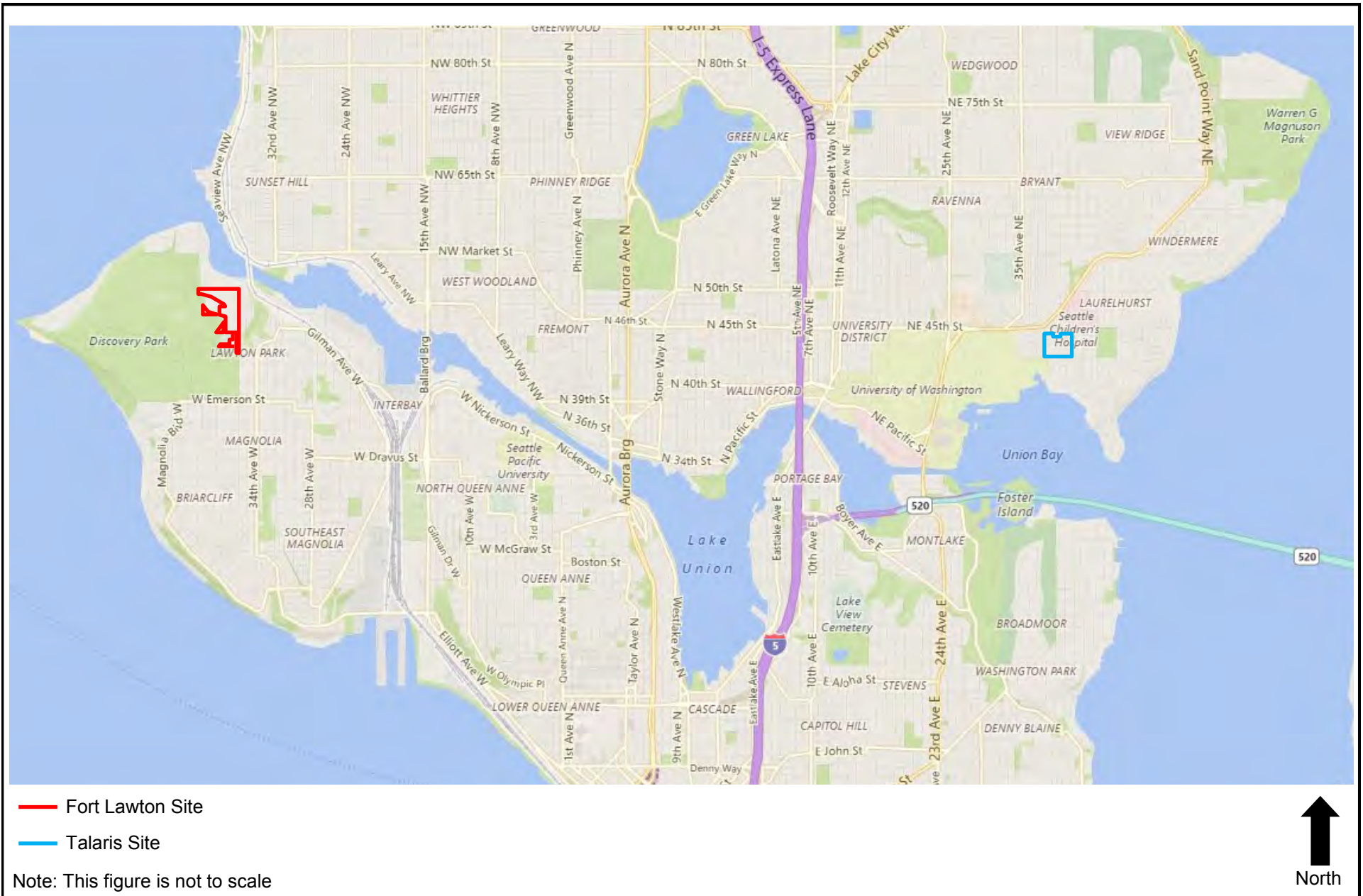
### 2.2 BACKGROUND

Fort Lawton is one of the last remaining military bases to be disposed of under the U.S. Army 2005 Base Realignment and Closure (BRAC) process. Following the decision to close the base, the Army named the City of Seattle the Local Redevelopment Authority (LRA), responsible for preparing and implementing the redevelopment plan for the property. From 2006 through 2008, the City conducted an extensive community engagement process that resulted in a detailed redevelopment plan (2008 Plan)<sup>1</sup> to create a diverse, mixed-income community with housing for homeless individuals and families and market-rate housing (totaling up to 216 units), while also preserving existing wildlife habitat and creating a new

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<sup>1</sup> *Fort Lawton Army Reserve Center Redevelopment Plan* (September 2008).

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Source: SMR Architects, 2017.

**Figure 2-1**  
Regional Map



This is a detailed street map of the Northwest area of Portland, Oregon. The map shows a grid of streets including NW 73rd St through NW 56th St, and various avenues like 32nd Ave through 46th Ave. A red outline highlights a specific area in the center, bounded by W Commodore Way, W Lawton St, W McCord Pl, and W Emerson St. A north arrow is located in the bottom right corner.

 Project Site

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Science, and  
Technology, Inc., PBC

**Figure 2-2**  
Fort Lawton Vicinity Map

neighborhood park. In September 2008, the Seattle City Council passed a resolution adopting the plan and approving related applications to the federal government.<sup>2</sup> A lawsuit was subsequently filed by the Magnolia Neighborhood Planning Council. In 2009, the Court of Appeals affirmed a lower court's ruling on the applicability of the State Environmental Policy Act (SEPA) to the proposed redevelopment plan. Further changes in market conditions following the 2009 decisions led to additional delay in carrying forward further redevelopment plans.

In 2011, the U.S. Army vacated the base, leaving it in caretaker status. In 2012, the Army issued a National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the closure, disposal and reuse of Fort Lawton based on the 2008 Plan.<sup>3</sup> The 2012 EA concluded that the Proposed Action would not result in significant impacts on the environment, and the Army published a Finding of No Significant Impact (FONSI).

The City is now carrying forward its past planning efforts into a vision for the Fort Lawton Army Reserve Center that creates an affordable, livable community for people with low incomes, and takes advantage of the opportunity to increase recreational and open space. Specifically, the City envisions a mix of affordable housing including supportive housing for formerly homeless seniors, as well as affordable rental and ownership housing for low-income families and individuals. A variety of park uses would also be provided, including preservation of natural areas, development of new park spaces that could support a range of uses including active recreation and re-use of an existing structure as a park maintenance facility. The Office of Housing is leading the Fort Lawton redevelopment effort, in coordination with the Seattle Department of Parks and Recreation (SPR). The City's development partners for the affordable and formerly homeless housing include Catholic Housing Services of Western Washington and Habitat for Humanity Seattle-King County. Both groups have long, successful histories of providing quality affordable housing in the greater Seattle area.

This SEPA EIS addresses the City's current redevelopment plans and is intended to comply with previous court decisions.

## **2.3 ENVIRONMENTAL REVIEW PROCESS AND PURPOSE**

### SEPA EIS and Lead Agency

SEPA provides the framework for agencies to consider the environmental consequences of a proposal before acting on it. It also gives agencies the ability to condition or deny a proposal

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<sup>2</sup> Resolution Number 31086.

<sup>3</sup> *Final EA for BRAC 05 Recommendations for Closure, Disposal and Reuse of Fort Lawton, United States Army Reserve Center (FACID, WA030, WA031, WA012), Seattle, WA* (July 2012).

due to identified likely significant adverse impacts. The Act is implemented through the SEPA Rules, Chapter 197-11 WAC and in City of Seattle by SMC 25.05 – Environmental Policies and Procedures.

The lead agency is the agency responsible for all procedural aspects of SEPA compliance (e.g., preparation and processing of an EIS). The responsible official represents the lead agency and is responsible for the documentation and content of the environmental analysis. For purposes of the Fort Lawton Project, Office of Housing is the SEPA lead agency and the Director of the Office of Housing is the responsible official for SEPA compliance.

## Determination of Significance and EIS Scoping

Office of Housing determined that the project is likely to have a significant impact on the environment. Thus, an EIS is required, per RCW 43.21C.030(2)(c).

On June 5, 2017, the City issued a Determination of Significance (DS) and Request for Comments on the Scope of the EIS. The DS indicated that the 21-day EIS scoping period would end on June 26, 2017, and that a public meeting would be held during scoping to provide opportunities for the public to learn more about the Proposed Actions and to provide input on the scope of the EIS. Based on feedback from residents who wanted to attend the public meeting but had a scheduling conflict, a second public meeting was also scheduled during scoping.

The first EIS Public Scoping meeting was held on June 19, 2017. During this meeting, the public was encouraged to provide both written and/or oral comments on the scope of the EIS. A total of 232 attendees signed in at the first meeting (the actual number may have been greater because not everyone may have elected to sign in). The meeting was set up as an open house, with a formal presentation by the Office of Housing and SPR, and a continuous opportunity to provide written or oral comment throughout the meeting.

The second EIS Public Scoping meeting was held on June 21, 2017. A total of 129 attendees signed in at the second meeting. The meeting included a similar presentation and open house format as the first meeting, with public comment accepted through written forms.

During the EIS scoping comment period, a total of 715 comments were received from 676 unique commenters (some individuals provided multiple comments). In addition to public comments, the Office of Housing received a petition requesting the addition of a school alternative. The petition contained 1,001 unique signatures at the time of submission (146 signatories also submitted a public comment). All the comment letters/emails/forms/transcript are available for review at Office of Housing (see **Appendix A** for details on the scoping process and a summary of the scoping comments).

As a result of EIS scoping, the City identified the following EIS alternatives and elements of the environment to be analyzed in the EIS.

## **EIS Alternatives**

Three action alternatives and one no action alternative are analyzed in this EIS, including:

- **Alternative 1 (Applicant's Preferred Alternative)** – Mixed Income Affordable Housing and Public Park Uses Onsite;
- **Alternative 2** – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite;
- **Alternative 3** - Public Park Onsite; Affordable/Homeless Housing Offsite; and
- **Alternative 4** – No Action Alternative.

In considering potential off-site locations for Alternatives 2 and 3, Office of Housing determined that property located in the Laurelhurst neighborhood in northeast Seattle, the Talaris site, was a good candidate. The Talaris site, which was recently put on the market, is one of the few large, contiguous sites available in a residential area of Seattle that would meet the Office of Housing's objectives and the purpose and need for the project (see Section 2-7 for details). Thus, the potential off-site location for the affordable and formerly homeless housing included in this EIS under Alternatives 2 and 3 is the Talaris site (see **Figure 2-3**, Talaris Vicinity Map).

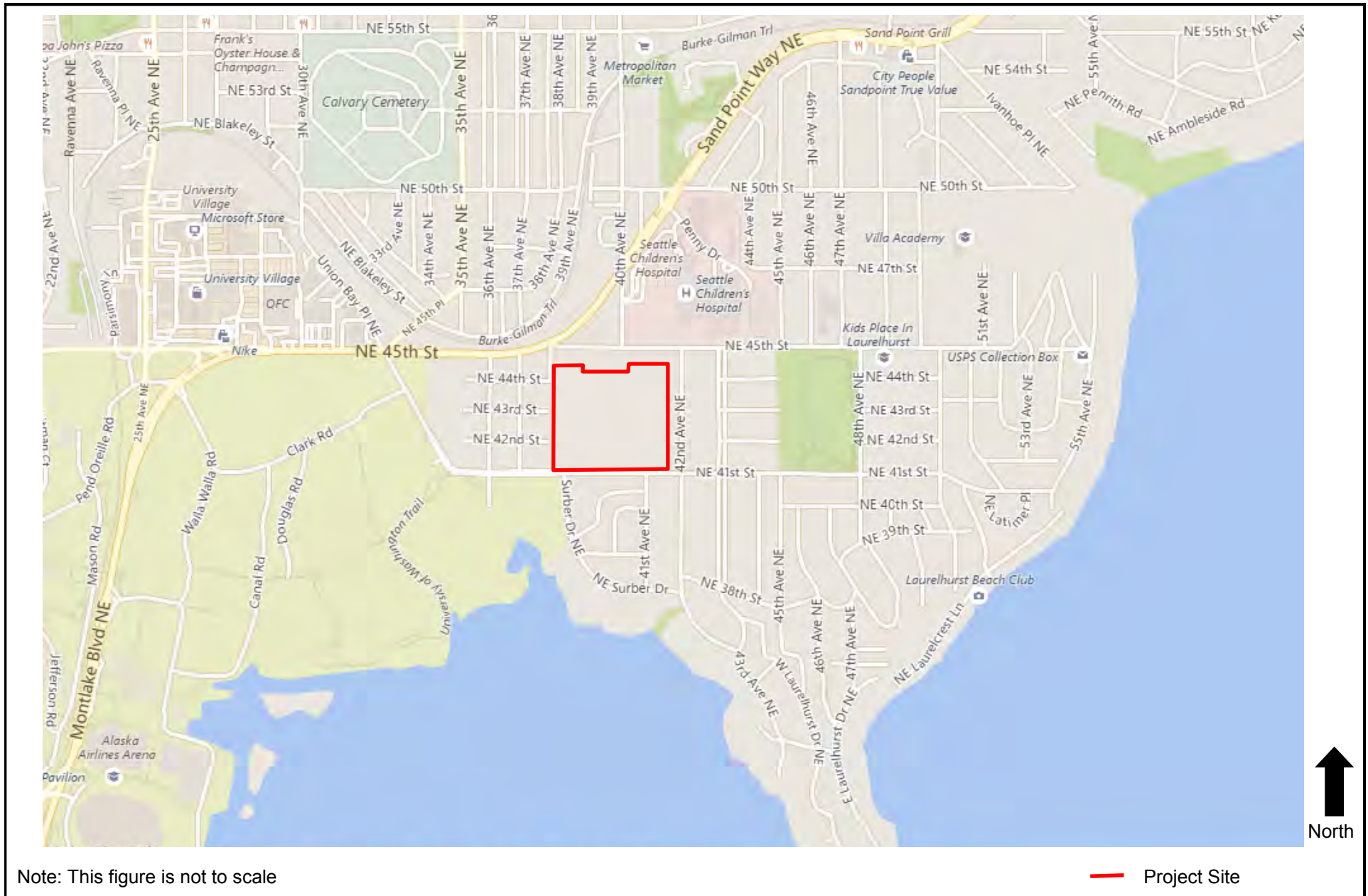
Potential redevelopment of the Talaris site is studied only as an example of a possible off-site alternative. It is provided in order to conceptually analyze probable adverse impacts that would be expected with redevelopment at that site or other off-site locations in the City. As allowed by SEPA, the analysis of the Talaris site is less detailed than the analysis of the Fort Lawton site. Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing.

## **Requests to Change Proposal/Alternatives**

Numerous comments were received during EIS Scoping requesting inclusion of a school on the Fort Lawton site in the range of alternatives addressed in the EIS. This would be a significant change to the underlying proposal. In response to interest from Seattle Public Schools (SPS), the Office of Housing provided additional time for SPS to evaluate the site more closely and determine whether it would be feasible to include a school in the redevelopment. After closer investigation, SPS determined that it would be unable to meet federal Department of Education requirements for a public benefit conveyance for construction of a school. In particular, SPS determined that it would not meet the criteria related to financial ability and immediate need, based on its past experience applying for federal property and its review of data on projected student population. Thus, an alternative that includes a school on the Fort Lawton site is not evaluated in this EIS.



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Source: Bing Maps and EA Engineering, 2017.

**Figure 2-3**  
Talaris Vicinity Map

Subsequent to the scoping period, however, the SPS board passed a resolution communicating its interest in finding ways to include SPS in the redevelopment. In response, the City determined that SPS could potentially qualify for open space conveyances, and has offered SPS the opportunity to pursue ownership of a portion of the property devoted to active recreation under Alternatives 1. This option is described in Alternative 1. SPS does not have funding or firm plans for development of a school at this time. Should SPS pursue this option, they would need to conduct additional, separate environmental review.

During Scoping, other requests were made for revisions to the EIS alternatives, including:

- Include an off-leash dog park in the park component;
- Increase the density of affordable housing;
- Give land to the United Indians;
- Give land to the Duwamish Tribe;
- Create new athletic facilities;
- Create meeting spaces and vacation rentals; and
- Remove the off-site housing component of Alternatives 2 and 3.

(See **Appendix A** for details.)

SEPA requires that EIS alternatives meet the applicant's objectives for a project, but at a lower environmental cost (WAC 197-11-440(5)(b)). Most of the above requests do not meet the applicant's objectives for the proposal, as described in Section 2.7 (except those related to public recreation) and these requests are not carried forward in this EIS. Regarding specific recreational programming, both the City and SPS are committed to a future process that incorporates public input regarding the programming of this space when funding becomes available for development. If this process identified specific uses with additional impacts, further SEPA review would be conducted.

### **Elements of the Environment**

The following elements of the environment are analyzed in the EIS. Conditions during construction and operation of the project are evaluated.

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

### Purpose of EIS Analysis

Per WAC 197-11-400 and SMC 25.05.400, an EIS is an objective, impartial evaluation of the environmental consequences of a proposal. It is a tool that will be used by City of Seattle,



other agencies and the public in the decision-making process for the Fort Lawton Project. An EIS does not recommend for or against a course of action.

This FEIS for the Fort Lawton Project is the City of Seattle’s analysis of probable significant environmental impacts of the Proposed Actions and alternatives of the elements of the environment listed above. The FEIS has been issued and distributed to agencies, tribes, organizations and the public for review as part of a public comment period. The DEIS was issued on December 14, 2017, with the public comment period ending on January 29, 2018. A public meeting was held on January 9, 2018.

Based on the comments received on the DEIS, this FEIS was prepared as the final step in the EIS process. The FEIS provides responses to substantive comments received on the DEIS from agencies, organizations and the public, and as necessary may contain clarifications on the alternatives and the analysis of environmental impacts. The DEIS and FEIS together comprise the document that the City will use—along with other analyses and public input—to make decisions on the proposed Fort Lawton Project.

After the issuance of this FEIS, City staff will make recommendations to the decision-makers on the Fort Lawton Project. Additional opportunities for public input will occur during this process.

## Prior Environmental Review

As mentioned previously, NEPA environmental review was accomplished by the U.S. Army for prior actions related to the Fort Lawton Project. The *Final EA for BRAC 05 Recommendations for Closure, Disposal and Reuse of Fort Lawton, United States Army Reserve Center (FACID, WA030, WA031, WA012), Seattle, WA* (July 2012) is incorporated by reference into this EIS, per WAC 197-11-635 and SMC 25.05.635.

## 2.4 SITE DESCRIPTION

### Fort Lawton Site

The approximately 34-acre Fort Lawton site is located in the Magnolia neighborhood in northwest Seattle. The site is bordered by W Lawton Street to the north, 36<sup>th</sup> Avenue W to the east, W Government Way to the south and Discovery Park to the west. The site is in Sections 10 and 15, Township 25 North, Range 3 East, W.M. The street address is: 4570 Texas Way (see **Figure 2-1** and **Figure 2-2**).

### Talaris Site

The approximately 18-acre Talaris site is located in the Laurelhurst neighborhood in northeast Seattle. The site is bordered by existing commercial, institutional and residential uses along NE 45<sup>th</sup> Street to the north, residential uses along 42<sup>nd</sup> Avenue NE to the east, NE 41<sup>st</sup> Street to the south and the unimproved 38<sup>th</sup> Avenue NE right of way to the west. The site is in Section 15, Township 25 North, Range 4 East, W.M. The street address is: 4000 NE 41<sup>st</sup> Street (see **Figure 2-1** and **Figure 2-3**).

## 2.5 SITE HISTORY

The following provides brief histories of the Fort Lawton and Talaris sites.

### General Site History

#### **Fort Lawton Site**

In 1897, the Seattle Chamber of Commerce and local citizens donated 703 acres of Magnolia Bluff to the U.S. Army for use as a base to defend Seattle and Puget Sound. Fort Lawton was in active military use as a staging center and prisoner of war camp through World Wars I and II, the Korean War and into the Vietnam War. At the height of base activities during World War II, the Fort included 450 buildings and housed 20,000 soldiers. In 1968, the Army decided to transfer much of the base site to the City of Seattle, which subsequently became Discovery Park, the City's largest park (534 acres). After the land was transferred to the City, a 20-acre portion of the site was turned over to Native Americans to create the Daybreak Star Cultural Center. An area of approximately 46 acres was retained by the U.S. Army and used as a Reserve Center. In 2000, the Army built the Fort Lawton Army Reserve Complex (FLARC) building at the Reserve Center, which was transferred to the Veterans Administration (VA) in 2011. The Federal Government plans to retain the portion of the Army Reserve Center site that contains FLARC, together with supporting parking and the military cemetery. The remaining approximately 34 acres of the Army Reserve Center, and the subject of this EIS, is currently closed and vacant and is in caretaker status by the Army.

#### **Talaris Site**

In the 1960s and 1970s, the Talaris site was developed as the Battelle Memorial Institute. The Battelle campus was used for educational seminars, conferences and workshops and as an advanced study center. In 1997, Battelle sold the property to ERA Communities of Laurelhurst, and in 2000, ERA Communities sold the property to 4000 Property, LLC. The property was leased to the Talaris Research Institute which used the facilities to study early childhood development. In 2012, Talaris Research was sold to a Maryland-based company. The property is currently used as a conference center, known as the Talaris Conference Center. In 2013, the buildings and landscaping at the Talaris site were designated as an historic landmark by City of Seattle.

(See Section 3.6, **Land Use/Relationship to Plans and Policies**, and Section 3.9, **Historic and Cultural Resources**, for details on the sites' histories.)

## 2.6 EXISTING SITE CONDITIONS

Below is a summary of existing site topography, vegetation, land uses, vehicular/pedestrian access and utilities; as well as Comprehensive Plan designations and zoning classifications at the Fort Lawton and Talaris sites. More detailed information on existing site conditions is provided in **Chapter 3**.

## Existing Natural Environment

### **Fort Lawton Site**

The Fort Lawton site is located on Magnolia Bluff. The site generally slopes downward in a series of terraces from higher elevations at the southwest corner to lower elevations to the north and northeast. Steep slopes are present along the north and east edges of the site (see **Figure 2-4**, Existing Fort Lawton Site Conditions).

The site has two large areas of unmaintained natural vegetation: one along the north bluff and the other in the south portion of the site, adjacent to the Fort Lawton Cemetery. Other areas of the site contain grass and ornamental plants. Shilshole Bay is located about 400 feet to the north of the site. No water resources are known to be located onsite.

**Table 2-1** presents a breakdown of the existing site conditions at the Fort Lawton site. As shown in **Table 2-1**, 18.5 acres (55% of the site) is currently in built area/impervious surfaces and 15.5 acres (45% of the site) is in open space areas/pervious surfaces.

**Table 2-1**  
**EXISTING BUILT AND OPEN SPACE AREA - FORT LAWTON SITE**

	Existing Conditions (Ac.)
<b>Built Area (Impervious Area)</b>	
Buildings/Structure Footprints	2.3
Roadways/Sidewalks <sup>1</sup>	5.0
Surface Parking	<u>11.2</u>
<b>Subtotal</b>	18.5
<b>Open Space Area (Pervious Area)</b>	
Landscaped Areas	5.9
Passive Open Space Areas <sup>2</sup>	9.6
Active Open Space Areas	<u>0</u>
<b>Subtotal</b>	15.5
<b>TOTAL</b>	<b>33.9</b>

**Source: Seattle Office of Housing, 2017.**

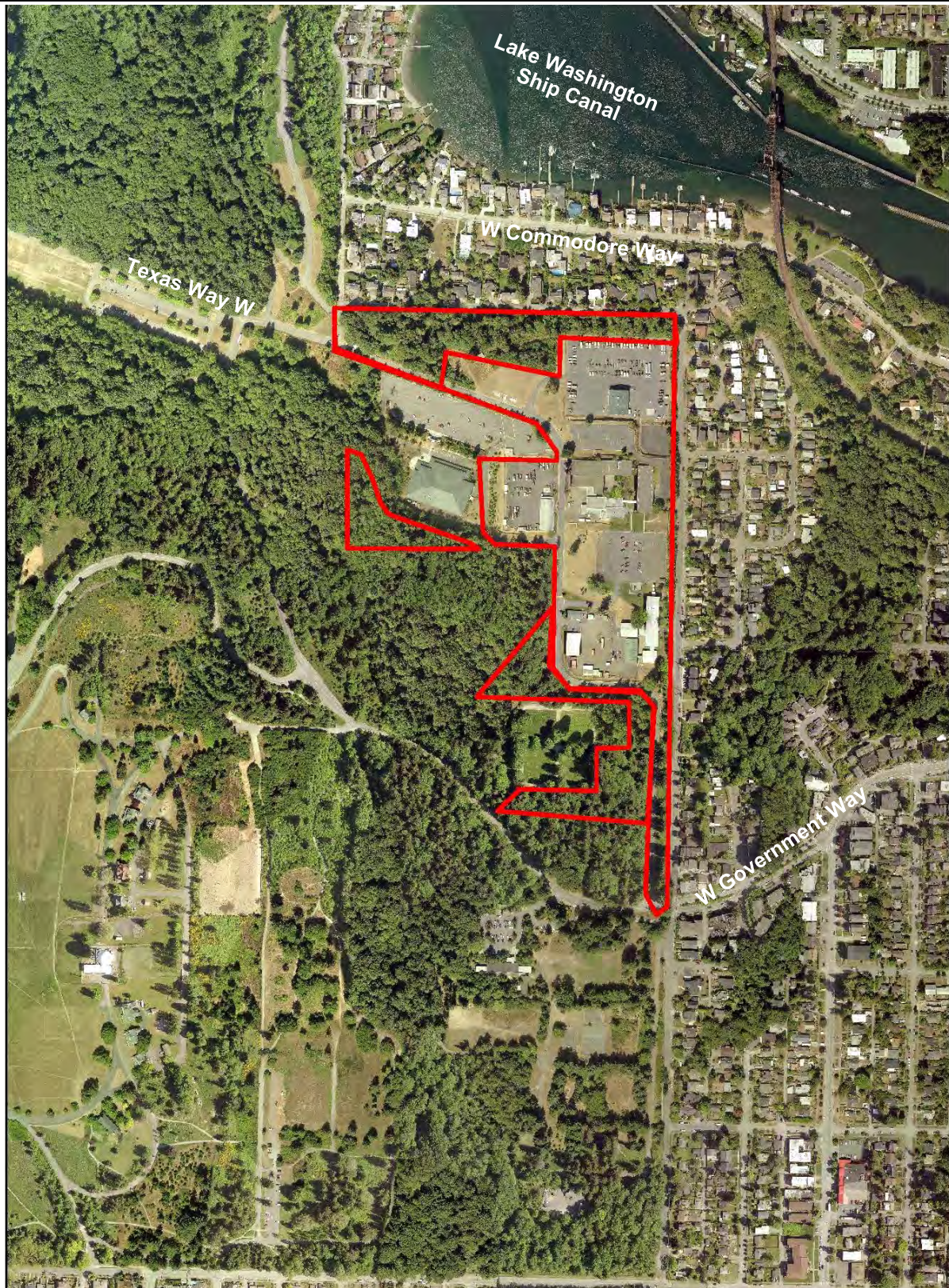
<sup>1</sup> Includes paved area along the Texas Way and 36<sup>th</sup> Avenue W rights of way.

<sup>2</sup> Passive open space areas under existing conditions includes natural wooded areas.

Note: any discrepancies in the table are due to rounding.



**Fort Lawton Army Reserve Center Redevelopment Project  
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Note: This figure is not to scale

— Project Site

Source: City of Seattle, 2017.

**Figure 2-4**  
Existing Fort Lawton Site Conditions



## Existing Built Environment

### **Fort Lawton Site**

The Fort Lawton site presently contains six buildings, roadways, parking areas and sidewalks (see **Figure 2-4**). The buildings include:

- Harvey Hall - Building 216
- Leisy Hall - Building 220
- Area Maintenance Support Activity (AMSA) - Building 222
- Maintenance - Building 211
- Maintenance - Building 214
- Organizational Maintenance Shop (OMS) - Building 245

Most of the buildings were built for storage, maintenance or vehicle repair purposes. Harvey Hall – Building 216 and Leisy Hall – Building 220 contained administrative and training facilities. An incinerator stack is also present onsite. None of these structures are currently in use.

### **Talaris Site**

The Talaris site presently contains nine buildings, together with roadways, parking areas and trails (see **Figure 2-5**). The buildings include:

- Apartment Building A
- Apartment Building B
- Apartment Building C
- Seminar Building D
- Lodge Building E
- Dining Building F
- Office Building G
- Two other minor structures

These buildings are currently used as a conference center.

## Existing Site Access and Circulation

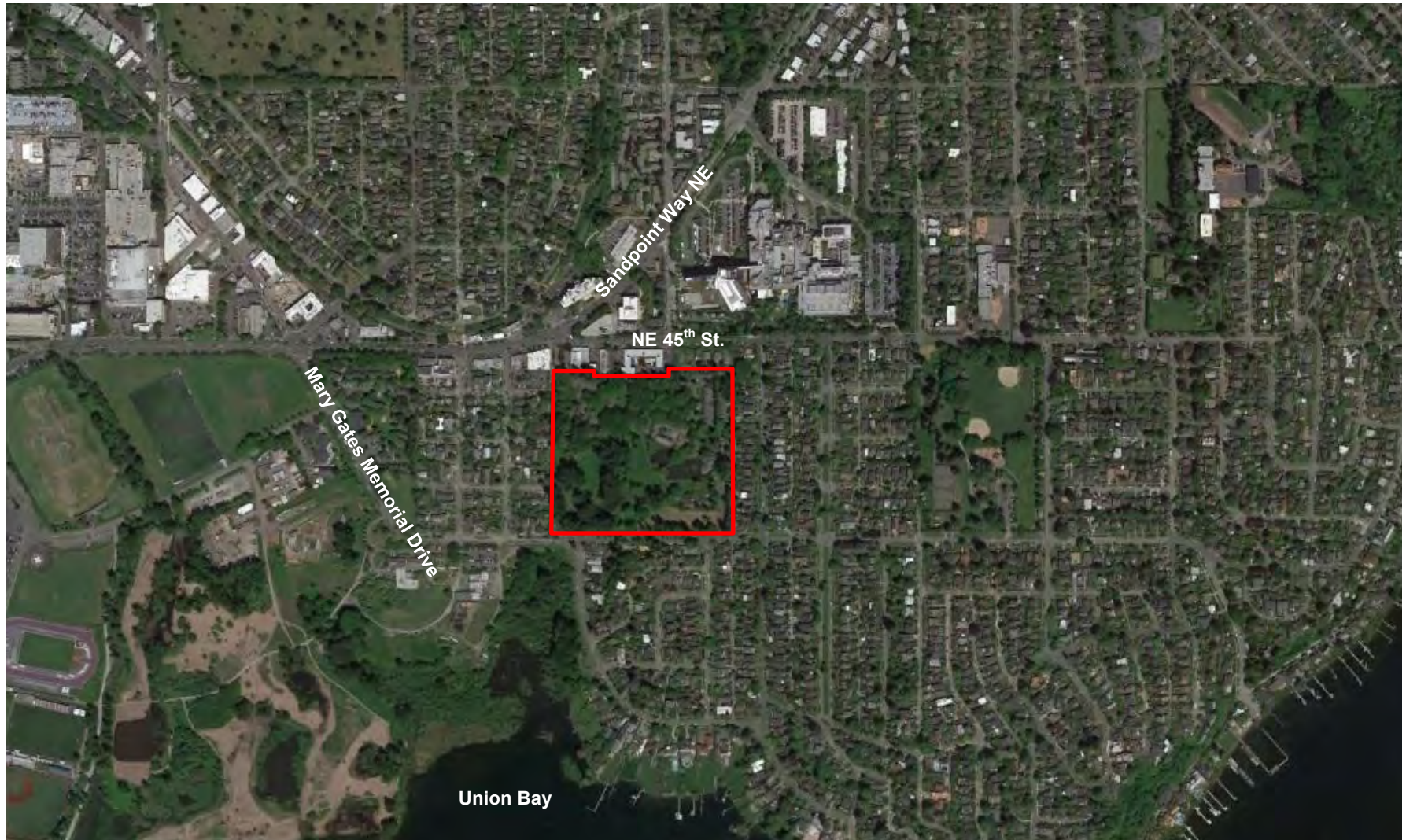
### **Fort Lawton Site**

Vehicular access through the Fort Lawton site is presently provided by Texas Way, a street that generally passes north-south through the site. The primary access point to the site is from the south via the intersection of Texas Way and W Government Way. Secondary access is available from the north via the intersection of Texas Way and 40<sup>th</sup> Avenue W. There are several former vehicular access points to the site from 36<sup>th</sup> Avenue W; however, these access locations are currently closed. Non-vehicular access within and around the site is challenged by grades, intermittent sidewalks and the fence along the site boundary.

### **Talaris Site**

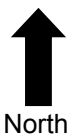
Vehicular access through the Talaris site is presently provided by private roadways. Access to the site is from the south via two access points off NE 41<sup>st</sup> Street; an existing connection from the west via 38<sup>th</sup> Avenue NE is currently closed and gated. Sidewalks onsite provide opportunities for non-vehicular access; however, fencing that has been installed around the site inhibits access by the public.

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Note: This figure is not to scale

— Project Site



Source: Google Earth and EA Engineering, 2017.



**Figure 2-5**

Existing Talaris Site Conditions

(See Section 3.10, **Transportation**, and **Appendix I** for details.)

## Existing Utilities

### **Fort Lawton Site**

#### **Water**

Existing water service to the site is provided by Seattle Public Utilities (SPU). The site is currently served by a looped underground system of water mains. These water mains enter the area at the intersection of 36<sup>th</sup> Avenue W and W Government Way. The mains supply potable water as well as fire flow. There are ten fire hydrants located throughout the site.

#### **Sewer**

Existing sewer service to the site is provided by Seattle Public Utilities (SPU). Wastewater from the site is carried north by an 8-inch sewer line that connects to a major trunk line for stormwater and wastewater in Commodore Way. Wastewater is conveyed to King County's West Point Sewage Treatment Plant, immediately west of Discovery Park, where it is treated. In addition, the King County Wastewater Treatment Division (WTD) manages a 144-inch diameter sewer tunnel located approximately 140 feet beneath the south end of the Fort Lawton site, starting where 36<sup>th</sup> Avenue W meets W Fort Street and continuing west under the site.

#### **Stormwater**

Stormwater from the site is collected by roadside swales and parking lot catch basins that drain into the City of Seattle's combined stormwater and wastewater trunk line in Commodore Way. Collected stormwater is conveyed to the West Point Wastewater Treatment Plant. There is currently no on-site stormwater flow control or water quality treatment.

#### **Energy**

Electrical power is presently provided to the site by Seattle City Light. The electrical system was installed in 1999 and consists of a 26kV primary underground system with three pulling vaults and four transformer vaults. Electrical service is provided by a Seattle City Light substation located on the east side of 36<sup>th</sup> Avenue W and associated underground transmission lines.

Natural gas service to the site is provided by Puget Sound Energy (PSE). A natural gas main is located along 36<sup>th</sup> Avenue W.

#### **Solid Waste**

Solid waste service to the site is provided by a licensed private contractor and disposed of in a permitted landfill. The U.S. Army Reserve, through a King County mandate, has a recycling program in place that collects plastic, newspaper, aluminum and glass, and sells them to Emerald Recycling services.

### **Talaris Site**

Existing utilities on/available to the Talaris site include water (SPU), sewer (SPU), electricity (Seattle City Light), natural gas (PSE) and solid waste (SPU). Stormwater conveyance is provided onsite; however, no flow control or water quality treatment exist.

(See Section 3.12, **Utilities**, for details.)

## Comprehensive Plan and Zoning Designations

### **Fort Lawton Site**

The Fort Lawton site is designated as a Multi-Family Residential Area in the Seattle 2035 Comprehensive Plan.<sup>4</sup> Multi-Family Residential Areas are intended to allow a variety of housing types and densities that are suitable for a broad array of households and income levels and that promote walking and transit use near employment concentrations, residential services and amenities. The site is zoned Single-Family 7200 (SF 7200). This zone provides for single-family housing at one dwelling unit per lot, with a minimum lot size of 7,200 sq. ft. While single-family residential uses are the primary uses allowed in this zone, other uses allowed outright by the Seattle Municipal Code include nursing homes and adult daycares.

### **Talaris Site**

The Talaris site is designated as a Single-Family Residential Area in the Seattle 2035 Comprehensive Plan. Single-Family Residential Areas are intended to provide opportunities for detached single-family and other compatible housing options that have low height, bulk and scale in order to serve a broad array of households and incomes and to maintain an intensity of development that is appropriate for areas with limited access to services, infrastructure constraints, fragile environmental conditions or that are otherwise not conducive to more intensive development. The site is zoned Single-Family 5000 (SF 5000). This zoning classification provides for single-family housing at one dwelling unit per lot, with a minimum lot size of 5,000 sq. ft.

(See Section 3.6, **Land Use**, for details.)

## **2.7 DESCRIPTION OF THE PROPOSAL**

### Objectives of the Proposal

SEPA requires that an EIS include a description of the applicant's objectives for a proposal (WAC 197-11-440(5) and SMC 25.05.440). The following are the applicant's (Office of Housing's) primary objectives for the Fort Lawton proposal.

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<sup>4</sup> Seattle, 2016



- Redevelop an approximately 34-acre former U.S. Army Reserve Center site into an affordable, livable community that meets Seattle’s increasing need for affordable housing, and open space and recreation areas.
- Affirmatively further fair housing by providing quality, affordable housing choices for low-income people, particularly in areas with few affordable housing options.
- Provide a mix of safe, quality and affordable housing options for people with low to no incomes, including:
  1. Approximately 85 units of permanent supportive housing for homeless seniors, including veterans;
  2. Approximately 75 to 100 units of affordable rental apartments for low-income households earning up to 60% of area median income, including families with children; and
  3. Approximately 50 units of affordable homeownership opportunities for families earning up to 80% of the area median income.
- Partner with community organizations and public agencies to support low-income households to thrive.
- Preserve existing natural areas and support wildlife habitat.
- Provide new public park amenities that serve the needs of current and future neighborhood residents, as well as the broader community.
- Help meet the high public demand for active recreation space.
- Reduce existing public maintenance costs at Discovery Park.
- Work cooperatively with the Seattle Department of Construction and Inspections to adopt necessary land use approvals, including rezoning a portion of the property to lowrise zoning.
- Ensure that the redevelopment is financially feasible and sustainable.
- Utilize this unique opportunity to leverage public property for community benefit.
- Facilitate an efficient redevelopment process to enable completion of urgently needed affordable housing as quickly as possible.

## Purpose and Need for the Proposal

At this point, no federal actions or federal funding have been identified for the proposed Fort Lawton Project, and environmental review is being conducted under SEPA. However, it is possible that federal funding could be available in the future and NEPA environmental review could be required. In anticipation of such federal funding, some discussions relative to NEPA are provided in this EIS.

NEPA requires that environmental review documentation include a description of the purpose and need for a proposal (Council of Environmental Quality NEPA Implementing Regulations, Section 1502.13). The 2012 NEPA EA prepared for the Fort Lawton Army Reserve Center described the U.S. Army’s purpose and need for closure, disposal and reuse of the property. The City of Seattle is now advancing a redevelopment proposal for the Fort Lawton site. In anticipation of possible federal funding, Office of Housing has identified the following purpose and need for the project.

## **Purpose**

The purpose of this project is to create an affordable, livable community with safe, high quality housing options for those with low or no incomes, and to meet the growing demand for open space and recreational opportunities.

## **Need**

The shortage of affordable housing in Seattle is a longstanding problem that has intensified in recent years as the city has experienced dramatic increases in housing prices from rapid economic growth. While the impacts of rising housing costs are felt broadly, those with the lowest incomes experience these effects most severely. It is estimated that over 42,000 low-income households in Seattle pay more than half their income toward housing costs, leaving few resources for other necessities such as food, medical care, transportation or child care.<sup>5</sup> A severe housing cost burden puts low-income households at increased risk of becoming homeless or being displaced from their community.

The number of families and individuals living unsheltered or without a permanent home has also been on the rise. In 2016, Seattle Public Schools served 2,944 homeless students, while the number of people living on the streets in King County rose 19% to 4,505, of which 2,942 were counted in Seattle (2016 One Night Count Annual Report). In 2017, a new point in time count identified 5,485 people living without shelter and another 6,158 people living in shelters or transitional housing in King County. Over 70% of the homeless population was counted in Seattle.

Housing affordability has a clear nexus with racial and social inequity in Seattle. According to the 2017 City of Seattle Assessment of Fair Housing (AFH), Black households experience the highest rates of severe housing problems such as severe cost burden and overcrowding (35%), followed by Hispanic/Latino and Asian households, while White households are least likely to experience housing problems. These inequities are also evident in persistent disparities in access to homeownership, which has had compounding impacts on disparities in wealth building.

In recent years, rapidly increasing home prices, has put the opportunity for buying a first home out of reach for almost all moderate-income households. The median home value in Seattle is now \$690,300,<sup>6</sup> an increase of 15.5% over the past year. Zillow predicts that home prices will rise an additional 5.1% in the next 12 months. Providing affordable homeownership opportunities addresses historical inequities by allowing families, historically denied access to ownership to build wealth. In addition to building financial wealth, homeownership allows families more stability and opportunity to gain in other facets of their lives, whether it is better managing health issues, children doing better in school or having the credit to start one's own business. Presenting the opportunity to own a

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<sup>5</sup> U.S. Department of Housing & Urban Development, CHAS, 2010-2014 5-year American Community Survey.

<sup>6</sup> Zillow Home Value Index (as of August 2017).

home near amenities such as are present in Magnolia has shown to benefit families and communities.

Patterns of racial segregation rooted in Seattle's history of racially restrictive covenants also persist. According to Seattle's 2017 AFH, 69% of the lowest poverty exposure census tracts also have a history of creating and enforcing racially restrictive covenants prohibiting one or more groups of people based on race, ethnicity or national origin from settling in that area compared with 33% of the highest poverty exposure tracts. Magnolia and Laurelhurst are among the neighborhoods that utilized restrictive covenants in the past and have remained relatively exclusive neighborhoods with little to no access to affordable housing choices for those with low incomes.

In addition to the critical need for affordable housing, the growing population in Seattle has placed extraordinary demand on the public park system and has over-burdened the limited active recreation resources available through SPR.

Between 2010 and 2016, Seattle's population increased by 78,140 individuals. Puget Sound Regional Council has projected that an additional 120,000 will move to Seattle by 2035, with most growth occurring in the city's urban centers and villages. To meet the increased demand for park space and meet the City's adopted Level of Service (LOS) of eight acres of parkland per 1,000 residents, SPR needs to acquire approximately 40 acres of parkland by 2035.

## Proposed Actions

To implement the applicant's objectives for the site and satisfy the purpose and need for the project, the Proposed Actions for the Fort Lawton Project include:

- City Council approval of a redevelopment plan;
- City Council approval of a rezone of portions of the Fort Lawton site from SF 7200 to LR2 (M1) zoning classification;
- Authorization to accept conveyance of the site from the Army and convey portions of the site for housing development, and execute easements;
- Preliminary and final plat approvals;
- Approval of funding for acquisition and development; and
- Land use, building, construction and other development permits and approvals.

As discussed later in this chapter, not all the alternatives would require the same set of actions. For example, Alternative 2 would not require rezone of a portion of the Fort Lawton site to LR2 (M1) zoning classification or public property conveyances, but it would require that the City Council approve an amendment to the Comprehensive Plan's Future Land Use Map and a rezone to LR2 (M1) zoning classification for the Talaris site. The environmental impacts of the Proposed Actions are evaluated in the context of each alternative.

## Redevelopment Concept

As indicated in the “Applicant’s Objectives,” the intent of the Fort Lawton Project is to *“Redevelop the approximately 34-acre former Fort Lawton U.S. Army Reserve Center site into an affordable, livable community that meets Seattle’s increasing need for affordable housing, and open space and recreation areas.”*

The Fort Lawton Project is intended to be a well-designed community that would be compatible with the surrounding Magnolia neighborhood and Discovery Park. For the most part, building development is not intended to be visible, directly interface with or connect to these areas. Specifically, the project would locate the densest building development in the central portion of the Fort Lawton site, away from site boundaries and nearby single-family residential development. The project would preserve existing forested areas in the north and south portions of the site, and would maintain the existing vegetation along the eastern edge of the site that serves as a buffer between the site and the adjacent neighborhood. A minimal number of vehicular and pedestrian access points would be provided (one vehicular access point to the north and one to the south) to reduce the project’s interface with the surrounding area.

### 2.7.1 Description of EIS Redevelopment Alternatives

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To conduct a comprehensive environmental review, a range of redevelopment alternatives are included in this FEIS to fulfill the applicant’s objectives and purpose and need for the project, as well as provide a useful tool for the decision-making process. The EIS alternatives create an envelope of potential redevelopment for the analysis of environmental impacts under Alternatives 1, 2 and 3. These alternatives are intended to represent a reasonable range of land uses and densities to address the applicant’s development objectives for the site, the existing regulatory framework and economic factors. As the environmental review and land use approval process associated with the project proceeds, the Proposed Action chosen by the decision-makers may include components of some or all of the three alternatives. However, it is assumed that the scope of the Proposed Action that is ultimately approved will be within the range of assumptions and impacts tested in this FEIS.

**Table 2-2** summarizes and compares the built and open space areas, and **Table 2-3** the proposed redevelopment under the EIS alternatives.

Redevelopment is analyzed for the year 2025 which, for SEPA purposes, is assumed to represent full buildout of the project. The actual buildout period could vary depending on specific economic and market conditions. Likewise, during future permitting, the number and type of dwelling units and/or the specific number and type of park facilities could vary and be approved so long as the impacts are within the overall project envelope analyzed in this EIS. Consequently, the summary of proposed development for Alternatives 1, 2 and 3 in **Table 2-3** is representative of the potential development; actual development may vary.

## Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's** Preferred Alternative)

Under Alternative 1, proposed development would feature a mix of affordable housing on the Fort Lawton site, including affordable rental and ownership and formerly homeless housing. A portion of the site would be rezoned to LR2 (M1) 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. Proposed development is described further below and summarized in **Tables 2-2** and **2-3**.

As shown in **Table 2-2** and illustrated in **Figure 2-6A** and **2-6B**, Fort Lawton Site Plan – Alternative 1, approximately 13.2 acres (39% of Fort Lawton site) would be in built/impervious surface areas and 20.7 acres (61% of the site) would be in open space/pervious surface areas under Alternative 1. A total of approximately 202,291 sq. ft. of residential uses (238 units), 21.6 acres of parks and recreation facilities and 266 parking spaces would be provided on the Fort Lawton site. Alternative 1 is anticipated to accommodate approximately 596 new residents.<sup>7</sup>

**Table 2-2**  
**BUILT AND OPEN SPACE AREA ON THE FORT LAWTON SITE –**  
**EIS ALTERNATIVES**

	Alt. 1 (Ac.)	Alt. 2 (Ac.)	Alt. 3 (Ac.)	Alt. 4 (Ac.)
<b>Built Area (Impervious Area)</b>				
Buildings/Structure Footprints	2.2	7.1	0.2	2.3
Roadways/Sidewalks <sup>1</sup>	6.6	6.9	5.0	5.0
Surface Parking	4.4	0.0	4.2	11.2
Private Drive Paths	<u>0.0</u>	<u>1.3</u>	<u>0.0</u>	<u>0.0</u>
<b>Subtotal</b>	<b>13.2</b>	<b>15.3</b>	<b>9.4</b>	<b>18.5</b>
<b>Open Space Area (Pervious Area)</b>				
Landscaped Areas	2.6	12.7	0.0	5.9
Passive Open Space Areas <sup>2</sup>	13.0	0.0	17.0	9.6
Active Open Space Areas <sup>3</sup>	5.1	0.0	7.6	0.0
Undesignated Buffer Space	<u>0.0</u>	<u>5.9</u>	<u>0.0</u>	<u>0.0</u>
<b>Subtotal</b>	<b>20.7</b>	<b>18.6</b>	<b>24.6</b>	<b>15.5</b>
<b>TOTAL</b>	<b>33.9</b>	<b>33.9</b>	<b>33.9</b>	<b>33.9</b>

**Source: Seattle Office of Housing, 2017.**

<sup>1</sup> Includes paved area along the Texas Way and 36<sup>th</sup> Avenue W rights of way.

<sup>2</sup> Passive open space areas under Alternatives 1 and 3 includes natural wooded areas and passive parks. Passive open space areas under Alternative 2 include natural wooded areas.

<sup>3</sup> Active open space areas under Alternatives 1 and 3 include multi-purpose fields.

Note: any discrepancies in the table are due to rounding.

<sup>7</sup> Population estimates are based on comparable projects and are calculated as follow:

- Senior Supportive housing – 85 residents (1.0 resident per unit) and 1 manager (1.0 manager per manager unit);
- Affordable rental – 250 residents (2.5 residents per unit); and
- Affordable ownership – 310 residents (5.0 residents per unit).

**Table 2-3  
SUMMARY OF DEVELOPMENT – EIS ALTERNATIVES**

	ALT. 1		ALT. 2		ALT. 3		ALT. 4	
	F.L. SITE	T. SITE	F.L. SITE	T. SITE	F.L. SITE	T. SITE	F.L. SITE	T. SITE
<b>HOUSING</b>								
Number of Housing Units	238	0	113	238 <sup>2</sup>	0	238 <sup>2</sup>	0	0
Area of Housing (SF)	202,291	0	316,400	256,551	0	256,551	0	0
<b>PARKS &amp; RECREATION</b>								
Number of Sports Fields	2	0	0	0	3	0	0	0
Area of Parks & Recreation (Ac) <sup>1</sup>	21.6	0	0	0	29.0	0	0	0
<b>COMMUNITY FACILITIES</b>								
Area of Community Facilities (SF)	0	0	0	30,621	0	30,621	0	0
<b>PARKING</b>								
Number of Parking Spaces	266	0	254	295	90	295	0	0
Area of Surface Parking (Ac)	4.4	0	0	3.3	4.2	3.3	0	0

**Source: Seattle Office of Housing, 2017.**

F.L. = Fort Lawton, T. = Talaris

<sup>1</sup> Includes active and passive parks, SPR maintenance facility and area dedicated to Discovery Park.

<sup>2</sup> For purposes of conservative analysis in this EIS, the same number of affordable and formerly homeless housing units are assumed on the Talaris site under Alternatives 2 and 3 as on the Fort Lawton site under Alternative 1.

### **Conveyance/Sale of Property**

Development of the Fort Lawton site under Alternative 1 would require public property conveyances by the U.S. Army to the City of Seattle per the BRAC process. Conveyances would include acquisitions and subsequent sale of parcels designated for housing development and the execution of necessary easement agreements.

### **Zoning Reclassification**

The proposal would require that a portion of the site be rezoned from the existing SF 7200 zoning to LR2 (M1) zoning classification. For the rezone, a rezone proposal would need to be prepared, review of the proposal conducted and City Council approval granted (see Section 3.6, **Land Use/Relationship to Plans and Policies**, for details).

### **Phasing Plan**

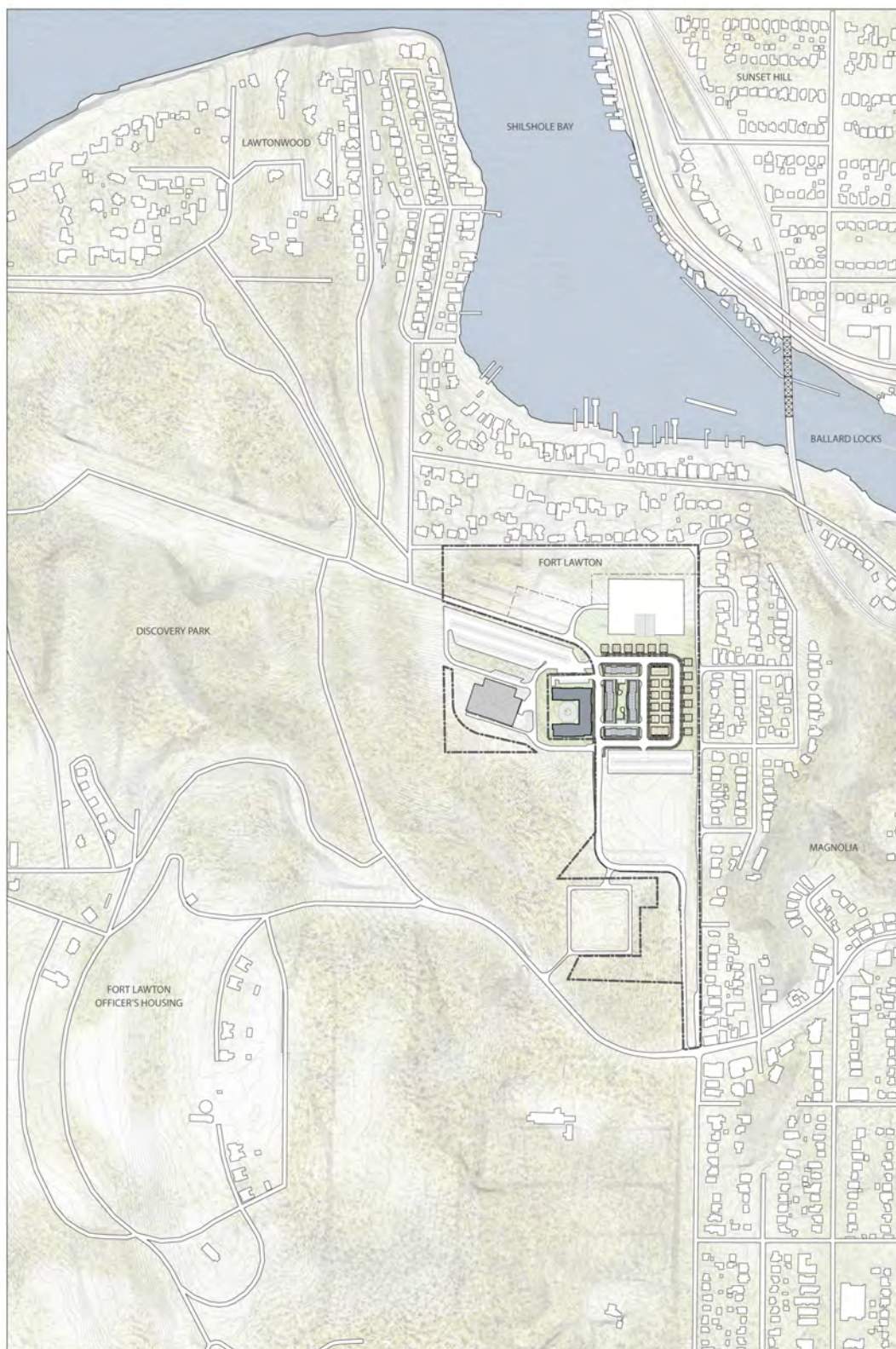
The proposal would be approved and constructed over an estimated seven years. Construction of the project would begin after property conveyance, zoning reclassification and other approvals, likely in 2020. For analysis purposes in this EIS, buildout of the project is estimated to occur in 2025. Actual buildout would depend on specific economic and market conditions. (See **Table 2-4** for details.)

### **Demolition and Grading**

Under Alternative 1, all the buildings on the Fort Lawton site, except OMS - Building 245, would be demolished and removed. OMS Building 245 would be preserved as a maintenance facility for SPR. Site grading for the residential and parks and recreation uses and associated infrastructure at the Fort Lawton site would occur during initial site preparation and during all subsequent phases of site redevelopment. As much as possible,



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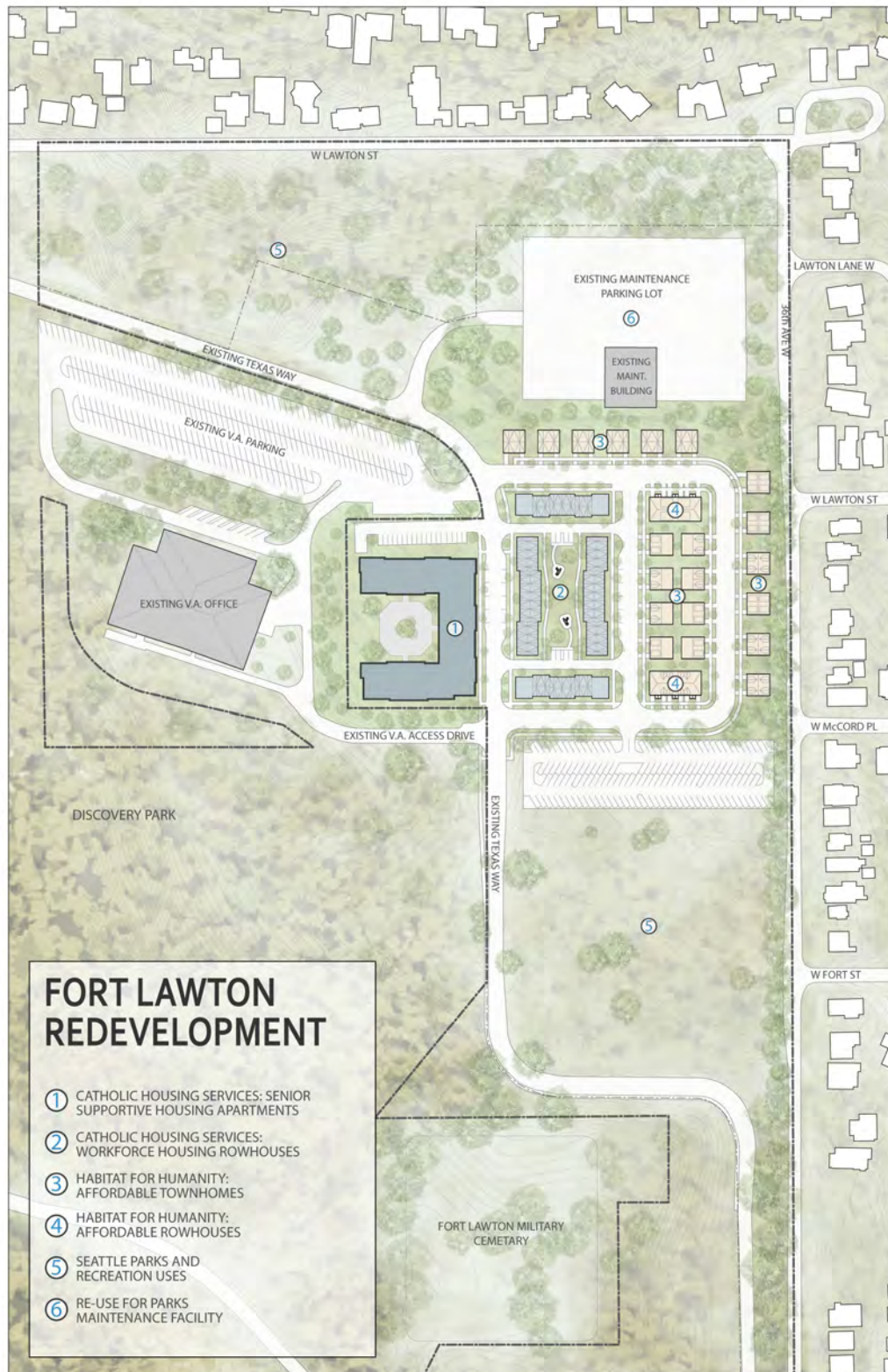
Note: This figure is not to scale

Source: SMR Architects, 2017.

**Figure 2-6A**  
Fort Lawton Site Plan—Alternative 1



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Note: This figure is not to scale

Source: SMR Architects, 2017.



buildings, fields and infrastructure would be designed to conform to the existing site topography and minimal grading would occur.

**Table 2-4**  
**PHASING SCHEDULE – ALTERNATIVE 1**

Year	Activity
Year 1 (2018)	Property conveyance and zoning reclassification approval
Year 2 (2019)	Permit intake, design development
Year 3 (2020)	MUP/building permit approval, begin demolition, grading and construction of infrastructure
Year 4 (2021)	Complete infrastructure, begin construction of affordable rental housing and phase 1 of affordable for-sale housing
Year 5 (2022)	Complete affordable rental housing, begin phase 2 of affordable for-sale housing
Year 6 (2023)	Complete phase 2 of affordable for-sale housing, begin phase 3 of affordable for-sale housing, begin development of active park facility
Year 7 (2024)	Complete phase 3 of affordable for-sale housing, complete active park facility

*Source: Seattle Office of Housing, 2017.*

### **Proposed Development**

#### **Housing**

Alternative 1 would include approximately 238 housing units on the Fort Lawton site. A mix of affordable housing would be provided, including:

- **Senior Supportive Housing** – Subsidized rental housing for senior citizens (55 years of age and older), including veterans, who were formerly homeless and have income at or below 30% of the area median income (AMI);<sup>8</sup>
- **Affordable Homeownership** – Housing available for sale to households with an income at or below 80% of the AMI; and
- **Affordable Rental** – Housing available for rent to households with an income at or below 60% of the AMI.

**Table 2-5** provides a breakdown of the housing units and **Table 2-6** provides the area of housing by housing type under Alternative 1.

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<sup>8</sup> Per the U.S. Department of Housing and Urban Development's FY 2017 Income Limits Documentation System, the 2017 AMI for a family of four in the Seattle-Bellevue area is \$96,000.

**Table 2-5  
NUMBER OF HOUSING UNITS – ALTERNATIVE 1**

	ALT. 1	
	F.L. SITE	T. SITE
Senior Supportive Apts. (Formerly Homeless Rental)	86 <sup>1</sup>	0
Affordable Rental	100	0
Affordable Ownership (Townhouses)	40	0
Affordable Ownership (Rowhouses)	12	0
TOTAL	238	0

**Source: Seattle Office of Housing, 2017.**

1. Includes 85 senior units and one manager unit

F.L. = Fort Lawton, T. = Talaris

**Table 2-6  
AREA OF HOUSING – ALTERNATIVE 1**

	ALT. 1	
	F.L. SITE	T. SITE
Senior Supportive Apts. (Formerly Homeless Rental)	89,625	0
Affordable Rental (Rowhouses)	51,940	0
Affordable Ownership (Townhouses)	41,060	0
Affordable Ownership (Rowhouses)	19,666	0
TOTAL	202,291	0

**Source: Seattle Office of Housing, 2017.**

F.L. = Fort Lawton, T. = Talaris

### Open Space and Recreation Areas

Under Alternative 1, a large portion of the Fort Lawton site (61%) would be in open space, including: passive open space, active open space and landscaped areas (see **Table 2-2**).

These areas would be available for use by project residents as well as the public.

#### *Passive Open Space Areas*

A total of 13.0 acres of the site would be provided for passive recreation activities such as picnicking and viewing (see **Table 2-2**). Existing wooded areas in the north and south parts of the site would be preserved in their natural condition. A large passive park would be provided in the north part of the site and a small passive park would be created in the central site area, amongst the townhouses and row houses. The smaller park could include a children's play area(s). Up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. All park facilities would be designed and constructed to SPR standards, and would be owned and maintained by SPR.

#### *Active Open Space Areas*

A total of 5.1 acres of the site would be developed for active recreation activities (see **Table 2-2**). Counting associated parking and site improvements, the total area devoted to active recreation would be approximately six acres. Two unlit, multi-purpose fields would be provided in the central portion of the site, to the south of the housing and parking. These

fields could be configured in a variety of orientations for different uses, including for both structured and unstructured athletics and community functions. It is anticipated that some league play would occur on these fields. The fields would require electricity to maintain the fields. All fields would be designed and constructed per SPR standards, and would be owned and maintained by SPR.

### *Ownership of Active Open Space Areas*

The City has begun discussion with Seattle Public Schools (SPS) regarding their interest in owning and maintaining land dedicated to active recreation under Alternative 1. Such uses could help meet SPS's recreational needs, as well as serving the broader public. As with other shared facilities in Seattle, these would likely be the subject of a Joint Use of Facilities Agreement with SPR.

### *Pedestrian Facilities*

Sidewalks and trails would be located throughout the site to provide opportunities for non-motorized circulation. Texas Way would be improved to add a sidewalk or walkway on the east side of the street adjacent to new development areas. In addition, the existing sidewalk on the west side of the street would be maintained. Trails would be provided between the rowhousing in the central portion of the site and potentially in other portions of the site as well. No direct sidewalk/trail connections are assumed to the Magnolia neighborhood to the east or Discovery Park to the west (see **Figure 2-7**, Fort Lawton Circulation Plan – Alternative 1, and **Figure 2-8** – Fort Lawton Typical Road Sections – Alternative 1).

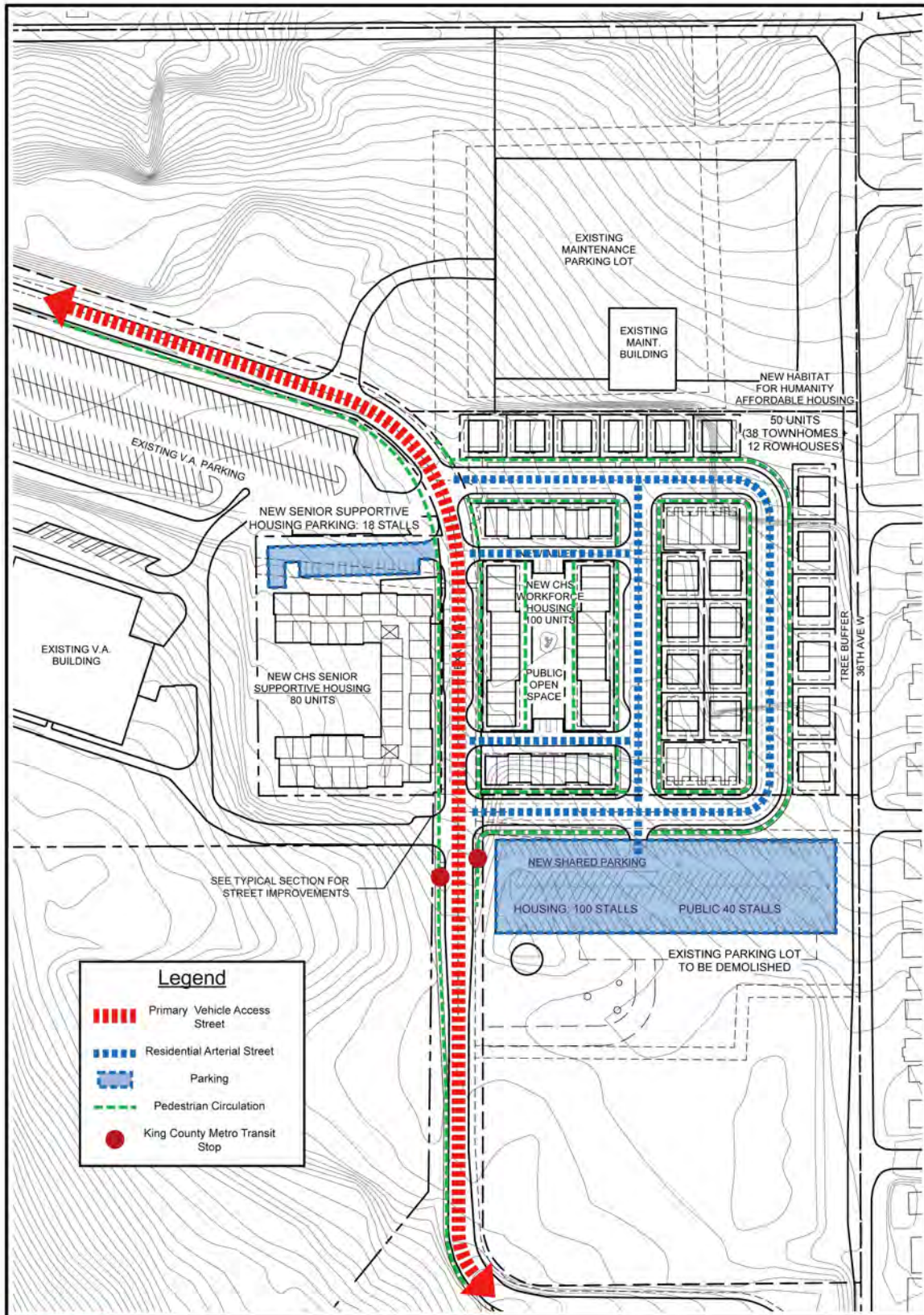
### *Maintenance Building*

Existing OMS - Building 245 and the associated surface parking area and driveways in the north part of the Fort Lawton site would be retained under Alternative 1. These facilities would be used for parks maintenance purposes by SPR. No new infrastructure would be required for the building. Controlled access to the maintenance building parking area would be available from a driveway off of Texas Way.

### **Landscaping**

Landscaping on the Fort Lawton site under Alternative 1 would blend with the existing natural vegetation in Discovery Park and the landscaping in the Magnolia neighborhood, and would meet applicable City of Seattle landscape regulations. The landscape concept for the parks and recreation component of the project would feature preserving wooded areas (e.g., in the north and south portions of the site), retaining passive use lawn areas and developing active playfields. The project would maintain and, if necessary, enhance the existing vegetation along the east edge of the site that serves as a buffer between the site and the Magnolia neighborhood. Exceptional trees in development areas onsite would be retained where possible. If any exceptional trees need to be removed, City of Seattle's mitigation requirements would be met (per SMC Chapter 25.11). Landscaping would incorporate native, noninvasive and drought-resistant plantings.

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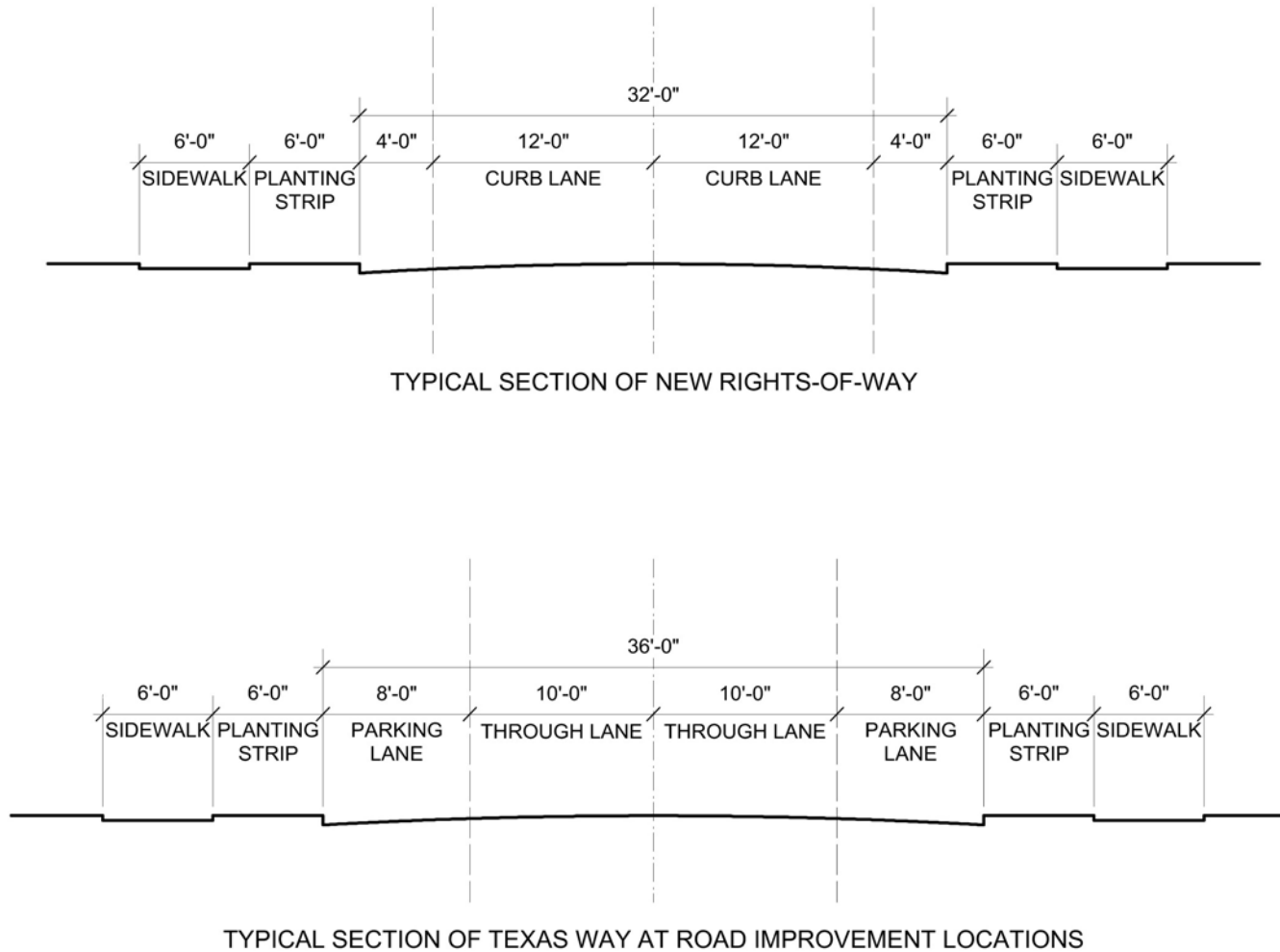


Note: This figure is not to scale

Source: SMR Architects, 2017.

**Figure 2-7**  
Fort Lawton Circulation Plan—Alternative 1

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Source: SMR Architects, 2017.

**Figure 2-8**

## **Access/Parking/Transit**

### **Access**

Under Alternative 1, the primary access point to the site would continue to be from the south via the intersection of Texas Way and W Government Way. Access would also continue to be available from the north via the intersection of Texas Way and 40<sup>th</sup> Avenue W (see **Figure 2-7**).

Texas Way would be maintained in its current configuration and continue to serve as the main access route through the site. This street would be improved to include:

- Two 10-foot wide travel lanes;
- 8-foot wide parking lanes (on both sides of roadway);
- 6-foot wide planting strips (on both sides of the roadway, adjacent to development areas); and
- 6-foot wide sidewalks (on both sides of roadway, adjacent to development areas).

Other new residential streets would be developed onsite to serve development. These streets would include:

- Two 12-foot wide travel lanes;
- 4-foot wide shoulders (on both sides of roadway);
- 6-foot wide planting strips (on both sides of roadway); and
- 6-foot wide sidewalks (on both sides of roadway).

(See **Figure 2-8**.)

### **Parking**

A total of 266 parking spaces would be provided on the Fort Lawton site for development under Alternative 1. Of these, 206 spaces would be for the housing and 60 spaces for the parks and sports fields (see **Table 2-7** for a breakdown of the parking spaces by use under Alternative 1). Most of the parking spaces would be located in paved surface parking lots (226 spaces); parking for the townhouses would be located within the buildings (40 spaces).

Parking under Alternative 1 would meet the requirements in the Seattle Municipal Code (SMC 23.54.015).



**Table 2-7**  
**PARKING SPACES BREAKDOWN – ALTERNATIVE 1**

	Alt. 1	
	F.L. Site	T. Site
<b>HOUSING</b>		
Senior Supportive Apts. (Formerly Homeless)	18	0
Affordable Rental Apts. (Affordable Rental)	112	0
Townhouses (Affordable for Sale)	40	0
Rowhouses (Affordable for Sale)	12	0
New On-Street Parking	<u>24</u>	<u>0</u>
Subtotal	206	0
<b>PARKS &amp; RECREATION</b>		
Parks/Sports Fields	<u>60</u>	<u>0</u>
TOTAL	266	0

**Source: Seattle Office of Housing, 2017.**

F.L. = Fort Lawton, T. = Talaris

### Transit

King County Metro transit bus stops would be provided at two locations along Texas Way onsite: on either side of the roadway adjacent to the large shared parking area (see **Figure 2-7**).

### Utilities

Alternative 1 would require new water, sewer, stormwater, electrical and solid waste service for development. SPU would continue to provide water and sewer service, Seattle City Light electrical service, PSE natural gas service and a licensed private contractor solid waste service to the site. Necessary utility extensions would be made to serve development. A temporary stormwater control system would be installed for construction and a permanent stormwater control system for operation of the project, per City of Seattle standards (see Section 3.12, **Utilities**, for details).

### Project Design

A cohesive design concept would be generated for the development under Alternative 1 that would meet overall citywide design guidelines and City design review requirements.

### Housing

The housing would feature four building types, as described below.

#### *Senior Supportive Housing*

The senior supportive housing would consist of one three-story, u-shaped building located in the west central portion of the site, to the west of Texas Way (see **Figure 2-6B**). The building would be developed by Catholic Housing Services and would feature:

- Maximum building height: up to 40 ft.;
- Density: 177 units allowed/85 units provided (plus one manager unit);
- Bedrooms: two floors of studio units over a base level of supportive services; and

- Open Space: courtyard to the west of the building.

### *Affordable Rental Housing*

Affordable rental apartments would be provided in four, three-story rowhouse blocks located in the central portion of the site (see **Figure 2-6B**). The buildings would also be developed by Catholic Housing Services and would feature:

- Maximum building height: 30 ft. + 10 ft. (pitched roof allowance);
- Density: 31 units allowed/28 units provided;
- Bedrooms: One-, two- and three-bedroom units; and
- Open Space: courtyard surrounded by rowhouses.

### *Affordable Homeownership Rowhouses*

Rowhouses would be provided in two, three-story six plex buildings in the central portion of the site (see **Figure 2-6B**). The buildings would be developed by Habitat for Humanity and would feature:

- Maximum building height: 30 ft. + 10 ft. (pitched roof allowance);
- Density per site: no limit/6 units per site provided; and
- Bedrooms: three-bedroom units.

### *Affordable Homeownership Townhouses*

Townhouses would be provided in 20, three-story duplex buildings located in the central and east portions of the site (see **Figure 2-6B**). The buildings would be also be developed by Habitat for Humanity and would feature:

- Maximum building height: 30 ft. + 10 ft. (pitched roof allowance);
- Density: 2 units per site allowed/2 units per site provided; and
- Bedrooms: three-bedroom units.

(See **Figure 2-9**, Massing Diagrams.)

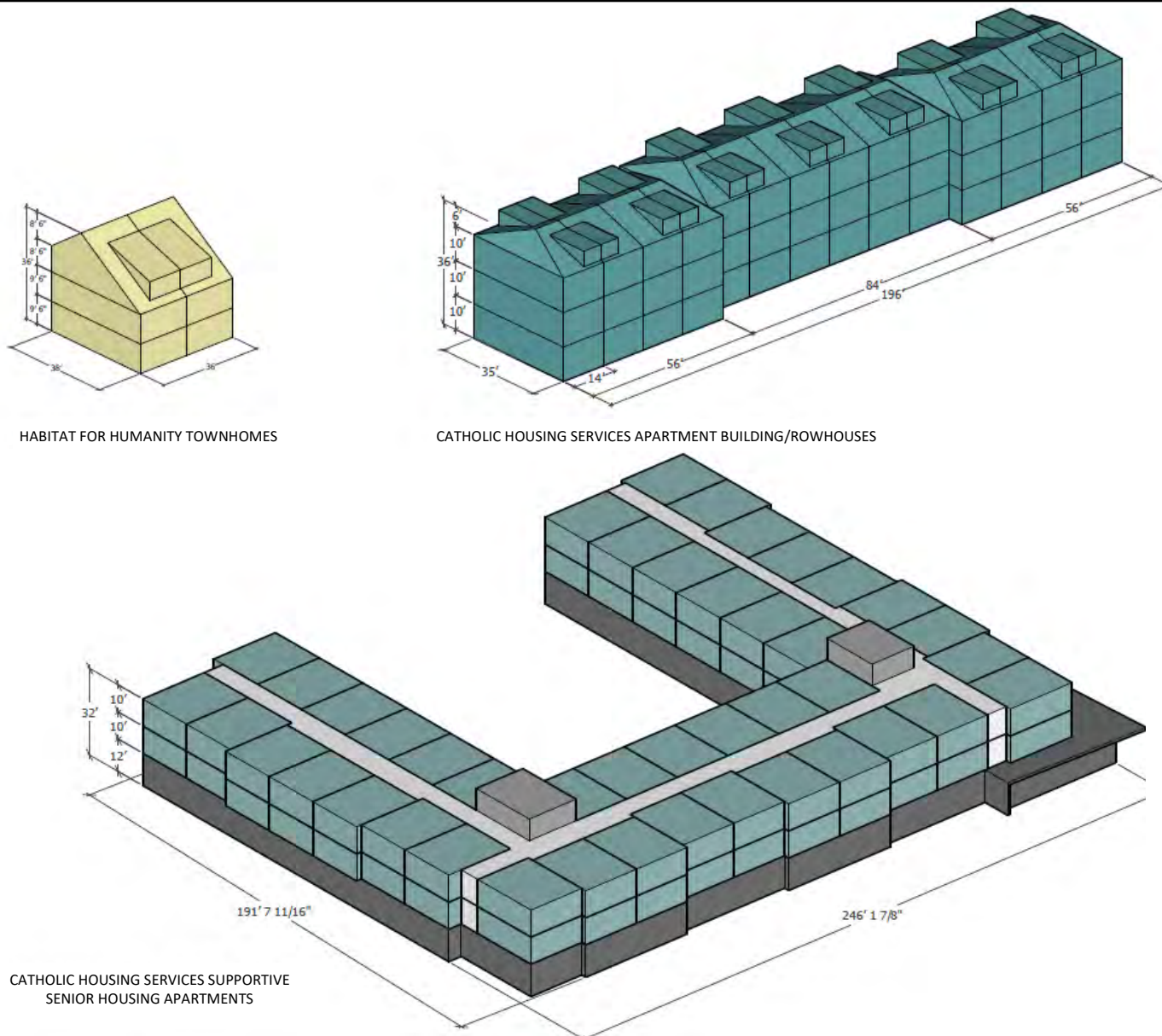
Exterior building materials for all the new buildings could include: fiber cement panel and lap siding, as well as wood framing and trim. Design inspiration for the project would be taken from the Officer Row housing that historically occupied the site.

### Parks

The active and passive park areas would meet SPR standards for park development. The parks would be designed in more detail in the future through a planning and public outreach process, and would be constructed when funding is available.



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Note: This figure is not to scale

Source: SMR Architects, 2017.

## **Supportive Services, Facilities and Resident Associations**

Under Alternative 1, supportive services would be provided for the formerly homeless senior residents, and community facilities and organization would be provided for the residents of the affordable rental and ownership housing on the Fort Lawton site as described below.

### **Senior Supportive Housing**

The senior supportive housing would have a comprehensive package of services focused on residential stability. First, case management services would be provided onsite by Catholic Community Services of Western Washington (CHS' sister organization). These Housing Case Managers would meet with residents to identify their supportive service needs, provide case management services, crisis intervention, eviction prevention, advocacy and linkages to community resources, and encourage participation in meaningful activities. Residents would be assisted in obtaining and maintaining financial disability benefits such as Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI) and VA benefits, and would be assisted with obtaining Medicaid, Medicare and other medical benefits. Case managers would also leverage outside behavioral health services, including chemical dependency treatment and/or mental health services, and bring providers onsite whenever possible. Residents needing additional help with personal care and unit up-keep would be referred for chore service. Health care would be a primary need of residents at the Fort Lawton Homeless Senior Housing. Residents would be referred, transported and accompanied when necessary to community health clinics. Primary care physicians and/or visiting nurses may use a private room available in the building to serve residents. This approach would encourage residents to develop a plan of action to address their physical and mental health care needs. The goal of services is for residents to obtain and maintain financial and medical benefits, decrease the use of emergency medical services, establish a relationship with a primary health care provider and increase a resident's ability to abide by lease requirements despite a disabling condition.

In addition to case management services, all residents would have access 24 hours a day to residential counselors. Residential Counselors would actively engage residents in on-site recreational and social activities which could include creating opportunities for resident involvement in internal and external neighborhood volunteer activities. Residents would be assisted in the formation of interest groups or therapeutic support groups which may be facilitated when appropriate. Residential Counselors would collaborate with property management, case managers and other outside service providers to ensure coordination of services to residents. Housing stability plans would be developed in collaboration with residents, case managers and other staff, outlining goals and strategies to ensure housing success. Contact would be maintained with case managers to resolve crises and monitor progress as defined in the housing stability plan, and ensure the adequate provision of identified services.

### **Affordable Rental Housing**

A versatile community space for tenants would be an integral part of the design of the affordable rental housing, as tenant enrichment and empowerment is vital to Office of Housing's vision for Fort Lawton. The community space would house a meeting room with a small kitchenette and on-site management offices. The meeting space would be available for the tenants to come together socially and to facilitate tenant-based empowerment activities such as a resident's council, home ownership classes, visiting medical services and similar activities. Catholic Housing Services would encourage the establishment of a resident's council to solicit input from tenants and cultivate an active community. If possible, a computer lab would also be housed in the community space, providing tenants an opportunity to learn, or improve, the computer skills necessary to participate in our technological world. Catholic Housing Services has a long history of coordinating support services and connecting residents with community-based resources, and with office space available in the community space they hope to bring those resources to the residents of Fort Lawton affordable housing.

### **Affordable Ownership Housing**

The affordable ownership housing would utilize a land trust model that involves a community association comprised of the Habitat homeowners. This model typically includes requirements for homeowners to participate in the governance of their own community by serving on the board of the association. Community members would be involved in the establishment and enforcement of the rules and regulations impacting their own homes and their own community. The association would be required to have professional management and the ground lease would provide for oversight by Habitat. This would provide the support and guidance to the community members and insure the Association is properly managed and property standards are maintained.

### **Sustainability**

Under Alternative 1, sustainable design principles for the Fort Lawton Project would include:

- optimize site potential;
- minimize non-renewable energy consumption;
- use environmentally preferable products;
- protect and conserve water;
- enhance indoor environmental quality; and
- optimize operational and maintenance practices.

Housing developed on the Fort Lawton site would adhere to the Evergreen Sustainable Development Standards (ESDS). These standards include: maximizing density; providing: access to open space, walkable neighborhoods, water conserving fixtures, reductions in energy use and increased insulation; and use of low Volatile Organic Compound (VOC) materials.

The project stormwater management system could include retention basins and rain gardens. The landscape design would include native drought resistant plants to reduce water usage.

## Alternative 2 – Market-Rate Housing Onsite; Affordable and Homeless Housing Offsite

Under Alternative 2, development of market-rate single-family housing under current zoning would occur on the Fort Lawton site, and construction of affordable and formerly homeless housing would occur on the Talaris site.

As shown in **Table 2-2**, approximately 15.3 acres (45% of the Fort Lawton site) would be covered in built/impervious surface areas and 18.6 acres (55% of the site) would be in open space/pervious surface areas with proposed development under Alternative 2. Approximately 50% of the Talaris site would be covered in built/impervious surfaces and 50% in open space/pervious surfaces.

Alternative 2 would include 316,400 sq. ft. of residential uses (113 units) and 254 parking spaces on the Fort Lawton site, and approximately 256,551 sq. ft. of residential uses (up to 238 units), approximately 30,621 sq. ft. of community facilities and 295 parking spaces on the Talaris site. The project would not provide any active or passive public parks. These figures are rough estimates based on areas that would likely be targeted for development; actual buildout would be further refined based on variables such as avoidance of steep slope areas and potential clustering of homes (see **Figure 2-10** – Fort Lawton Site Plan – Alternative 2 and **Figure 2-11** – Talaris Site Plan, Alternatives 2 and 3).

Alternative 2 is anticipated to accommodate a total of approximately 849 residents (263 on the Fort Lawton site<sup>9</sup> and 596 residents on the Talaris site)..

### **Conveyance/Sale of Property**

Under Alternative 2, no public property conveyances by the U.S. Army to the City of Seattle per the BRAC process would occur. The property would be sold to a home developer/builder to develop the Fort Lawton site as market-rate housing.

Development of the Talaris site as affordable and formerly homeless housing would require purchase of the property by affordable housing developers.

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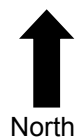
<sup>9</sup>Based on 2.33 residents per unit in the Magnolia neighborhood from the American Community Survey 2009-2013, census tract aggregation.

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Note: This figure is not to scale

Matches project area in Fort Lawton USARC Environmental Assessment (2012)



North

Source: SMR Architects, 2017.



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Note: This figure is not to scale

Source: SMR Architects, 2017.

**Figure 2-11**

Talaris Site Plan—Alternatives 2 and 3

### **Zoning Reclassification**

The single-family detached housing under Alternative 2 would be an allowed use under the Fort Lawton site's SF 7200 zoning. A zoning reclassification of the Fort Lawton site would not be required.

The Talaris property would require a rezone to LR2 (M1). A Comprehensive Plan amendment would also be required to allow for a rezone to LR2 (M1) zoning.

### **Phasing Plan**

Like Alternative 1, Alternative 2 would be developed in phases over the course of approximately 7 years, with buildout assumed by 2025 (subject to market conditions).

### **Demolition and Grading**

All the existing buildings on the Fort Lawton site would be demolished and removed under Alternative 2 to construct the market-rate housing. It is assumed that all the existing buildings on the Talaris site would be retained and reused for the affordable and formerly homeless housing and community facilities, and that new residential buildings would be constructed as well.

As with Alternative 1, residential buildings and associated infrastructure would be designed to conform to the existing site topography on the Fort Lawton site; minimal grading would occur. Minimal grading is also anticipated for the residential uses and associated infrastructure at the Talaris site.

### **Proposed Development**

#### **Housing**

Alternative 2 would include approximately 113 market-rate housing units on the Fort Lawton site. The market-rate housing would be sold at the prevailing price. Given the current housing prices in the Magnolia area, these homes would likely only be affordable to upper income households. Like Alternative 1, Alternative 2 would provide a total of up to 238 affordable and formerly homeless housing units; however, this housing would be located at the Talaris site. **Table 2-5** provides a breakdown of the housing units under Alternative 1; for purposes of analysis in this EIS these are assumed to be the same under Alternative 2.

#### **Parks and Recreation Areas**

No public parks or recreation areas would be provided on the Fort Lawton site with development under Alternative 2. Up to 35% of the individual lots on the site would likely be covered in buildings, as allowed by the site's SF 7200 zoning. The remaining 65% of the lots would be in private yards for use by the individual homeowners.

Up to 4.7 acres of forested land in the west portion of the site that borders Discovery Park could be: retained by the U.S. Army and used as open space for the FLARC VA offices; purchased by the developer of the private homes and used as private open space for the development; or purchased by the City for future public use.

### **Community Facilities**

Alternative 2 would include community facilities in three of the existing buildings on the Talaris site. These facilities would be available for use by residents of the project as well as the public, and would include conference and dining areas.

### **Landscaping**

Landscaping on the Fort Lawton site under Alternative 2 would be at the discretion of the homebuilder(s) and homeowners.

The Talaris site landscaping has been designated as an historic landmark by City of Seattle. Under Alternative 2, much of the existing landscaping would be retained with the development of the affordable and formerly homeless housing on this site. Any modifications to the existing landscaping would adhere to the requirements of the site's historic landmark designation.

The treatment of any exceptional trees on the Fort Lawton and Talaris sites would adhere to the requirements in SMC Chapter 25.11.

### **Access/Parking/Transit**

#### **Access**

Under Alternative 2, vehicular access through the Fort Lawton site would be provided via Texas Way and other public streets. Texas Way would likely terminate in a cul-de-sac. The primary access point to the site would continue to be from the south via the intersection at W Government Way. Access would also be available from the north via a new intersection off W Lawton Street and from the east via three new access points along 36<sup>th</sup> Avenue W. The access at W Government Way would be shifted to the west, along the site property line to accommodate proposed development under Alternative 2 and to provide additional separation from the existing W Government Way/36<sup>th</sup> Avenue NE intersection.

Access to the Talaris site would continue as under existing conditions. Vehicular access through the Talaris site would be provided by private roadways. Access to the site would be available from the south via two access points off NE 41<sup>st</sup> Street and from the west via one access point off 38<sup>th</sup> Avenue NE.

#### **Parking**

A total of approximately 254 parking spaces would be provided on the Fort Lawton site for the market-rate housing under Alternative 2. These parking spaces would be located within the buildings. A total of 295 parking spaces would be provided on the Talaris site, 206 spaces for the affordable and formerly homeless housing and 89 spaces for the community



facilities. Parking under Alternative 2 would meet the requirements in the Seattle Municipal Code (SMC 23.54.015).

### **Transit**

No transit facilities would be provided on either the Fort Lawton or Talaris sites under Alternative 2.

### **Utilities**

Alternative 2 would require water, sewer, stormwater, electrical and solid waste service for housing uses at the Fort Lawton site and housing and community facilities at the Talaris site. SPU would continue to provide water and sewer service, Seattle City Light electrical service, PSE natural gas service and a licensed private contractor solid waste service to the sites. Necessary utility extensions would be made to serve development at both sites. Temporary stormwater control systems would be installed for construction and permanent stormwater control systems for operation of the project, per City of Seattle standards (see Section 3.12, **Utilities**, for details).

### **Project Design**

All the housing on the Fort Lawton site under Alternative 2 would be single-family detached homes. As allowed by the site's SF 7200, the Alternative 2 buildings would be a maximum of 30 feet in height, except:

- If a lot is less than 30 feet wide, then building height would be a maximum of 25 feet; and
- For buildings with pitched roofs, the roof may extend up to 5 feet above the maximum building height.

Market-rate homes would likely be designed to appeal to high income buyers purchasing homes in the \$1.5 million range. Based on comparable new developments, units would be 3 bedroom/3 bathroom or 4 bedroom/4 bathroom homes. Building footprints would likely maximize the 7,200 sq. ft. lots.

Under Alternative 2, some of the affordable and formerly homeless housing on the Talaris site would occupy existing, renovated buildings, while other of the housing would be in newly constructed buildings. The community facilities would occupy existing, renovated buildings on the Talaris site. All the existing building exteriors on the Talaris site have been designated as an historic landmark by City of Seattle. As such, any modifications to the existing buildings would adhere to the requirements of the buildings' historic landmark designation. The design of new housing on the Talaris site would be similar to the building design under Alternative 1 and would blend with the existing historic architecture onsite.

### **Supportive Services, Community Facilities and Resident Associations**

Under Alternative 2, supportive services would be provided for the formerly homeless senior residents and community facilities and resident associations would be incorporated into the

affordable rental and ownership housing, like under Alternative 1. However, these would be located at the Talaris site.

### **Sustainability**

Under Alternative 2, the market-rate housing developed on the Fort Lawton site could incorporate sustainable development features, at the discretion of the home developer/builder(s). Housing would be required to adhere to the energy requirements in the most current International Building Code (IBC).

The affordable and formerly homeless housing on the Talaris site would adhere to the Evergreen Sustainable Development Standards (ESDS), and would include sustainable stormwater control and landscape features like those under Alternative 1.

### **Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Offsite**

Under Alternative 3, the entire Fort Lawton site would be developed as a public park; construction of affordable and formerly homeless housing would occur at the Talaris site.

As shown in **Table 2-2**, 9.3 acres (27% of the Fort Lawton site) would be covered in built areas/impervious surface areas and 24.6 acres (73% of the site) would be covered with open space/pervious surface areas under Alternative 3. Approximately 50% of the Talaris site would be covered in built/impervious surfaces and 50% in open space/pervious surfaces.

Alternative 3 would include approximately 29.0 acres of park and recreation uses and 90 parking spaces on the Fort Lawton site, and approximately 256,551 sq. ft. of residential uses (up to 238 units), 30,621 sq. ft. of community facilities and 295 parking spaces on the Talaris site (see **Table 2-2**, **Figure 2-11**, Talaris Site Plan – Alternatives 2 and 3, and **Figure 2-12A** and **Figure 2-12B**, Fort Lawton Site Plan – Alternative 3).

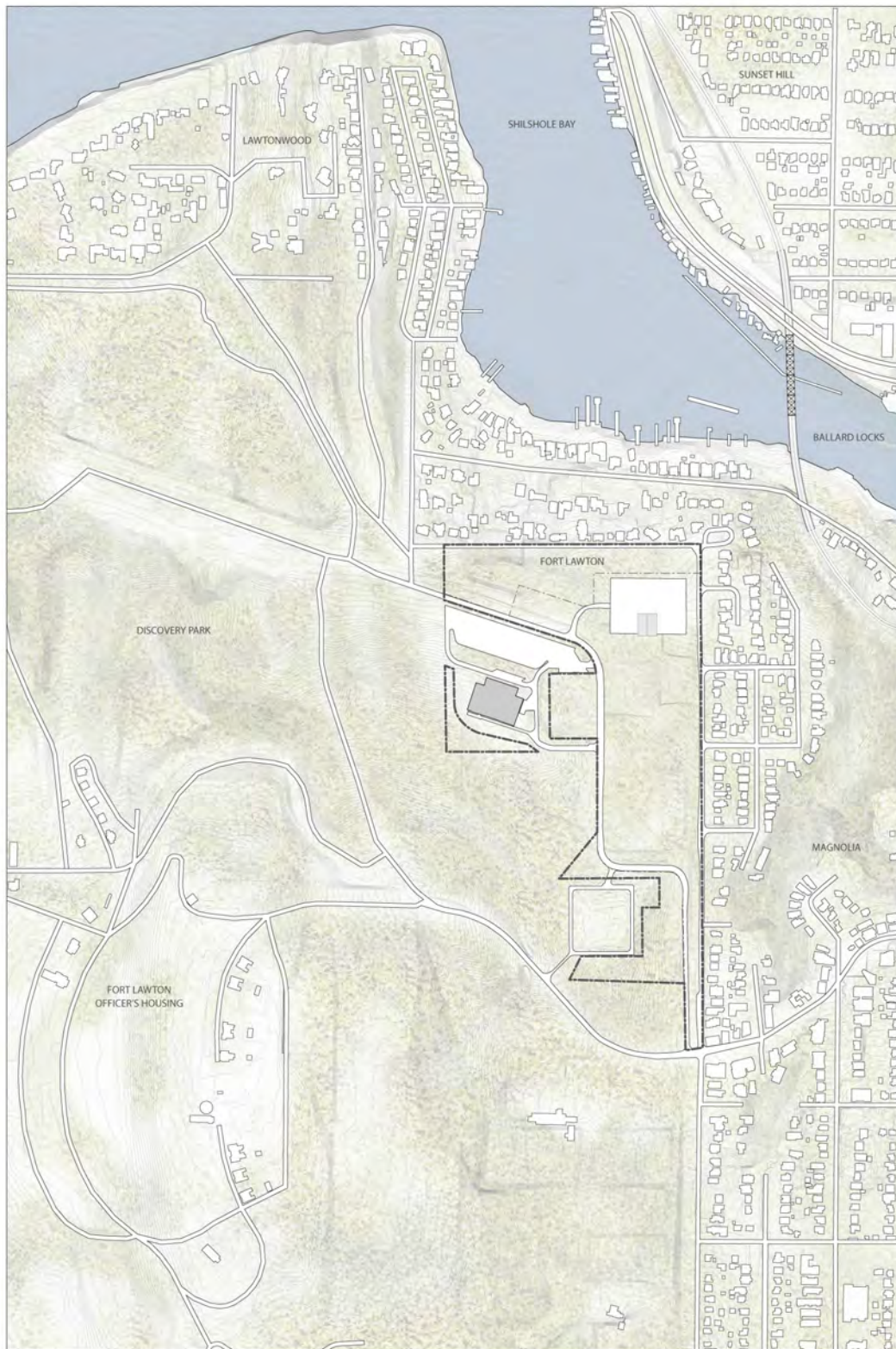
Alternative 3 is anticipated to accommodate approximately 596 residents on the Talaris site.

### **Conveyance/Sale of Property**

Under Alternative 3, the U.S. Army would implement a public conveyance of the Fort Lawton property for parks and recreation uses.

Development of the Talaris site as affordable and formerly homeless housing would require purchase of the property by affordable housing developers.

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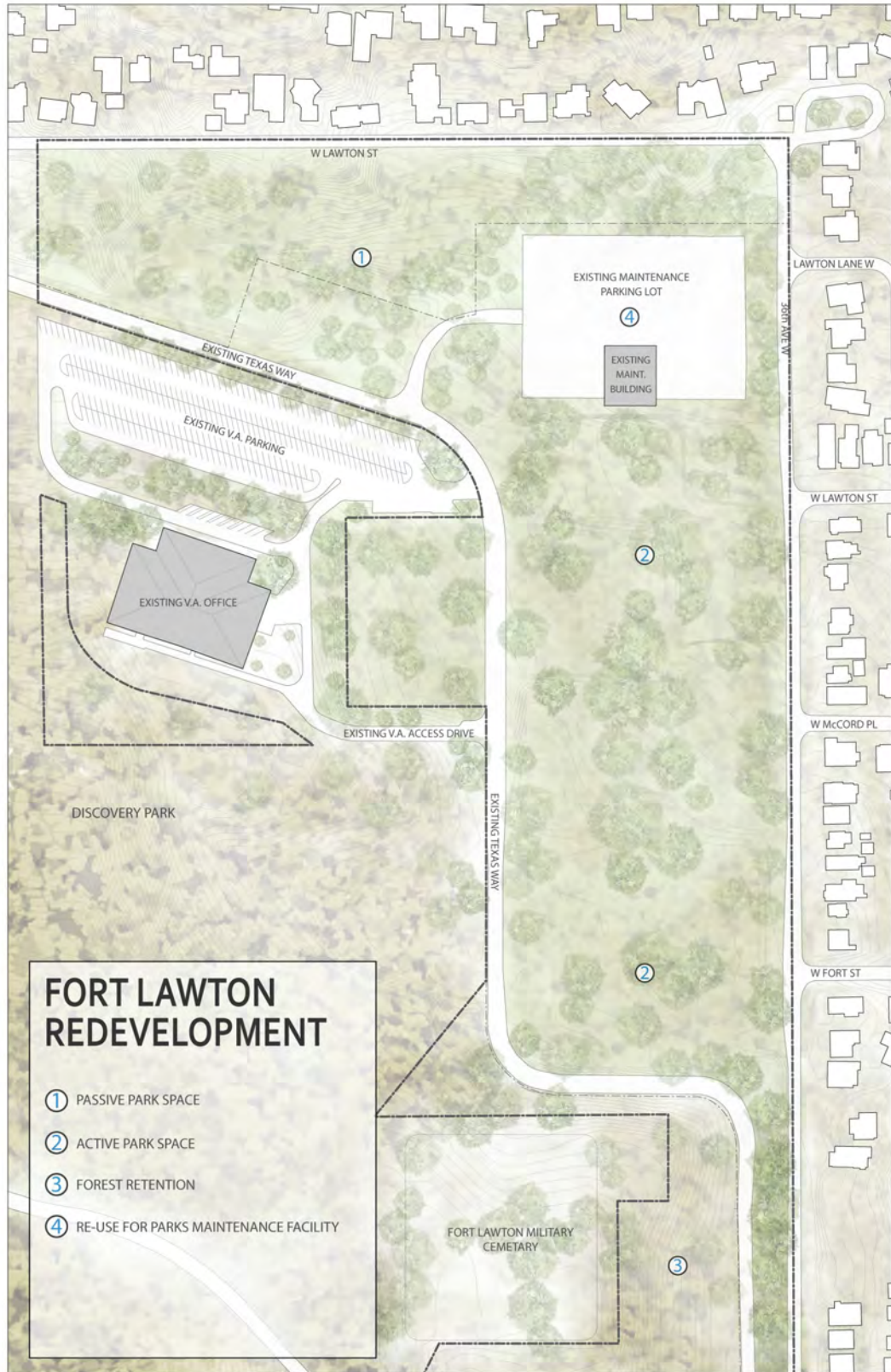


Note: This figure is not to scale

Source: SMR Architects, 2017.



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Note: This figure is not to scale

Source: SMR Architects, 2017.

### **Zoning Reclassification**

Park uses on the Fort Lawton site under Alternative 3 would be allowed by the site's SF 7200 zoning. Alternative 3 would not require a zoning reclassification of the site.

The Talaris site would require a rezone to LR2 (M1). A Comprehensive Plan amendment would also be required to allow for a rezone to LR2 (M1) zoning.

### **Phasing Plan**

Like Alternative 1, parks and recreation uses on the Fort Lawton site and affordable and formerly homeless housing on the Talaris site under Alternative 3 would be developed in phases over the course of approximately 7 years. Buildout is assumed to occur by 2025 (subject to market conditions). At this point, SPR does not have the funding to design and build the parks and recreation facilities on the Fort Lawton site. The property would be banked until funding is secured in the future.

### **Demolition and Grading**

As with Alternative 1, all the existing buildings on the Fort Lawton site would be demolished and removed except OMS - Building 245 under Alternative 3. OMS - Building 245 would be preserved and used as a parks maintenance facility by SPR.

Site grading would occur during initial site preparation and during all subsequent phases of site redevelopment. Like Alternative 1, park and recreations uses and associated infrastructure on the Fort Lawton site would be designed to conform to the existing site topography; minimal grading would occur. Minimal grading is also anticipated for the residential uses and infrastructure at the Talaris site.

### **Proposed Development**

#### **Housing**

No housing would be developed on the Fort Lawton site under Alternative 3. A total of up to 238 affordable and formerly homeless housing units would be provided on the Talaris site, like under Alternative 2. **Table 2-5** provides a breakdown of the housing units under Alternative 1; for purposes of analysis in this EIS these are assumed to be the same under Alternative 3.

#### **Parks and Recreation Areas**

Under Alternative 3, most the Fort Lawton site (73%) would be in open space, including: passive and active open space areas (see **Table 2-2**). These areas would be available for use by the public.

#### ***Passive Open Space Areas***

A total of 17.0 acres of the site would be provided for passive recreation activities. Existing wooded areas in the north and south parts of the site would be preserved in their natural condition. Passive parks would be provided in the north portion of the site. Like Alternative

1, up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. All passive parks would be designed and constructed to SPR standards, and would be owned and maintained by SPR.

### *Active Open Space Areas*

A total of 7.6 acres of the site would be developed as active open space areas. Three unlit, multi-purpose fields would be provided. It is anticipated that some league play would occur on these fields. The fields would require electricity to maintain the fields. All fields would be designed and constructed per SPR standards, and would be owned and maintained by SPR.

### *Pedestrian Facilities*

Sidewalks and trails would be located throughout the site to provide opportunities for non-motorized circulation. Texas Way would be improved to add a sidewalk or walkway on the east side of the street adjacent to new development areas. In addition, the existing sidewalk on the west side of the street would be maintained. No direct sidewalk/trail connections would be provided to the Magnolia neighborhood to the east or Discovery Park to the west.

### *Maintenance Building*

The existing SPR maintenance building (OMS Building 245) and associated surface parking area and driveway in the north part of the Fort Lawton site would be retained under Alternative 1. These facilities would be used for parks maintenance purposes. No new infrastructure would be required for the building. Controlled access to the maintenance building parking area would be available from a driveway off of Texas Way.

### Community Facilities

Alternative 3 would include community facilities in existing buildings on the Talaris site. These facilities would be available for use by residents of the project as well as the public, and would include conference and dining areas.

### Landscaping

Under Alternative 3, the landscape concept for the parks and recreation component of the project on the Fort Lawton site would feature preservation of wooded areas (e.g., in the north and south portions of the site), retention of passive use lawn areas and development of active playfields.

The Talaris site landscaping has been designated an historic landmark by City of Seattle. Under Alternative 3, much of the landscaping would be retained with the development of affordable and formerly homeless housing on this site. Any modifications to the existing landscaping would adhere to the requirements of the site's historic landmark designation.

The treatment of any exceptional trees on the Fort Lawton and Talaris sites would adhere to the requirements in SMC Chapter 25.11.

## **Access/Parking/Transit Facilities**

### **Access**

Under Alternative 3, the primary access point to the Fort Lawton site would continue to be from the south via the intersection of Texas Way and W Government Way. Access would also continue to be available from the north via the intersection of Texas Way and 40<sup>th</sup> Avenue W (see **Figure 2-11**).

### **Parking**

A total of 90 parking spaces would be provided on the Fort Lawton site for park and recreation uses under Alternative 3. These parking spaces would be in paved surface parking lots. A total of 295 parking spaces would be provided on the Talaris site, 206 spaces for the affordable and formerly homeless housing and 89 spaces for the community facilities. Parking under Alternative 3 would meet the requirements in the Seattle Municipal Code (SMC 23.54.015).

### **Transit**

Like Alternative 1, King County Metro transit bus stops would be provided at two locations along Texas Way on the Fort Lawton site.

### **Utilities**

Alternative 3 would require water, sewer, stormwater, electrical and solid waste service for park and recreation uses at the Fort Lawton site and housing uses and community facilities at the Talaris site. SPU would continue to provide water and sewer service, Seattle City Light electrical service, PSE natural gas service and a licensed private contractor solid waste service to the sites. Necessary utility extensions would be made to serve development at both sites. Temporary stormwater control systems would be installed for construction and permanent stormwater control systems for operation of the project, per City of Seattle standards (see Section 3.12, **Utilities**, for details).

### **Project Design**

Under Alternative 3, some of the affordable and formerly homeless housing on the Talaris site would occupy existing, renovated buildings, while other of the housing would be in newly constructed buildings. The community facilities would occupy existing, renovated buildings on the Talaris site. All the existing building exteriors on the Talaris site have been designated as an historic landmark by City of Seattle. As such, any modifications to the existing buildings would adhere to the requirements of the buildings' historic landmark designation. The design of new housing on the Talaris site would be like the building design under Alternative 1 on the Fort Lawton site and would blend with the existing historic architecture onsite.

## **Supportive Services, Community Facilities and Resident Associations**

Under Alternative 3, supportive services would be provided for the formerly homeless senior residents and community facilities and resident associations would be incorporated into the

affordable rental and ownership housing, like under Alternative 1. However, these would be located at the Talaris site.

### **Sustainability**

Under Alternative 3, the affordable and formerly homeless housing on the Talaris site would adhere to the Evergreen Sustainable Development Standards (ESDS), and would include sustainable stormwater control and landscape features like Alternative 1.

#### **2.8.1 Alternative 4 - No Action Alternative**

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Under the No Action Alternative, the Fort Lawton site would remain in its existing vacant condition. The property would not be conveyed by the U.S. Army to the City of Seattle per the BRAC process. The City would terminate its lease of the property and the Army would resume maintenance of the site and facilities. Buildings and infrastructure would likely continue to deteriorate.

The site could be conveyed to the City or conveyed or sold to another entity in the future, and could be developed in accordance with the uses allowed by the site's current SF 7200 zoning.

## **2.9 BENEFITS AND DISADVANTAGES OF DEFERRING PROJECT IMPLEMENTATION**

The benefits of deferring approval of the Proposed Actions and implementing redevelopment of the Fort Lawton Project include deferral of:

- Potential impacts of the redevelopment on the natural environment (e.g., critical areas, air quality and noise on and adjacent to the site); and
- Potential impacts of the redevelopment on the man-made environment (i.e., traffic operations, aesthetics/views, historic and cultural resources, public services and utilities).

The disadvantages of deferring approval of the Proposed Actions and implementation of redevelopment include deferral of:

- The opportunity for conveyance of the Fort Lawton property by the U.S. Army to the City of Seattle;
- The opportunity to implement housing and parks and recreation development on the Fort Lawton site;
- The opportunity to increase the quantity of affordable and formerly homeless housing, including for senior citizens and veterans in Seattle;
- The opportunity to optimize density and land uses on a large, contiguous parcel in Seattle;
- The opportunity to provide parks and recreation opportunities for project residents and the public; and



- Tax revenues and other fees (i.e., permit, inspection and utility connection fees) that would accrue to City of Seattle.

## Chapter 3

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# **Affected Environment, Impacts, Mitigation Measures and Significant Unavoidable Adverse Impacts**

# CHAPTER 3

## AFFECTED ENVIRONMENT, IMPACTS, ALTERNATIVES, MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

**Chapter 3** describes the affected environment, impacts of the alternatives, mitigation measures and any significant unavoidable adverse impacts on the environment that would be anticipated from development of the Fort Lawton Project under the EIS alternatives. Substantive information added or changed subsequent to issuance of the Draft EIS is shaded to ease identification of the added or changed information.

### 3.1 EARTH

This section of the FEIS describes the earth-related conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified. This section is based on the geotechnical report prepared by Landau Associate in November 2017 (see **Appendix B**).

#### Key Findings

*Geologic hazards are present at both sites, including steep slopes, erosion and seismic hazards; a methane buffer is also located on the Talaris site. There is minimal potential for methane to migrate onto the Talaris site.*

*Construction and operation of the project under Alternatives 1, 2 and 3 on and near the geologic hazards could result in significant earth-related impacts. During construction, impacts could include erosion from site clearing and grading, and instability and vibration from building and infrastructure construction. Minimal grading is proposed under Alternatives 1, 2 and 3. Alternative 2 at the Fort Lawton site has a greater potential for erosion/landslides than the other alternatives, with development currently shown on steep slopes/erosion hazard areas. During operation, development under Alternatives 1, 2 and 3 would change impervious surface area on the sites which could impact groundwater. With implementation of site-specific analysis and other project features, and installation of temporary and permanent stormwater control and construction BMPs required by the City, no significant earth-related impacts are expected.*

## Methodology

Readily available geotechnical information and published sensitive area maps and surficial geologic maps, including from the City, of the two sites were reviewed for this analysis. Based on this information, conclusions were reached related to the potential for unstable conditions/geotechnical hazards to be present on the sites and for proposed development under the EIS alternatives to disturb these areas and potentially cause earth-related impacts (see **Appendix B** for details on the geotechnical analysis methodology).

### 3.1.1 Affected Environment

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This sub-section describes existing earth-related conditions on and near the Fort Lawton and Talaris sites.

#### Fort Lawton Site

##### **Geology and Topography**

The Fort Lawton site is situated within a glacial upland that is locally referred to as Magnolia Bluff. Magnolia Bluff is bounded by Shilshole Bay and Salmon Bay to the north, the Interbay Trough to the east, Elliott Bay and Smith Cove to the south and Puget Sound to the west.

Glacial uplands such as Magnolia Bluff are generally comprised of very dense and hard glacial soils that were laid down during the advance and retreat of several glaciers. The surficial geology of the Fort Lawton site is largely mapped as advance outwash. Various geologic units are present in the deeper subsurface at the Fort Lawton site. In general, the geologic units are ordered from the most recent, or younger deposits, to the oldest and include: Vashon till, Vashon-age advanced outwash, Lawton clay and Olympia beds. The geologic units younger than the Vashon-age glacial till have not been glacially over-ridden. The Vashon-age glacial till and the older units have been glacially consolidated and are typically very dense or hard.

The site generally slopes downward in a series of terraces from higher elevations at the southwest corner to lower elevations to the north and northeast. Steep slopes are present along the north and east edges of the site.

##### **Groundwater**

It is likely that any groundwater present at the Fort Lawton site is perched atop the relatively impermeable Lawton clay. Previous subsurface investigations have identified groundwater levels near the site to be approximately 160 feet beneath ground surface (bgs). Groundwater in the area generally flows laterally to the steep hillsides along the coast and deep ravines, such as the Interbay Trough, where groundwater ultimately discharges into Elliott Bay. It is anticipated that groundwater conditions will vary depending on local subsurface conditions, the season, recent weather pattern and other factors.

## **Geologic Hazards**

Geologically hazardous areas are defined because of their potential susceptibility to erosion, sliding, earthquake or other geologic events, or because of their past use (e.g., landfill). These areas may not be suited for development because of public health and safety concerns without conducting specific studies during the design and permitting process.

The City of Seattle defines and identifies geologic hazard areas in its Environmentally Critical Areas Ordinance (SMC 25.09.020) and has developed a folio of maps of the geologically hazardous areas. In general, before development is allowed in or immediately adjacent to mapped critical areas, detailed geotechnical studies must be conducted to address specific standards relating to site geology and soils, seismic hazards and facility design.

A discussion of steep slope and landslide, seismic, landfill, erosion and flood hazards at the Fort Lawton site follows.

### ***Steep Slopes and Landslide Hazards***

The City generally defines steep slope areas as those areas that rise at an inclination of 40 percent or more with a vertical change in elevation of at least 10 feet. Generally, landslide hazard areas are defined as:

Any area with a combination of:

- Slopes greater than 15 percent;
- Impermeable soils (typically silt and clay) frequently interbedded with granular soils (predominantly sand and gravel);
- Springs or groundwater seepage;
- Any area that has shown movement during the Holocene Epoch (from 10,000 years ago to present) or is underlain by mass wastage debris of that epoch;
- Any area subject to instability due to rapid stream erosion, stream bank erosion or undercutting by wave action;
- Any area that shows evidence of, or is at risk from, snow avalanches; and/or
- Any area located on an alluvial fan that is presently subject to, or potentially subject to, inundation by debris flows or deposition of stream-transported sediments.

The north portion Fort Lawton site and an area along the west portion of the site are mapped as potential slide areas, with smaller localized areas mapped as steep slopes. Additionally, the City of has identified previous slide activity both to the north and south of the site.

## *Seismic Hazards*

Seismic hazard areas are generally defined as those areas subject to severe risk of earthquake damage due to ground shaking, ground rupture or soil liquefaction. Ground shaking can occur large distances from the earthquake source; ground rupture only occurs along active fault traces; and liquefaction requires a certain combination of soil and groundwater conditions.

**Ground Shaking** - The entire Puget Sound region lies within a seismically active area, and moderate to high levels of ground shaking should be anticipated during the design life of a project at the Fort Lawton site. Due to the previous development at the site, there is potential for undocumented near-surface deposits of relatively loose/soft fill soils that could affect the level of earthquake ground shaking felt in the area.

**Ground Rupture** - The Seattle Fault Zone, located about 6 miles south of the Fort Lawton site, is the closest reported fault zone to the site. The Seattle Fault Zone is about 3 to 4 miles wide and consists of a series of east-west trending faults. Future ground rupture may occur within the Seattle Fault Zone; however, the actual risk at the site posed by such ground rupture is relatively small given the relatively thick deposits of glacial soils and the distance between the site and the fault zone.

**Liquefaction** – Liquefaction can occur when certain soils lose strength and temporarily behave as if they were a liquid when shaken by an earthquake. The seismically induced loss of strength can impact building foundations and embankments. Seismically induced liquefaction typically occurs in loose, saturated, sandy material commonly associated with recent river, lake and beach sedimentation. In addition, seismically induced liquefaction can be associated with areas of loose, saturated fill.

Due to the glacially consolidated nature of the soils and deep depth to groundwater at the Fort Lawton site, it is not anticipated that liquefaction will pose a large hazard to development. While there may be undocumented fill at the site, it is unlikely that it will be thick enough or saturated enough to pose a serious liquefaction threat with development.

## *Erosion Hazards*

Erosion hazard areas are defined as those areas containing soils that may experience severe to very severe erosion from construction activity. The susceptibility to erosion is generally a function of soil type, topography, occurrence of groundwater seepage or surface runoff, and the built environment.

The surficial geology at the Fort Lawton site has been identified as advance outwash and likely undocumented fill. When unvegetated and/or disturbed, advance outwash and fill materials may experience severe to very severe erosion hazards on slopes exceeding 15 percent.

## *Landfills and Flood Hazards*

No landfills are known to exist on or adjacent to the Fort Lawton site. The City has not mapped the site as being in a flood hazard area.

## *Talaris Site*

### **Geology and Topography**

The Talaris site is situated in the Laurelhurst neighborhood of North Seattle. Laurelhurst is bounded by the Hawthorne Hills and Ravenna neighborhoods to the north, Wolf Bay and Lake Washington to the east, Union Bay to the south and the Union Bay Natural Area (formerly the Montlake Landfill) and the University of Washington bluff to the west. The Laurelhurst neighborhood includes glacial uplands as well as marshlands, and as a result, soils in this area may consist of a mixture of loose to very dense glacial soils and very soft marsh deposits.

Various geologic units are present at the Talaris site, including: peat deposits, recessional outwash and ice contact deposits.

The Talaris site topography is general flat to rolling, with limited areas of steep slopes.

### **Groundwater**

Previous subsurface investigations have identified groundwater at depths ranging from 0 to 25 feet bgs. A confined aquifer is likely present beneath the ice contact deposits onsite. It is anticipated that groundwater will be encountered at shallow depths near the marsh and will be deeper in upland areas of the Talaris site.

### **Geologic Hazards**

A discussion of steep slope and landslide, seismic, landfill, erosion and flood hazards at the Talaris site is provided below, based on the definitions in the City's Environmentally Critical Areas Ordinance (SMC 25.09.020) and the its folio of maps of geologically hazardous areas.

## *Steep Slopes and Landslide Hazards*

Localized steep slope areas are located along the eastern edge of the Talaris site, as well as along Talaris Way; however, no areas on or near the site have been identified as potential slide areas.

## *Seismic Hazards*

**Ground Shaking** – As mentioned previously, the entire Puget Sound region lies within a seismically active area, and moderate to high levels of ground shaking should be anticipated during the design life of development at the Talaris site. Due to the presence

of relatively thick peat deposits, the near-surface soils at the Talaris site could affect the level of earthquake ground shaking felt in the area.

**Ground Rupture** – The Seattle Fault Zone, located about 5 miles south of the Talaris site, is the closest reported fault zone to the site. Future ground rupture may occur within the Seattle Fault Zone; however, the actual risk at the Talaris site posed by such ground rupture is relatively small given the relatively thick deposits of glacial soils and the distance between the site and the fault zone.

**Liquefaction** - Due to the presence of ice contact and recessional outwash and relatively thick peat deposits at the Talaris site, it is anticipated that soil liquefaction would pose a risk to development at the site.

### *Erosion Hazards*

The soils at the Talaris site have been identified as peat, recessional outwash and ice contact deposits, and likely undocumented fill. When unvegetated and/or disturbed (e.g., during construction), ice contact deposits, recessional outwash and fill materials may experience severe to very severe erosion hazards on slopes exceeding 15 percent. Peat deposits are typically found on very shallow slopes or flat areas and would not be expected to be an erosion hazard; however, depending on the composition of the peat, it may be erodible in unprotected cut slopes.

### *Landfills*

The abandoned Montlake Landfill is located to the south and east of the Talaris site. While the site is within the 1,000-foot methane buffer of the old landfill, previous studies have indicated that the risk of methane migrating from the abandoned landfill onto the site is low.

### *Flood Hazards*

The Talaris site is not mapped as being in a flood hazard area.

(See **Appendix B** for details on the existing earth-related conditions at the Fort Lawton and Talaris site.)

## 3.1.2 Impacts of the Alternatives

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An analysis of the potential adverse earth-related impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).



## Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite **(Applicant's Preferred Alternative)**

### **Fort Lawton Site**

#### **Construction**

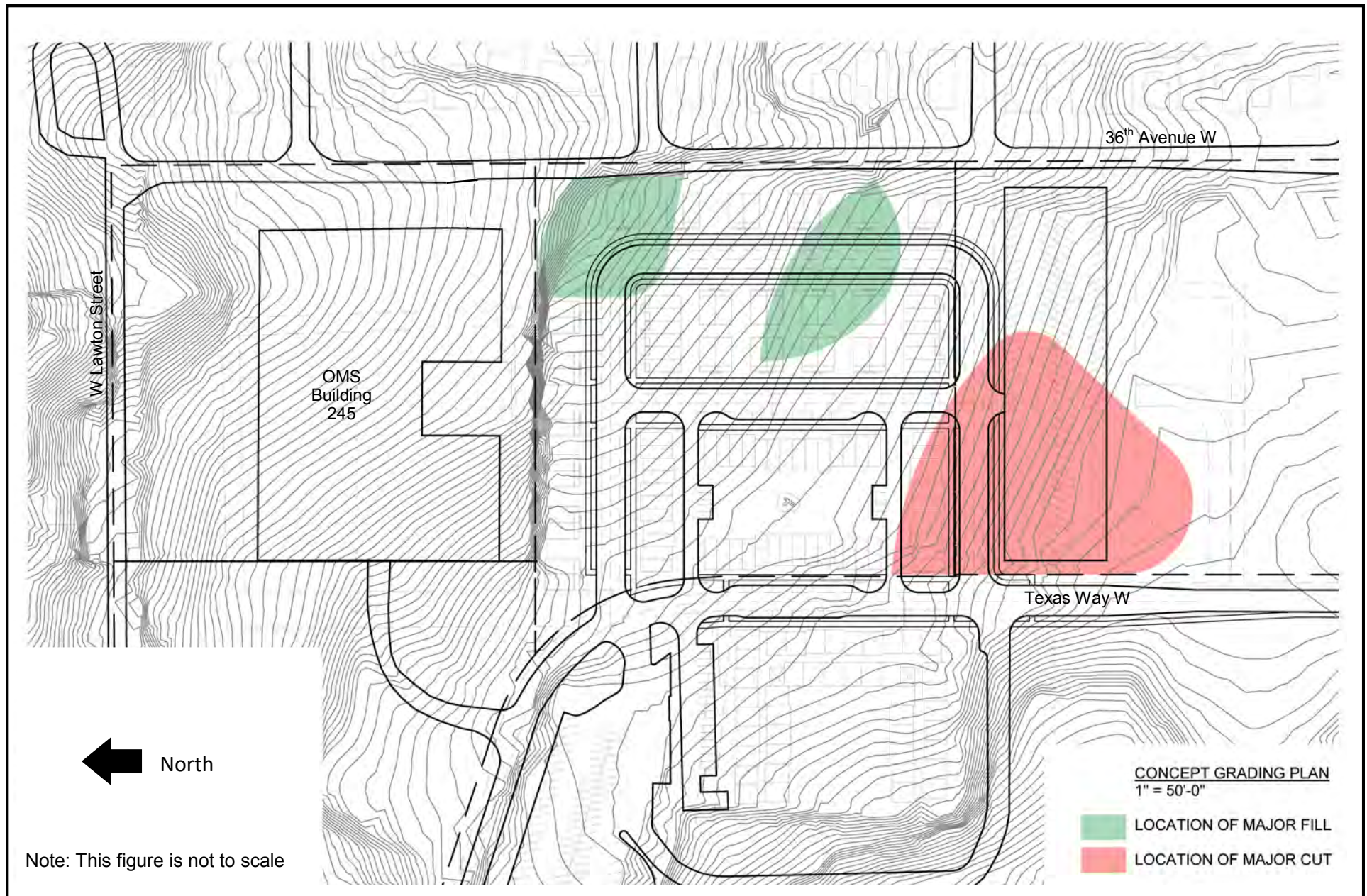
Development of Alternative 1 at the Fort Lawton site would include removing some of the existing pavement and most of the structures and preparing subgrade soil by grading, and placing and compacting structural fill. Proposed structures would be designed to conform to the existing site topography and minimal grading would occur, except at a large hill located on the south end of the site next to the existing road (note: the general topography and slopes onsite are similar to the site's natural condition, but all the small hills or mounds could have been created by past filling). Assuming it is suitable to be used as fill, the soil from the hill would be moved to the north part of the site where steep grades currently exist. No soil would be imported or exported from the site in this concept, but approximately 11,000 cubic yards of soil would be moved. The locations of major cut and fill are indicated on **Figure 3.1-1**.

Construction for Alternative 1 could result in exposed soil and soil stockpiles, which could erode and cause on-site and off-site transport of sediment. However, temporary erosion and sedimentation control measures would be implemented during construction to reduce the potential for erosion-related impacts.

Temporary excavations would likely be required for the installation of future structures and infrastructure. Without mitigation, these excavations could impact immediately adjacent existing and future structures, utilities and other improvements. However, standard construction measures would reduce the potential for such impacts.

As mentioned above, surficial on-site soil that is excavated as part of site development could be reused as on-site fill. All structural fill and backfill material placed as part of future site improvements would be densely compacted which could cause vibrations and potential settlement of structures in the immediate vicinity of the construction work. Placement of large volumes of fill could also cause settlement/ground subsidence that could impact existing or future structures in the immediate area of the fill. However, site grading is expected to be minimal and site-specific analysis and design of fill placement near settlement-sensitive structures would be conducted to address the potential for settlement impacts at nearby structures and significant impacts are not expected.

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Source: SMR Architects, 2017.

**Figure 3.1-1**

Fort Lawton Grading Plan—Alternative 1

## *Geologic Hazards*

The potential geologic hazard impacts of development under Alternative 1 at the Fort Lawton site are discussed below.

**Settlement** -The surficial soil at the site is not anticipated to be prone to great amounts of settlement with development under Alternative 1.

**Landslides/Steep Slopes** - There is a potential for landslides to occur at the existing steep, landslide-prone slopes in the north and west portions of the Fort Lawton site. The impact of landslides is considered moderately low for Alternative 1 given that these portions of the site would be maintained in their natural forested condition.

**Erosion Hazards** – When unvegetated and/or disturbed, the on-site soils could experience severe to very severe erosion hazards on slopes exceeding 15 percent. Site-specific analyses would be conducted to address this potential impact. Additionally, erosion control measures and Best Management Practices (BMPs) during construction would be implemented to reduce erosion impacts.

**Seismic Hazards** - Moderate to high levels of ground shaking should be anticipated during the design life of Alternative 1. The relatively loose/soft fill near-surface soils at the site could affect the level of earthquake ground shaking felt in the area. Seismic design using current design codes and generally accepted engineering standards and practices during the design phase of the project would reduce the potential impacts to buildings and infrastructure from ground shaking.

The potential for ground rupture, liquefaction and landslide impacts from earthquakes and their potential to damage structures under Alternative 1 are considered minimal.

**Landfill Areas and Floodplains** – There are no landfills or floodplains known to exist on or adjacent to the site that could impact development under Alternative 1.

## *Groundwater*

Groundwater could be encountered at relatively shallow depths onsite, particularly during the winter and spring months, and construction dewatering could be required. Dewatering could cause some ground settlement and damage to adjacent utilities and structures. If extensive dewatering is required, site-specific analyses would determine what structures could be influenced by excavation dewatering and the appropriate control measures.

While temporary excavation dewatering could be required for certain structures, the effect on groundwater would be temporary and localized and no significant impacts are expected.

## Operation

At build-out under Alternative 1, the Fort Lawton site would be covered in roadways, parking areas, structures, vegetated sports fields, landscaping and preserved natural open space. Approximately 13.2 acres of the site would be in impervious surfaces, compared to 18.5 acres under existing conditions. Therefore, there would be no decrease in recharge to the aquifer beneath the site, and there could be some increase in recharge.

A permanent stormwater management system would be designed and installed onsite, in accordance with the Seattle Stormwater Code. As a result, earth-related impacts during operation of the project would be minimal. The proposed stormwater management system could include retention basins and rain gardens; there could be some recharge to the aquifer near these facilities.

## **Talaris Site**

Under Alternative 1 the Talaris site would not be redeveloped at this time and no earth-related impacts are anticipated.

(See **Appendix B** for details on potential earth-related impacts under Alternative 1.)

## Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### Construction

Like Alternative 1, development at the Fort Lawton site under Alternative 2 would include removing some of the existing pavement and preparing subgrade soils by grading, placing and compacting structural fill. All structures would be removed under Alternative 2. Minimal grading is anticipated; however, construction of retaining walls and/or deep foundations could be necessary.

The potential for erosion/sedimentation, impacts on nearby structures (e.g., due to temporary excavations, and vibration and settlement with placement/compaction of soils) and impacts on groundwater during construction would be like under Alternative 1. With implementation of temporary erosion and sedimentation control measures and BMPs, and proper design and installation of construction-related structures, no significant impacts are expected.

Alternative 2 involves constructing approximately 113 market-rate housing units on the Fort Lawton site. Some of this proposed housing would be built near landslide hazard areas. Site-specific slope stability analyses and design of the residential units and any associated earth retention structures along the top of the slope would be required to address the potential impacts of construction in these areas.

## *Foundations*

If needed due to soil and slope conditions in certain locations, deep foundations, such as pile- or pier-supported foundations, could be used to reduce impacts to steep slopes (e.g., in the north portion of the site; see **Figure 2-10**). Increased levels of noise and vibration could occur within about 50 to 100 feet of pile-driving activities and could result in structural damage. The impact of vibrations is difficult to quantify and would be addressed on a case-by-case basis.

Drilled piles could be used for stabilizing steep slopes in the landslide hazard areas on the site. Installation of temporary casing for the piles could produce ground vibrations and localized ground settlement around the drilled pile construction area. Monitoring of the ground surface would be conducted during construction to address these potential vibration impacts.

## *Geologic Hazards*

Most of the potential geologic hazard impacts (e.g., settlement, erosion hazards, seismic hazards, landfills and floodplains) of development under Alternative 2 at the Fort Lawton site are expected to be like those under Alternative 1. However, the potential for landslide hazard/steep slope impacts would be greater, as discussed below.

**Landslide/Steep Slopes** - There is a potential for landslides to occur on the existing, steep, landslide-prone slopes in the northern and western portions of the Fort Lawton site. The possibility for landslides is considered relatively high for Alternative 2 because the current site plan shows some of the proposed structures would be located in or near landslide hazard areas (see **Figure 2-10**). Site-specific analyses for future improvements near landslide hazard areas would be prepared prior to any construction to ensure compliance with City of Seattle requirements for setback and design. Retaining walls and/or deep foundations such as driven piles could be used to reduce impacts.

## Operation

At build-out under Alternative 2, the Fort Lawton site would be covered in roadways, structures and landscaping. Less area would be preserved in natural open space than under Alternative 1. Approximately 15.3 acres of the site would be in impervious surfaces, compared to 13.2 acres under Alternative 1 and 18.5 acres under existing conditions. Therefore, there would be no decrease in recharge to the aquifer beneath the site, and there could be some increase in recharge.

Like Alternative 1, a permanent stormwater management system would be designed and installed onsite, in accordance with the Seattle Stormwater Code. As a result, earth-related impacts during operation of the project would be minimal.

## **Talaris Site**

### **Construction**

Development at the Talaris site under Alternative 2 would likely include removing some of the existing pavement and preparing subgrade soils by grading, placing and compacting structural fill. None of the structures at the site would be removed under Alternative 2. Minimal grading is anticipated.

The potential for erosion/sedimentation, impacts on nearby structures (e.g., due to temporary excavations, and vibration and settlement with placement/compaction of soils) and impacts on groundwater during construction would be like at the Fort Lawton site. With implementation of temporary erosion and sedimentation control measures and BMPs, and proper design and installation of construction-related structures, no significant impacts are expected.

Highly organic material, such as the peat that underlies a large portion of the Talaris site, would not be suitable for reuse as onsite fill. As a result, it is likely that any fill needed onsite would be imported. All structural fill and backfill material placed for site improvements would be densely compacted, which could cause vibrations and potential settlement of structures in the immediate vicinity of the construction work. Placement of large volumes of fill could also cause settlement/ground subsidence that could impact existing or future structures (onsite or offsite) in the immediate area of the fill. However, site grading is expected to be minimal and site-specific analysis and design of fill placement near existing settlement-sensitive structures would be conducted to address the potential for settlement impacts at nearby structures.

Alternative 2 proposes constructing approximately 238 housing units, a community facility and surface parking on the Talaris site. If any of these structures are constructed in steep slope areas along the eastern edge of the site and along Talaris Way, the stability of the slopes could be compromised. Site-specific slope stability analyses and design would be conducted to address the potential for impacts during construction on the stability of these areas. Additionally, temporary erosion control measures and BMPs would be implemented during construction to reduce erosion impacts.

### ***Soil Preparation***

Preloading of soils could be required for the construction of some of the structures on the Talaris site. Potential impacts of preloading would generally be associated with increased quantities of earthwork and the potential for ground subsidence impacts to structures and utilities in the immediate area. Site-specific analysis and design would be conducted; pre- and post-construction surveys of nearby structures would be conducted; and ground movements would be monitored to address these potential impacts.

Ground improvement methods, such as compaction grouting or stone columns, could be used to reduce liquefaction hazard and increase bearing capacity of compressible

foundation soils at the Talaris site. The potential impacts of these ground improvement methods could include vibrations and potential settlement of structures in the immediate vicinity, generating excessive spoils and heave of existing structures and utilities. Pre- and post-construction surveys of nearby structures and monitoring of ground movements would be conducted to address these possible impacts.

### *Foundations*

It is expected that deep foundations would be required to support most of the proposed structures under Alternative 2, and could include driven or drilled piles. Like at the Fort Lawton site, there would be a potential for vibration impacts to nearby structures during installation of the piles. The impact of vibrations is difficult to quantify and would be addressed on a case-by-case basis.

### *Geologic Hazards*

The potential geologic hazard impacts of development under Alternative 2 at the Talaris site are discussed below.

**Settlement** - Portions of the Talaris site are underlain by loose/soft compressible deposits. Constructing heavy structures or placing significant heights of fill directly on these soils could cause foundation settlement, particularly in the southwest portion of the site. Such settlement could result in damage to structures and utilities. Construction techniques, including using deep foundation systems or preloading a building site prior to construction, would be implemented to address potential settlement impacts.

**Landslide Hazard/Steep Slopes** - The impact of landslides is considered moderately low for Alternative 2 because the steep slope areas on the Talaris site appear to be localized. Site-specific analyses of the Talaris site would be conducted prior to any construction to ensure compliance with City of Seattle requirements for setback and design.

**Erosion Hazard** - When unvegetated and/or disturbed, the ice contact deposits, recessional outwash and fill materials at the Talaris site could experience severe to very severe erosion hazards on slopes exceeding 15 percent. The peat deposits are typically found on very shallow slopes or flat areas onsite and would not be expected to be an erosion hazard. However, depending on the composition of the peat, it could be erodible in unprotected cut slopes.

Portions of the site have slopes that exceed 15 percent. Case-by-case basis and site-specific analyses would be conducted for each structure in these areas to address the potential for erosion impacts. Additionally, construction on slopes would employ temporary erosion control measures and BMPs during construction.

**Seismic Hazard** - Due to the relatively thick peat deposits at the Talaris site, the site may be susceptible to amplified earthquake ground motions. Seismic design using current



design codes and generally accepted engineering standards and practices would be used during the design phase of the future site improvements to reduce potential impacts.

The potential for ground rupture from an earthquake and associated impacts at the Talaris site is relatively small given the relatively thick deposits of glacial soils and the distance between the site and the fault zone.

The liquefiable soils that are present at Talaris site would have a moderate to high seismic risk. There is a potential for loss of soil strength, ground surface settlement and lateral displacement of soils supporting structures founded in or over liquefiable soils. Methods to address potential soil liquefaction would include: ground improvement, deep foundations and/or designing for the potential soil liquefaction impacts.

Although the potential for deep-seated, earthquake-induced landslides at the Talaris site is relatively low, some sloughing and slope movement would likely occur within the loose surficial materials on the localized slopes during a large seismic event. Site-specific slope stability analyses and designing of structures would address these potential impacts.

**Landfill Areas** - While the Talaris site is within the 1,000-foot methane buffer of the former Montlake Landfill, the risk of methane migrating from the landfill onto the site is considered low. Therefore, no impacts to development at the Talaris site under Alternative 2 are expected.

### *Groundwater*

Groundwater could be encountered within excavations at relatively shallow depths at the Talaris site, particularly during the winter and spring months, and construction dewatering could be required. Dewatering could potentially cause some ground settlement and damage to adjacent utilities and structures. Site-specific analyses would determine what structures could be impacted by dewatering and the best methods to address these impacts. While dewatering could potentially be required for certain structures, the effect on groundwater would be temporary and localized.

### Operation

At build-out under Alternative 2, the Talaris site would be covered in roadways, parking areas, structures, landscaping and preserved natural open space. Approximately 50 percent of the site would be in impervious surfaces, compared to 30 percent under existing conditions. However, no significant loss of recharge to the aquifer beneath the site is expected.

A permanent stormwater management system would be designed and installed onsite, in accordance with the Seattle Stormwater Code. As a result, earth-related impacts during operation of the project would be minimal.

(See **Appendix B** for details on potential earth-related impacts under Alternative 2.)



## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### **Construction**

Like Alternative 1, development at the Fort Lawton site under Alternative 3 would include removing some of the existing pavement and most structures, and preparing the subgrade soils by grading, placing and compacting structural fill. Minimal grading is anticipated.

Alternative 3 proposes constructing parks and recreation facilities on the Fort Lawton site, including three multiuse fields. Like under Alternative 1, natural areas in the north and west portions of the site would be retained. The potential for construction impacts, including erosion/sedimentation, impacts on nearby structures (e.g., due to temporary excavations, and vibration and settlement with placement/compaction of soils) and impacts on groundwater during construction would be like under Alternative 1. With implementation of temporary erosion and sedimentation control measures and BMPs, and proper design and installation of construction-related structures, no significant impacts are expected.

#### ***Geologic Hazards***

Geologic hazard impacts under Alternative 3, including settlement, landslide/steep slopes, erosion hazards, seismic hazards and landfill hazards would be like under Alternative 1.

#### ***Groundwater***

As described under Alternative 1, the depth to groundwater at the Fort Lawton site is expected to be relatively deep; however, groundwater could be encountered at relatively shallow depths, particularly during the winter and spring months. Therefore, construction dewatering could be required to control groundwater flow into certain excavations. Dewatering could cause some ground settlement and damage to adjacent utilities and structures. If extensive dewatering is required, site-specific analyses would determine what structures could be influenced by excavation dewatering and the appropriate control measures.

#### **Operation**

At build-out under Alternative 3, the Fort Lawton site would be covered in roadways, parking areas, a structure, vegetated sports fields and preserved natural open space. There would be 9.4 acres in impervious surfaces under Alternative 3 compared to 13.2 acres under Alternative 1. Therefore, there would be no decrease in recharge to the aquifer beneath the site, and there could be some increase in recharge.

Like Alternative 1, a permanent stormwater management system would be designed and installed onsite, in accordance with the Seattle Stormwater Code. As a result, erosion,

sedimentation and other earth-related impacts during operation of the project would be minimal.

### **Talaris Site**

Potential earth-related impacts during construction and operation of Alternative 3 at the Talaris site would be the same as those described under Alternative 2, because the same development is proposed.

(See **Appendix B** for details on potential earth-related impacts under Alternative 3.)

### Alternative 4 – No Action Alternative

Under the No Action Alternative, the Fort Lawton and Talaris sites would not be redeveloped at this time and would remain in their existing conditions. No earth-related impacts are anticipated under Alternative 4.

#### 3.1.3 Mitigation Measures

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The following measures have been identified to address the potential earth-related impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- During construction, contractors would employ temporary erosion and sedimentation control measures and BMPs to control erosion. These measures would be consistent with City of Seattle critical area and grading regulations.
- The foundation support systems would be determined as part of the specific design and permitting of infrastructure and individual buildings. Site-specific studies and evaluations would be conducted in accordance with SMC requirements and the provisions of the current version of the SBC.
- Proper design and construction procedures, including those in the SBC, would be followed to ensure that buildings and infrastructure could withstand a seismic event.
- A permanent stormwater management system would be designed and installed onsite, in accordance with the Seattle Stormwater Code.

### **Measures Proposed as Part of Project**

- Site-specific analyses would be completed prior to construction to address: development on or adjacent to steep slopes areas, and to determine what structures could be influenced by excavation dewatering.
- As appropriate, pile- or pier-supported foundations would be used for structures near landslide hazard areas to reduce impacts to steep slopes.
- Any excavation shoring systems would be properly designed and constructed to address impacts from temporary construction excavations.
- Fill would be designed to control adjacent settlements and ground subsidence impacts. In addition, adjacent structures/surfaces would be monitored during construction to verify that no adverse settlement occurs.
- To limit the potential for adverse vibration impacts from pile driving on nearby structures, vibration monitoring would be conducted during installation of test piles and selected production piles.
- If appropriate, drilled piles would be used to limit the vibration and ground settlement impacts associated with driven piles.
- Ground improvement techniques or deep foundations would be employed to address the potential for liquefaction impacts at the Talaris site.

### **Other Possible Measures**

- The potential use of properly designed retaining walls that are constructed near landslide hazard areas in accordance with City of Seattle critical area and grading regulations would reduce impacts to steep slopes.

#### **3.1.4 Significant Unavoidable Adverse Impacts**

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No significant unavoidable adverse earth-related impacts are expected.

## 3.2 BIOLOGICAL RESOURCES

This section of the FEIS describes the biological resources on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives on these resources are evaluated and mitigation measures identified. This section is based on the biological resources report prepared by The Watershed Company in October 2017 (see **Appendix C**).

### Key Findings

*A Wildlife Environmental Conservation Area (ECA) is mapped by the City on the Fort Lawton site (which includes a heron management area); a potential wetland has also been identified on the site. Riparian Corridor, Wetlands and Wildlife ECAs are mapped by the City on the Talaris site (the latter including a bald eagle nest site). The riparian corridor is associated with a stormwater pipe through the site. One wetland has been identified onsite. No federally-listed species or federally-designated habitat are known to occur on either site. Wildlife species of state and/or local importance potentially use the sites and nearby areas.*

*Construction activity would temporarily disturb wildlife under the action alternatives on the Talaris and Fort Lawton site.*

*With proposed development, the amount of open space, including wildlife habitat, on the Fort Lawton site would increase over existing conditions under all the action alternatives, with the highest increase under Alternative 3 and Alternative 1, respectively. Open space would decrease relative to existing conditions on the Talaris site under Alternatives 2 and 3.*

*No direct impacts to critical areas, wildlife habitat or sensitive wildlife species is expected on the Fort Lawton site under Alternative 1 or 3. Under Alternative 2, direct impacts to biological resources would include impacts to the potential wetland area and removal of forested vegetation and wildlife habitat. On the Talaris site, development would remove forested vegetation and wildlife habitat under Alternatives 2 and 3, but would avoid direct impacts to the wetland area and bald eagle nest site. Under all the action alternatives, indirect impacts to retained habitat and wildlife would increase due to increased human activity. There could be a permanent displacement of certain wildlife species less tolerant of urban uses from the Fort Lawton and/or Talaris sites with proposed development.*

### Methodology

Readily available existing information, including previous site studies, were reviewed to identify wetlands, streams, vegetation and wildlife that may be present on or near the Fort Lawton or Talaris sites. Washington Department of Fish and Wildlife interactive mapping programs were also used as a source of information on wildlife use of the project sites. Information and locations of rare plants was reviewed using WA DNR databases and NatureServe's LandScope Washington mapping application. A site visit to the Fort Lawton

site was conducted on June 28, 2017 to verify previously reported lack of wetlands and streams, assess existing vegetation and note wildlife observations (see **Appendix C** for details on the methodology for the biological resources analysis).

### 3.2.1 Affected Environment

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This sub-section describes existing biological resources on and near the Fort Lawton and Talaris sites, including wetlands, streams, vegetation and fish and wildlife.

#### Fort Lawton Site

The Fort Lawton site is located in Seattle's Magnolia neighborhood and is bordered by Discovery Park to the south and west and residential properties to the north and east. Also nearby are Kiwanis Memorial Preserve Park to the east and Commodore Park to the northeast. Salmon Bay is located to the northeast. The site contains existing development and some retained natural open space. Existing buildings and parking areas are no longer in use.

#### **Wetlands and Streams**

A wetland was identified on the north slope of the Fort Lawton site during a previous study (see **Figure 3.2-1** for the approximate location). Wetland vegetation and topography of this area indicates that wetland or stream features could be present. Additional studies would be needed to document wetlands and/or streams and their required buffers in the north portion of the site. The remaining portions of the Fort Lawton site are not expected to contain wetlands or streams.

Wetlands and streams are mapped in both Discovery Park and Kiwanis Memorial Reserve Park adjacent to the site.

#### **Vegetation**

Remaining natural unmaintained vegetation that is present at the Fort Lawton site is primarily located in two areas in the north and south portions of the site. A narrow strip of established trees is also present on the east side of the site (see **Figure 3.2-1**). Most of the wildlife habitat available at the site is located within these areas. The site abuts forests located in Discovery Park to the west. Overall, plant species at the site are typical of urban non-wetland forests in the region. No sensitive or rare plants are known to occur on the site or immediate vicinity.

#### **North Forest**

The north forest is located on the bluff in the north portion of the Fort Lawton site. It is dominated by deciduous tree species, mainly red alder and bigleaf maple. Other tree species present include western red cedar, bitter cherry, black hawthorn and Oregon ash. The tree canopy is a single layer and is estimated as moderately closed (40-69%) overall.

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**LEGEND:**

- Onsite Habitat Areas
- Offsite Habitat Areas
- Approximate Potential Wetland
- Fort Lawton Site
- Study Area

\*Note: Field sketch only.  
Features depicted are approximate and not to scale

Source: The Watershed Company, 2017.

**Figure 3.2-1**  
Fort Lawton Existing Biological Resources

The understory of the north forest area is dominated by non-native invasive plant species including English ivy, bindweed, Himalayan blackberry, herb-robert geranium, Scotch broom and knotweed. Some native understory shrubs and groundcover plants are present but they are suppressed by the invasive species. Special habitat features present in the north forest include downed wood, leaf litter and dead parts of live trees. The north forest is a designated Biodiversity Areas and Corridor and a Great Blue Heron breeding area by Washington State Department of Fish and Wildlife (WDFW).

### South Forest

The south forest is located at the south end of the site, west of Texas Way and north of Discovery Park Boulevard. This on-site forest connects with forested areas in Discovery Park offsite to the west. The south forest consists of a mix of deciduous and coniferous native trees species including Douglas-fir, bigleaf maple, red alder, Pacific madrone and western red cedar. The canopy is characterized as multi-story and considered closed (70-100%) on average.

Shade-tolerant invasive non-native plants are also present in this forested area. These species include English ivy, English holly, cherry laurel and Himalayan blackberry. Native understory plants include osoberry, red elderberry, beaked hazelnut, native woodland rose, trailing blackberry and swordfern. The south forest is a designated Biodiversity Areas and Corridor by WDFW.

### Other Vegetated Areas

Other vegetated areas on the Fort Lawton site are generally maintained or managed landscapes that are often dominated by non-native species. These areas are located adjacent to buildings, roads and parking lots. Vegetation in these areas often consists of either mowed herbaceous plants or small patches of trees that contain little to no understory vegetation. These areas offer relatively little habitat value when compared to other unmaintained forested patches on and near the site.

A narrow strip of native conifer trees is present on the east perimeter of the site, between Texas Way and 36th Ave W. This strip of vegetation, while disturbed and disconnected from other habitat areas, contributes some habitat value to the site as a whole.

### Offsite

Discovery Park and Kiwanis Memorial Preserve Park are located within approximately 300 feet of the Fort Lawton site. In general, these city-owned parks contain relatively contiguous forested areas and are dominated by native tree species of varying sizes and ages. Kiwanis Memorial Preserve Park appears to be dominated by deciduous tree species, while forested areas of Discovery Park contain a mix of deciduous and coniferous tree species. Similar to the habitat patches on the site, non-native invasive plants are likely present or prevalent in places within these forested park areas

The parks likely include a variety of special habitat features that wildlife species may use, including downed wood, leaf litter, duff, shrub layer, moss, flowers, lichens, forbs, fungi, underground plant parts, herbaceous layer, snags, dead parts of live trees, tree cavities, bark, large live tree branches, live remnant trees and fruits/seeds/nuts.

Discovery Park and Kiwanis Memorial Preserve Park are designated Biodiversity Areas and Corridors by WDFW. Kiwanis Memorial Preserve Park is also mapped as a Great Blue Heron breeding area. Both parks also contain streams with associated wetlands.

### **Fish and Wildlife**

While the Fort Lawton site is in a largely developed condition, remaining forested habitat functions as a valuable wildlife refuge in a very urban landscape. Potential for wildlife use of the site is increased particularly because of the proximity and connectivity to habitat located in Discovery Park and Kiwanis Memorial Preserve Park.

The variety of wildlife using the habitat on and near the Fort Lawton site is fairly well documented. During breeding point count surveys on the site in winter 2004, a total of 43 bird species were observed. These species consist of a mix of common urban bird species (i.e., American crow, European starling, house sparrow) as well as species more suited to low-density urban environments (i.e., bald eagle, chickadees, juncos, woodpeckers, great blue heron, kinglets, swallows), likely a result of the preservation of large tracts of forest and other habitat areas in Discovery Park to the west.

As stated previously, the north forest onsite and Kiwanis Memorial Preserve Park are considered great blue heron breeding areas by WDFW. They are also mapped as Heron Habitat Areas (with 500-foot buffers) and Wildlife Environmental Conservation Areas (ECAs) by the City of Seattle. In addition, bald eagle breeding areas and a purple martin breeding site are mapped nearby.

Fish are not present on or near the Fort Lawton site due to a lack of fish habitat. Amphibians and reptiles are expected to be uncommon due to the surrounding roads and residences which disconnect on-site habitat from nearby vegetated areas and generally create movement barriers for these types of wildlife species. Terrestrial mammals that are expected to use habitat on and near the site include mice, moles, voles, rats, squirrels, chipmunks, rabbits, raccoons, opossums, coyotes, deer and bats. On occasion, larger mammals have used habitat in Discovery Park, including a cougar in 2009 that was subsequently relocated.

The following sensitive species are either species of local importance or priority species and have been determined to potentially use habitat present on the Fort Lawton site or immediate vicinity. No state- or federally-listed species or federally-designated critical habitat are known to occur on or immediately adjacent to the site.

**Great Blue Herons** are regulated by the City of Seattle as a species of local importance. They are considered a State Monitored species and Washington State Priority Species by WDFW.



A great blue heron rookery was located in Kiwanis Memorial Reserve Park in the past. Forests of Kiwanis Memorial Reserve Park and the north forest onsite are mapped as breeding areas by WDFW and the City of Seattle. Currently, the nearest known heron rookery is located in Commodore Park next to Salmon Bay, approximately 800 feet from the Fort Lawton site. As of April 2014, the Kiwanis heron colony had abandoned the Kiwanis site due to repeated bald eagle attacks and the colony is not expected to return in the near future. The north forest on the Fort Lawton site could provide nesting habitat for great blue herons, although no nests have been documented onsite.

**Pileated Woodpeckers** are a State Candidate species and Washington State Priority Species by WDFW. Forests on and near the Fort Lawton site likely support breeding pileated woodpeckers. One individual was observed on the Fort Lawton site during a 2004 bird survey. No nests are known to be present the site but nest sites are possible given the habitat available, particularly if sufficient standing dead wood is retained onsite. Pileated woodpeckers are expected to use habitat on the Fort Lawton site for foraging or traveling.

**Purple Martins** are a State Candidate species and Washington State Priority Species by WDFW. A breeding site has been mapped approximately 0.3 miles northwest of the Fort Lawton site in Discovery Park. Purple martins forage in open areas on the Fort Lawton site. No nest sites have been documented onsite. However, there is potential for nest sites, presuming pileated woodpecker use of forested habitat and limited competition from more aggressive cavity-nesting species.

## Talaris Site

The Talaris site is located in the Laurelhurst neighborhood of Seattle, on the west side of Lake Washington north of Union Bay. The site is currently operated and managed as the Talaris Conference Center. The conference center is situated in a park-like setting which includes a constructed pond, landscaped lawns and natural areas. Natural open spaces nearby include Union Bay Natural Area, Union Bay, and Washington Park Arboretum, all generally located to the south of the site.

### **Wetland and Streams**

Wetland ECAs are mapped by the City on the Talaris site. Based on a past study, one wetland (Wetland 1) has been identified in the southwest portion of the Talaris site (see **Figure 3.2-2**). Wetland 1 is a depressional wetland that contains no outlet and includes emergent and scrub-shrub vegetation classes generally dominated by non-native invasive plant species. Wetland 1 has been rated as a Category II wetland.

A constructed pond is located on the Talaris site. The pond could be considered an artificial wetland and could be exempt from regulation as a critical area. The status of this feature

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## LEGEND:

- Offsite Habitat Areas
- Approximate Wetland
- Constructed Pond
- Approximate Bald Eagle Nest
- Approximate Purple Martin Nest
- Talaris Site
- Study Area

\*Note: Field sketch only.  
Features depicted are approximate and not to scale

Source: The Watershed Company, 2017.

**Figure 3.2-2**  
Talaris Existing Biological Resources

should be verified by the applicable local, state and federal jurisdictions. The pond covers about 0.75 acre.

One off-site wetland (Yesler Swamp) is located approximately 175 feet southwest of the site. Yesler Swamp is assumed to be a Category II/Category I wetland

Given the time that has passed and changes in critical area regulations, the boundaries and classifications of these wetlands will need to be re-verified in accordance with current regulations.

A stream or riparian corridor ECA is mapped by City of Seattle on the Talaris site. A past study of the site indicates that this feature is a large stormwater pipe that lacks fish habitat “upstream” of the site and is therefore not considered a regulated critical area. No other streams are known to exist on the site.

### **Vegetation**

Existing vegetation on the Talaris site is located around buildings, walkways, paved access drives and parking areas. It mainly consists of large landscaped areas with lawns and large trees. The site landscaping has been designated an historic landmark by City of Seattle.

A mix of native and non-native ornamental trees species are present throughout the site including bigleaf maple, red alder, black cottonwood, bitter cherry, willow, western red cedar, Douglas-fir, Lombardy poplar, weeping willow, ornamental pines, and ornamental oaks.

Understory vegetation is generally managed/landscaped except for an area in the southwest portion of the site and along the east property line. These unmaintained areas contain understory vegetation dominated by non-native invasive plant species including Himalayan blackberry, English ivy, field bindweed, bittersweet nightshade, patches of knotweed and scattered English holly. Special habitat features include a few downed logs, stumps and snags overgrown by invasive plants. No sensitive or rare plants are known to occur on or near the site.

### **Offsite**

Yesler Swamp, part of the Union Bay Natural Area, is located southwest of the Talaris site, on the south side of NE 41st Street. This natural area, a former landfill, is situated next to Union Bay and has various habitat types including forested, scrub-shrub and open herbaceous areas interspersed with seasonal and permanent ponds. The various habitat types and ponds attract a variety of birds.

WDFW has recorded a purple martin breeding area near Yesler Swamp and the University of Washington Center for Urban Horticulture. Additionally, the Union Bay Natural Area and associated lake shoreline are expected to provide habitat for other types of wildlife including fish, amphibians, reptiles and some small mammals.

## **Fish and Wildlife**

The Talaris site contains large undeveloped or partially developed areas, and is surrounded by a highly developed urban landscape. The density of vegetation present onsite compared to surrounding areas is high. The onsite vegetation functions as a refuge for urban wildlife species in the area. However, wildlife use is likely limited by the plant species composition and isolation from other habitat areas, noise and other disturbance associated with existing facility operations and pedestrian use of the site.

The most common wildlife species onsite are typically birds and small mammals tolerant of urban natural areas. American crow, Bewick's wren, Steller's jay, black-capped chickadee, house sparrow and northern flicker have been observed onsite. Signs of woodpecker foraging in the southwest portion of the site have also been found. Other wildlife expected on the site include mice, rats, squirrels, raccoons, opossums, bats and a variety of other birds like robins, thrushes, sparrows, towhees, juncos, ducks, hummingbirds and some hawks. Coyote use of the property has been reported.

Native fish are not expected to be present on the Talaris site based on the lack of an above-ground stream feature or natural ponds. The created ponds could support stocked or introduced fish. Amphibians and reptiles are expected to be uncommon onsite due to the surrounding roads and residences that disconnect on-site habitat from nearby vegetated areas and generally create movement barriers to these less mobile wildlife species. However, breeding of some tolerant amphibian species may take place in the pond.

A Fish and Wildlife Habitat Conservation Area (FWHCA) associated with a known Bald Eagle nest site is mapped on the site by the City of Seattle as a wildlife ECA. The nest was observed in a stand of black cottonwoods in the southwest portion of the site. The current status of the nest is unknown, but activity was reported in 2013 and again (although unconfirmed) in 2015. Bald Eagles are no longer listed for protection by state or federal agencies; they have also been recently removed from Washington State's Priority Habitats and Species list. The mapped Wildlife ECA on Talaris is presumably based on the prior status of Bald Eagles as a Priority Species. Since this no longer applies, the City should be consulted to determine how the mapped Wildlife ECA would be regulated. Bald Eagle nests are still protected by the U.S. Fish and Wildlife Service under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act.

No federally-listed species or federally-designated critical habitat are known to occur on the site. No other state- species of local importance or priority species are known to use or have a close association with the habitat onsite.

As stated previously, a purple martin breeding area is mapped by WDFW approximately 700 feet southwest of the site in the Union Bay Natural Area. Many other wildlife species are also expected to use the Union Bay Natural Area for some portion of their life cycle. In general, wildlife using habitat in the natural area are not expected to regularly visit the Talaris site due to habitat fragmentation caused by roads and residences. Also, the "park-

like” habitat available onsite, in combination with the regular disturbance that the site receives, precludes use by certain wildlife species present in the Union Bay Natural Area. Purple martins may forage or pass through Talaris while traveling. However, suitable nesting habitat appears to be limited to the Union Bay Natural Area.

(See **Appendix C** for details on existing biological resources.)

### 3.2.2 Impacts of the Alternatives

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An analysis of the potential adverse biological resources impacts of Alternative 1, the Applicant’s Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

Alternative 1 - Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant’s** Preferred Alternative)

#### **Fort Lawton Site**

##### Construction

Construction activities on the Fort Lawton site under Alternative 1 would temporarily impact wildlife species within the immediate area. Construction equipment activity and noise could potentially disturb wildlife and habitat. Urban-adapted wildlife that are more tolerant of disturbance (e.g., finch, sparrows, starlings, crows and small mammals) would not likely be displaced but those that are habitat-specific (e.g., birds of prey, woodpeckers and owls) may handle the displacement with difficulty when searching for suitable habitat in otherwise claimed territories. During breeding season, there is a greater potential for permanent loss of species.

There is a potential for erosion and sedimentation of downstream water resources to occur during construction activities. With installation and operation of the proposed temporary stormwater control system on the Fort Lawton site, Alternative 1 is not be expected to significantly impact biological resources downstream.

##### Operation

Under Alternative 1, 61% of the Fort Lawton site would be retained in open space including passive open space, active open space and landscaped areas (see **Table 2-2**). By comparison, under existing conditions, 45% of the site is open space. Therefore, more of the site would be in open space than at present under this alternative. Existing forested habitat areas in the north and south parts of the site would be preserved in their natural condition with proposed development. Wildlife habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park would be preserved with these natural

areas. Up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park and could also be preserved as natural area.

Proposed development on the Fort Lawton site under Alternative 1 would include residential buildings, parks/recreation areas, roadways/sidewalks, parking areas and landscaping, primarily in the central portion of the site. The landscaping would likely include a mix of ornamental plant species and native, noninvasive and drought-resistant plantings. Some of the central portion of the site would be in sports fields. The landscaped, more managed habitat would not provide substantial value for most wildlife species. Species adapted to the urban environment would continue to use these areas.

No direct impacts to critical areas (i.e., the potential wetland/stream in the north forest area), vegetation that provides wildlife habitat (in the north and south portions of the site), or sensitive wildlife species (i.e., great blue herons, pileated woodpeckers and purple martins which could use habitats onsite) would be expected at the Fort Lawton site under Alternative 1.

Proposed development under Alternative 1 would indirectly impact retained habitat on the Fort Lawton site due to: increased human activity; building, parking lot and roadway lighting; noise; the potential use of fertilizers, pesticides and herbicides in landscaped areas; and the introduction of “super predators” (e.g., domestic dogs and cats) in residential areas that could impact native wildlife. However, activity, lighting etc. from military use of the site in the past could also have impacted these species.

Stormwater runoff from the site could carry pollutants to downstream water resources. With installation and operation of the proposed permanent stormwater control system on the Fort Lawton site, Alternative 1 is not be expected to significantly impact biological resources downstream.

### **Talaris Site**

Under Alternative 1, the Talaris site would not be redeveloped at this time and biological resources on that site would continue as under existing conditions.

## **Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

### **Fort Lawton Site**

#### **Construction**

Temporary impacts to wildlife from construction activities would generally be similar to under Alternative 1 (i.e., due to noise and activity). However, the area and magnitude of construction would be greater under this alternative.

Like Alternative 1, there is a potential for erosion and sedimentation of downstream water resources to occur during construction activities. With installation and operation of the proposed temporary stormwater control system on the Fort Lawton site, Alternative 2 is not be expected to significantly impact biological resources downstream.

### Operation

Under Alternative 2, the Fort Lawton site would be developed with market-rate single family housing. Approximately 55% of the site would be in open space, similar to under existing conditions (see **Table 2-2**). However, forested habitat areas onsite would be completely or partially developed under this alternative. No active or passive public parks would be provided at the site under this alternative.

The north forest area would be partially developed and the south forest area would be completely developed with single family residences, landscaping and driveways. Landscaping would likely include a mix of ornamental plant species and native, noninvasive and drought-resistant plantings. The landscaped, more managed habitat would not provide substantial value for most wildlife species. Species adapted to the urban environment would continue to use these areas. The forest land owned by the U.S. Army in the west portion of the site may or may not be dedicated to Discovery Park and preserved as natural area.

Direct impacts to biological resources would be expected at the Fort Lawton site under Alternative 2. If the potential wetland area in the northwest portion of the site is determined to be jurisdictional, current site plans would directly impact the wetland. On-site forested vegetation that provides wildlife habitat would be removed or significantly altered, impacting wildlife species that use these areas. Existing habitat on-site could support breeding populations of great blue herons, pileated woodpeckers and purple martins, although no nest sites have been documented on the site. Bald eagles are present in the vicinity but not likely to nest on the site. Removal and reduction of forested habitat areas and replacement with single family residences would preclude use of on-site habitat by some wildlife species, including the sensitive species listed previously. Also, wildlife currently using these habitat areas would be displaced or lost due to development under Alternative 2.

Similar to Alternative 1, proposed development under Alternative 2 would indirectly impact any remaining habitat due to increased human activity. Building, parking lot and roadway lighting; noise; the potential use of fertilizers, pesticides and herbicides in landscaped areas; and the introduction of domestic dogs and cats in residential areas could impact native wildlife. However, past military use of the site would have had similar indirect impacts to wildlife. Additionally, should the potential wetland be preserved, indirect impacts from smaller buffers and adjacent development could alter the wetland character and ability to support local species.



Like Alternative 1, stormwater runoff from the site could carry pollutants to downstream water resources. With installation and operation of the proposed permanent stormwater control system on the Fort Lawton site, Alternative 2 is not be expected to significantly impact biological resources downstream.

### **Talaris Site**

#### **Construction**

Temporary impacts from construction activities could impact wildlife use of the Talaris site, as described for Fort Lawton under Alternative 1 (e.g., due to noise and activity). Conducting construction activities during the nonbreeding season could limit temporary impacts to on-site sensitive wildlife species.

Like Fort Lawton under Alternative 1, there is a potential for erosion and sedimentation of downstream water resources to occur during construction activities. With installation and operation of the proposed temporary stormwater control system on the Talaris site, Alternative 2 is not be expected to significantly impact biological resources downstream.

#### **Operation**

Under Alternative 2, the Talaris site would be developed with affordable housing. Some of the housing would occupy existing, renovated buildings, while other housing would be in newly constructed buildings. Approximately 50% of the site would be in open space, less than under existing conditions. The Talaris site landscaping has been designated as an historic landmark by the City of Seattle. As such, much of the existing landscaping, which contributes to the available onsite habitat, would be retained under this alternative.

Preliminary site plans appear to avoid direct impacts to the known wetland area in the southwest portion of the site as well as the constructed pond. Site plans also avoid directly impacting the bald eagle nest tree and area within approximately 150 feet of the nest. Alternative 2 is expected to reduce vegetation/potential habitat areas onsite. However, much of the existing landscaping would be retained. Any removal of vegetation has the potential to impact wildlife species that may use that vegetation for some portion of their life cycle. Redevelopment of the site, with retention of vegetation in the vicinity of wetland and bald eagle habitat areas, could provide opportunities for habitat enhancement through removal of invasive species and replacement with native or noninvasive, drought-tolerant plants.

Proposed development under Alternative 2 at the Talaris site would indirectly impact retained habitat due to increased human activity. Building, parking lot and roadway lighting; noise; use of fertilizers, pesticides and herbicides in landscape would increase under Alternative 2.

Like Alternative 1, stormwater runoff from the site could carry pollutants to downstream water resources. With installation and operation of the proposed permanent stormwater

control system on the Talaris site, Alternative 2 is not be expected to significantly impact biological resources downstream.

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### **Construction**

Construction activities associated with removal of existing buildings and pavement at the Fort Lawton site have the potential to temporarily disturb wildlife species in the immediate vicinity. Urban-adapted wildlife are more tolerant of disturbance. Less tolerant species may relocate due to noise and activity associated with demolition and construction.

Like Alternative 1, there is a potential for erosion and sedimentation of downstream water resources to occur during construction activities. Erosion potential would be greater given the development in erosion hazard areas (e.g., in the north part of the site). With installation and operation of the proposed temporary stormwater control system on the Fort Lawton site, Alternative 3 is not be expected to significantly impact biological resources downstream.

#### **Operation**

Under Alternative 3, the entire Fort Lawton site would be developed as a public park. Approximately 73% of the site would be in open space, more than under existing conditions or Alternative 1 (see **Table 2-2**). Much of the central portion of the site would be in sports fields. Existing forested habitat areas in the north and south parts of the site would be preserved in their natural condition under this alternative. Wildlife habitat and corridors for wildlife movement between the Kiwanis Memorial Preserve Park and Discovery Park would be preserved with these natural areas. Like Alternative 1, up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park and could also be preserved as natural area.

No direct impacts to critical areas (i.e., the potential wetland/stream in the north forest area), vegetation that provides wildlife habitat (in the north and south portions of the site) or sensitive wildlife species (i.e., great blue herons, pileated woodpeckers and purple martins which could use habitats onsite) would be expected at the Fort Lawton site under Alternative 3.

Increased recreational use of the site could indirectly impact wildlife use due to increased human activity. Building, parking lot and roadway lighting; noise; and use of fertilizers, pesticides and herbicides in the landscape would increase under Alternative 3. Previous military use of the site would have contributed to these indirect impacts in the past.

Like Alternative 1, stormwater runoff from the site could carry pollutants to downstream water resources. With installation and operation of the proposed permanent stormwater

control system on the Fort Lawton site, Alternative 3 is not be expected to significantly impact biological resources downstream.

### **Talaris Site**

Under Alternative 3, the Talaris site would be developed in the same manner as Alternative 2 and impacts would be as described for Alternative 2.

### Alternative 4 – No Action Alternative

Under the No Action Alternative, the Fort Lawton and Talaris sites would not be redeveloped and existing conditions would continue. No impacts to biological resources would be expected at either site.

### 3.2.3 Mitigation Measures

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The following measures have been identified to address the potential impacts on biological resources from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- On the Fort Lawton site, any wetlands would be delineated, surveyed and rated and appropriate buffers determined per SMC 25.09.160.
- On the Talaris site, the jurisdictional status of the constructed pond and the stormwater pipe/riparian corridor would be confirmed.
- On the Talaris site, the status of the bald eagle nest would be determined.
- On the Fort Lawton site, a great blue heron *Management Plan* would be followed per DPD Directors Rule 5-2007, including:
  - Any clearing, grading or outside construction would be done outside of the nesting season (February 1<sup>st</sup> through July 31<sup>st</sup>).
- Coordination with WDFW would be provided when working near nesting habitat associated with known great blue heron breeding areas.

- Significant trees in the development areas of the sites would be identified per SMC Chapter 25.11 and tree protection/replacement measures would be implemented, as applicable.
- Development would be limited to the minimum necessary to meet project needs and mitigation sequencing would be demonstrated, as required by the City.
- Temporary and permanent stormwater control systems would be installed to limit water quality impacts on downstream resources.
- Temporary fencing at wetland buffer edges and around vegetation that provides habitat for sensitive wildlife species (i.e., bald eagle nest area at Talaris and/or forested habitat patches at Fort Lawton) would be installed during construction to protect and preserve these critical areas. Permanent fencing would be maintained at the edges of wetland buffers and at the edges of habitat areas to discourage intrusion by people and pets.
- Mitigation would be provided for any wetland impacts by implementing an approved mitigation plan, per SMC 25.09.065. Any mitigation sites would be maintained and monitored and trees would be retained/installed, as applicable.

#### **Measures Proposed as Part of Project**

- Development would be planned in areas that limit impacts to wetlands and their associated buffers and to maximize retention of trees and valuable habitat areas.
- On the Fort Lawton site, the north and south forested patches would be retained to the greatest extent possible to provide natural habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park.
- The use of fertilizers, pesticides and herbicides in developed areas would be limited, consistent with the City's ongoing pesticide reduction commitments.
- Native, drought tolerant species would be planted in landscaped areas.
- Lighting would be directed away from natural areas, downcast lighting would be used and night lighting would be limited, where feasible, to limit impacts on wildlife.

#### **Other Possible Measures**

- Interpretive signs could be installed and/or information on biological resources could be distributed for public education.

### 3.2.4 Significant Unavoidable Adverse Impacts

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Under Alternatives 1 and 3 at the Fort Lawton site, there could be a permanent minor displacement of certain wildlife species less tolerant of urban uses due to proposed development (e.g., from increased activity levels, use of landscape maintenance products and the introduction of pets). The past military use of the Fort Lawton site could also have impacted these species. Under Alternative 2 at the Fort Lawton site and Alternatives 2 and 3 at the Talaris site, there could be a permanent displacement of certain wildlife species less tolerant of urban uses, due to proposed development (e.g., from the elimination of habitat, as well as increased activity levels, use of landscape maintenance products and the introduction of pets). The existing conference center uses at the Talaris site also likely impact these species. No other significant unavoidable adverse biological resources impacts are anticipated.

### 3.3 AIR QUALITY/GREENHOUSE GAS EMISSIONS

This section of the FEIS describes air quality and greenhouse gas (GHG) conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS Alternatives are evaluated and mitigation measures identified. This section is based on the Air Quality report prepared by Landau Associates in October 2017 (see **Appendix D**).

#### Key Findings

*Near the Fort Lawton and Talaris sites, the largest existing contributor to criteria air pollutants is on-road vehicular traffic. Both sites are located in an attainment area for ozone, NO<sub>2</sub> and PM<sub>10</sub> and PM<sub>2.5</sub> and in a maintenance area for CO, as designated by Ecology and the EPA. There are currently no major sources of GHGs on either site.*

*Under Alternatives 1, 2, and 3, construction activities could temporarily impact air quality due to increases in fugitive dust, particulate matter, traffic related emissions and soil carbon GHG emissions. Construction activities would comply with Puget Sound Clean Air Agency (PSCAA) regulations and no significant impacts are expected. During operation, Alternatives 1, 2, and 3 would result in an increase in GHG emissions due to increased heating and traffic-related activity. Due to the type and level of development, the air quality impacts from project traffic are not expected to be significant. Alternative 2 is projected to have the highest annual average GHG emissions, at 5,949 MTTCO<sub>2</sub> per year (combined Fort Lawton and Talaris emissions). Alternatives 1 and 3 are projected to have a slightly lower level of annual average GHG emissions, at 4,012 MTTCO<sub>2</sub> per year. Predicted GHG emissions from all the alternatives would fall below Washington State Department of Ecology's threshold of significance; therefore, no significant GHG impacts are anticipated.*

#### Methodology

Current federal, state and local air quality regulations were reviewed to prepare this analysis, including regional U.S. Environmental Protection Agency (EPA) and Washington State Department of Ecology (Ecology) attainment status. Attainment status indicates that air quality in an area meets the National Ambient Air Quality Standards (NAAQS) and non-attainment status indicates that air quality in an area does not meet those standards. Projected air quality impacts resulting from construction and operation of residential and park uses were then estimated and evaluated. The operational impact evaluation considered vehicle miles traveled in association with new development and the associated impact on air quality.

Ecology's "SEPA GHG Calculation Tool" was used to evaluate existing and future buildout GHG emissions for each action alternative. Because GHG emissions result in global rather than localized impacts, GHG emissions from the Fort Lawton and Talaris sites were combined. Three types of life-cycle emissions were estimated using the SEPA GHG Calculation Tool: stationary combustion equipment, energy and transportation. Based on

Ecology's guidance, GHG emissions are presumed to be not significant if a 'business as usual' increase of less than 25,000 metric tons per year of CO<sub>2e</sub> occurs.

(See **Appendix D** for details on the air quality and GHG emissions analysis methodology.)

### 3.3.1 Affected Environment

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This sub-section describes existing air quality and GHG conditions and regulations applicable to the Fort Lawton and Talaris sites. Air quality/GHG conditions and regulations across King County are generally the same or similar; therefore, the Fort Lawton and Talaris sites are presented together.

#### Fort Lawton and Talaris Sites

##### Air Pollution Sources

Typical existing air pollution sources in Seattle include commercial and retail businesses, light industry, residential wood-burning devices (such as woodstoves) and vehicular traffic. On-road vehicular traffic along major roadways and in existing institutional (school, hospital), commercial and residential areas is expected to be the single largest contributor to criteria pollutant emissions. Vehicles contribute most of the carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>) and GHGs. Stationary equipment used in commercial and industrial areas is a secondary source of emissions and space heating (such as gas and diesel heating equipment) contributes air pollutant emissions as well.

##### Key Criteria Air Pollutants

The criteria pollutants described below are the six key air pollutants produced in the combustion of fossil fuels and other processes.

##### Carbon Monoxide

CO is a product of incomplete combustion generated by mobile sources (such as vehicular traffic and heavy equipment), residential wood combustion and industrial sources that burn fuel. Of all pollutants for which short-term health standards exist, CO is emitted in the greatest quantity. The impact of CO is usually limited to the local vicinity of its emission. Since CO is of particular concern with respect to vehicular traffic, the highest ambient concentrations tend to occur near congested roadways and intersections, particularly during wintertime periods of air stagnation.

##### Ozone

Ozone (O<sub>3</sub>) is a highly reactive form of oxygen that is generated by an atmospheric chemical reaction with ozone precursors like nitrogen oxides and volatile organic compounds. These precursors are emitted directly from industrial and mobile sources. Transportation equipment such as automobiles and trucks also significantly contribute to ozone precursor emissions. Elevated ozone concentrations in the atmosphere is a regional



issue rather than a localized problem because the atmospheric reactions take time, and during this delay, ozone precursors may be dispersed far from their point of origin.

### Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>)

Particulate matter is generated by industrial emissions, residential wood combustion, motor vehicle tailpipes and fugitive dust from roadways, haul roads and unpaved surfaces. There are federal standards for the emission of particulate matter less than or equal to 10 micrometers in size (PM<sub>10</sub>) and particulate matter less than or equal to 2.5 micrometers in size (PM<sub>2.5</sub>) because these sizes of particulate matter contribute the most to human health effects and regional haze. The highest ambient concentrations generally occur near the emission sources which in King County would be from residential wood-burning stoves and motor vehicle tailpipes on major roads. PM<sub>2.5</sub> has a greater impact than PM<sub>10</sub> at locations far from the emitting source because it remains suspended in the atmosphere longer and travels farther.

### Lead

The main source of lead pollution has historically been the transportation sector but tailpipe lead emissions have drastically declined since the EPA implemented regulations to remove lead from on-road motor vehicle gasoline in 1995. The major emission sources of lead currently include lead smelters and metals processing plants and combustion of aviation gasoline.

### Nitrogen Oxides and Sulfur Oxides

Nitrogen oxides (NO<sub>x</sub>) and sulfur oxides (SO<sub>x</sub>) are emitted by mobile sources and fuel-burning stationary sources. NO<sub>x</sub> and SO<sub>x</sub> pollution from tailpipe emissions form regional haze and acid deposition in the Olympic and Cascade Mountains surrounding Seattle, and NO<sub>x</sub> is one of the ozone precursors that contribute to ongoing ozone issues in the Puget Sound region.

### Greenhouse Gases

GHGs are a group of gases that, when present in the atmosphere, absorb or reflect heat that normally would radiate away from the earth, and thereby increases global temperature. Several GHG constituents are commonly evaluated: Carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide, water vapor, O<sub>3</sub> and halocarbons. CO<sub>2</sub> is the individual constituent that is normally emitted in the greatest amount and generally contributes the most to climate change. Each individual constituent has its own global warming potential. To express the average emission rate and global warming potential of the combined constituents, GHG emission rates are commonly expressed as the equivalent amount of carbon dioxide (CO<sub>2</sub>e). The effects of GHG emissions are global rather than local, meaning that the amount of GHG emitted is important, but not the specific location of the emissions.

## Air Quality Regulations

Three agencies have jurisdiction over ambient air quality on and near the sites: the EPA, Ecology and the Puget Sound Clean Air Agency (PSCAA). The EPA established NAAQS and specified future dates for states to develop and implement plans to achieve these standards. The standards are divided into primary and secondary standards; the former are set to protect human health within an adequate margin of safety and the latter to protect environmental values, such as plant and animal life. Ecology established the Washington State Ambient Air Quality Standards (WAAQS) for the six criteria air pollutants that are at least as stringent as the national standards.

## *Air Quality Attainment Status*

Based on monitoring information collected over a period of years, the EPA and Ecology designate regions as being attainment or non-attainment areas for regulated air pollutants. If the measured concentrations in a non-attainment area improve so they are consistently below the NAAQS, Ecology and the EPA can reclassify the non-attainment area to a maintenance area.

King County is designated an attainment area for ozone, NO<sub>2</sub> and PM<sub>10</sub> and PM<sub>2.5</sub>. The County is designated in a maintenance area for CO.

## *Puget Sound Regional Council Transportation Conformity Analysis*

Within the region, all federal- or state-funded, significant transportation projects (including constructing or widening roadways and signalized intersections) that are proposed within non-attainment or maintenance areas are subject to the Transportation Conformity Regulations. These regulations ensure that transportation projects, plans and programs will conform to existing plans and timetables for attaining or maintaining NAAQS. The Fort Lawton and Talaris sites are located in a maintenance area for CO and ozone.

## *Puget Sound Clean Air Agency Regulations*

All construction sites in the Puget Sound region are required to implement rigorous emission controls to minimize fugitive dust and odors during construction, as required by PSCAA Regulation 1, Section 9.15, Fugitive Dust Control Measures.

## *Climate Change Policy*

**National Environmental Policy Act Requirement for Climate Change Analysis** - In 2010, the Council on Environmental Quality issued draft National Environmental Policy Act (NEPA) guidance on the consideration of the effects of climate change and GHG emissions. This guidance advises federal agencies to consider opportunities to reduce GHG emissions caused by federal actions, adapt their actions to climate change impacts throughout the NEPA process and address these

issues in their agency NEPA procedures. This guidance does not set numerical thresholds for what levels of GHG emissions would constitute a significant impact, nor does it specify what types of mitigation measures should be required by local municipalities.

**State of Washington Greenhouse Gas Requirements** - In 2007, Executive Order 07-02 was issued establishing several GHG reduction goals, including reducing emissions to 1990 levels by 2020, 25 percent below 1990 levels by 2035 and 50 percent below 1990 levels by 2050.

In 2011, the Washington State Department of Commerce released an updated Washington State Energy Strategy for 2012, which includes short- and long-term policy options to maintain competitive energy prices; increase competitiveness by fostering a clean energy economy and jobs; and meet the state's obligations to reduce GHG emissions. The Strategy outlines strategies to meet these goals in terms of transportation efficiency, building efficiency, distributed energy and pricing.

In 2016, Ecology adopted emission standards (Chapter 173-442 WAC – Clean Air Rule) to cap and reduce GHG emissions from significant stationary sources, petroleum product producers, importers and distributors and natural gas distributors.

**Puget Sound Clean Air Agency and Greenhouse Gases** - In 2004, the PSCAA published its strategy document for climate change, entitled Roadmap for Climate Protection: Reducing GHG Emissions in Puget Sound.<sup>1</sup> In this strategy, the PSCAA recommends a broad range of GHG reduction measures including regional vehicle trip reduction, building energy efficiency improvements, solid waste reduction, forestry and agriculture practice improvements and community education. This strategy also encourages local municipalities to implement their own GHG reduction measures.

**City of Seattle Climate Change Policies** - In 2013, the City of Seattle adopted Resolution 31447, the Seattle Climate Action Plan. Additionally, in 2013, Seattle published the Seattle Climate Action Plan Implementation Strategy. The strategy provides a framework that focuses on reducing GHG emissions in road transportation, building energy and waste sectors of the economy.

The *Seattle 2035 Comprehensive Plan* outlines the City's goal of reducing GHG emissions by 58% from 2008 levels by 2030 and becoming carbon-neutral by 2050. The Comprehensive Plan also outlines policies related to transportation, building energy, waste and the food system that are aimed at reducing the emission of GHGs.

(See **Appendix D** for details on existing air quality and GHG emissions conditions and regulations.)

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<sup>1</sup> Puget Sound Clean Air Agency, 2004.

### 3.3.2 Impacts of the Alternatives

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An analysis of the potential adverse air quality and GHG impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's** Preferred Alternative)

#### **Fort Lawton Site**

##### **Construction**

Under Alternative 1, clearing and grading activities, demolition of most of the existing structures and construction of new infrastructure and housing and park uses through project buildout in approximately 2025 could cause temporary increases in the ambient concentrations of fugitive dust and suspended particulate matter. Construction activity would comply with PSCAA regulations to minimize dust emissions. Therefore, no significant construction impacts are expected.

Construction activities would likely require the use of diesel-powered, heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that could slightly degrade local air quality in the immediate vicinity of the activity. However, these emissions would be temporary and localized and the resulting construction tailpipe emissions would likely be far outweighed by emissions from existing traffic in the region. No significant impacts are expected.

Some construction activities could cause detectable odors in the Fort Lawton vicinity, especially during paving operations using tar and asphalt. Such odors would be short-term and localized. Stationary equipment used for construction must comply with PSCAA regulations requiring the best available measures to control the emissions of odor.

Construction equipment and material hauling could temporarily increase traffic flow on city streets adjacent to a construction area. If construction delays traffic enough to significantly reduce travel speeds in the area, general traffic-related emissions would increase.

Development would also require removal of some existing vegetation, which would lead to soil carbon GHG emissions. However, wooded areas in the north and south parts of the Fort Lawton site would be preserved and forest land in the west portion of the site could be dedicated to the adjacent Discovery Park. Overall, more vegetated area would be created in the form of landscaping, passive and active open space, than would be removed, resulting in a net increase in vegetation on the site and less soil carbon GHG emissions.

## Operation

Air quality impacts that could result from residential development under Alternative 1 would include heating, wood-burning and transportation-related impacts; park uses would result in transportation-related impact, as described below.

### *Mobile Source Air Toxics*

Development would include the addition of roadways and improvements to existing roadways. When a street is widened and moves closer to receptors, the localized level of mobile source air toxics emissions could be higher. On a regional basis, the EPA's vehicle and fuel regulations (coupled with ongoing future fleet turnover) will over time cause substantial reductions that will cause region-wide mobile source air toxics levels to be significantly lower than today in most cases. Therefore, development under Alternative 1 is not expected to generate significant levels of mobile sources of air toxic emissions.

### *Emissions from Vehicle Travel*

Tailpipe emissions from vehicles traveling on public roads would be the major source of air pollutant emissions associated with development under Alternative 1. Potential air quality impacts caused by increased tailpipe emissions are divided into two general categories: CO hotspots caused by localized emissions at heavily congested intersections and regional photochemical smog (the regional haze produced by ozone and fine particles) caused by combined emissions throughout the Puget Sound region.

Development under Alternative 1 would increase vehicle travel on existing public roads. However, it is unlikely that the increased traffic and congestion would cause localized air pollutant concentrations at local intersections to form a hotspot (i.e., a localized area where air pollutant concentrations exceed NAAQS).

EPA motor vehicle regulations have steadily decreased tailpipe emissions from individual vehicles. Continuing decreases from individual vehicle emissions are expected to more than offset the increase in vehicle traffic, leading to a decrease in total GHG emissions from transportation sources, even as populations increase. For these reasons, it is unlikely that air quality impacts from Alternative 1 at local intersections would be significant.

When added to other growth in the region, the increased emissions caused by development under Alternative 1 could slightly contribute to worsening of regional air quality. However, the change in tailpipe emissions would be very small relative to the overall regional tailpipe emissions in the Puget Sound air basin. Because the change in tailpipe emissions associated with Alternative 1 is expected to be small compared to the overall tailpipe emissions in region and because the region is currently designated an attainment area, Alternative 1 would not result in a significant impact on regional air quality.

### *Space Heating Emissions at Residential Buildings*

Emissions would be generated by natural gas at new dwellings. However, per-building space heating emissions are expected to decrease in response to energy conservation code advancements. Therefore, future space heating emissions at the Fort Lawton or Talaris sites are not expected to cause significant air quality impacts in the Puget Sound region.

### *Residential Wood Burning*

Residential wood-burning appliances elevate concentrations of particulate matter and toxic air pollutants especially when heavy wood burning is combined with stagnant weather conditions. The ambient air pollutant concentrations caused by residential wood combustion generally occur in the immediate vicinity of the wood-burning appliance. Wood-burning appliances would not be included in the housing under Alternative 1.

The PSCAA and Washington State have regulations in place to improve regional air quality by limiting PM<sub>2.5</sub> emissions from woodstoves. Continued enforcement of these regulations and policies would ensure that future emissions from residential wood combustion would prevent ambient pollutant concentrations in heavily populated areas from approaching health-based NAAQS limits. Therefore, no significant impacts are anticipated.

### *Greenhouse Gas Emissions*

Projected buildout (2025) GHG emissions for each of the EIS alternatives is presented in **Table 3.3-1**. As mentioned previously, because GHG emissions result in global rather than localized impacts, estimates from the Fort Lawton and Talaris sites have been combined. Three types of life-cycle emissions are included in these calculations: stationary combustion equipment, energy and transportation.

As shown in the **Table 3.3-1**, the projected average annual GHG emissions under Alternative 1 is estimated to be 4,012 metric tons CO<sub>2e</sub> per year. This is well below Ecology's threshold of significant impacts of over 25,000 metric tons CO<sub>2e</sub> per year. Therefore, no significant impacts are expected. Note that the GHG emissions under Alternative 1 are from the Fort Lawton site only, as the Talaris site is not included in the project under this alternative.

### **Talaris Site**

Under Alternative 1 the Talaris site would not be redeveloped. Air quality and GHG conditions on and near the site would continue as under existing conditions.

**Table 3.3-1  
COMPARISON OF ANNUAL GHG EMISSIONS – EIS ALTERNATIVES**

GHG Emissions Estimates	Projected Average Annual GHG Emissions (metric tons CO <sub>2e</sub> per year)			
	Alt 1	Alt 2	Alt 3	Alt 4 (NA)
Forecast Emissions				
Emissions (Stationary Combustion)	965	1,415	965	0
Emissions (Electricity)	929	1,541	929	0
Emissions (Transportation)	2,118	2,993	2,118	0
<b>Total Emissions</b>	<b>4,012</b>	<b>5,949</b>	<b>4,012</b>	<b>0</b>

**Source: Landau Associates, 2017.**

### Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite

In general, air quality and GHG impacts under Alternative 2 would be similar to but greater than under Alternative 1 due to residential development occurring on both the Fort Lawton and Talaris sites. As shown in **Table 3.3-1**, combined GHG emissions from development at both sites is estimated at 5,949 metric tons CO<sub>2e</sub> per year which is higher than the other alternatives, but below the threshold of significance (25,000 metric tons CO<sub>2e</sub> per year). Alternative 2 would also result in more overall vehicle travel and vehicle-related emissions than Alternative 1 because housing would be built on both the Fort Lawton and Talaris sites. As with Alternative 1, it is unlikely that the increased traffic and congestion would cause localized air pollutant concentrations at local intersections to form a hotspot.

### **Fort Lawton Site**

#### **Construction**

Temporary localized air emissions from construction activities (clearing/grading, demolition of all structures and construction of residences) could occur through project buildout in approximately 2025, similar to the impacts described under Alternative 1. Construction activity would comply with PSCAA regulations to minimize dust emissions. Therefore, no significant construction impacts are expected.

#### **Operation**

Air quality impacts associated with operation of market-rate residential development on the Fort Lawton site under Alternative 2 would be similar to Alternative 1, and significant levels of mobile sources of air toxic emissions, space heating emissions and residential wood burning emissions are not anticipated.

## **Talaris Site**

### **Construction**

Temporary air quality impacts through project buildout under Alternative 2 would result from clearing/grading, construction of homes and renovation of buildings throughout the Talaris site; there would be no demolition of existing structures. Construction activity would comply with PSCAA regulations to minimize dust emissions. Therefore, no significant construction impacts are expected.

### **Operation**

Air quality impacts related to operation of affordable housing on the Talaris site would be similar to those described for the Fort Lawton site under Alternative 1.

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

In general air quality impacts under Alternative 3 would be similar to Alternative 1. As shown in **Table 3.3-1**, combined GHG emissions from development at both sites is estimated to be the same as Alternative 1 (4,012 metric tons CO<sub>2e</sub> per year). This is well below Ecology's threshold of significant impacts of over 25,000 metric tons CO<sub>2e</sub> per year. Alternative 3 would result in more overall vehicle travel and vehicle-related emissions than Alternative 1 because dwelling units would be built on the Talaris site and active and passive open space uses at the Fort Lawton site. As with Alternative 1, it is unlikely that the increased traffic and congestion would cause localized air pollutant concentrations at local intersections to form a hotspot.

## **Fort Lawton Site**

### **Construction**

Temporary construction air quality impacts through project buildout in approximately 2025 under Alternative 3 would result from clearing/grading, demolition of most of the structures and construction of parks and recreation uses throughout the Fort Lawton site. Impacts would be similar to but less than those described for Alternative 1 since construction of new residential development would not occur. Construction activity would comply with PSCAA regulations to minimize dust emissions. Therefore, no significant construction impacts are expected.

### **Operation**

Air quality impacts associated with operation of park and recreational uses on the Fort Lawton site under Alternative 2 would be similar to under Alternative 1, and significant levels of mobile sources of air toxic emissions, space heating emissions and residential wood burning emissions are not anticipated.



### **Talaris Site**

Under Alternative 3, the Talaris site would be developed in the same uses as under Alternative 2 and air quality impacts would also be the same.

(See **Appendix D** for details on potential air quality and GHG impacts under Alternatives 1, 2 and 3.)

### **Alternative 4 – No Action Alternative**

Under Alternative 4, no redevelopment of the Fort Lawton or Talaris sites would occur at this time. Existing air quality conditions would continue and no new project-related air quality or GHG emissions would be generated.

### **3.3.3 Mitigation Measures**

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The following measures have been identified to address the potential impacts on air quality and GHGs from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- PSCAA regulations to minimize fugitive dust and odor during construction would be implemented.
- All development would comply with applicable air quality regulations, including NAAQS, State Ambient Air Quality standards, PSCAA's and Ecology's indoor burning regulations, PSCAA's outdoor burning regulations and State of Washington GHG laws.

#### **Measures Proposed as Part of Project**

- Construction contractors would implement air quality control plans for construction activities. A dust control plan would be prepared that would require construction crews to implement all reasonable control measures described in the *Guide to Handling Fugitive Dust from Construction Projects*.<sup>2</sup> Air quality control plans would include best management practices (BMPs) to control fugitive dust and odors emitted by diesel construction equipment.

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<sup>2</sup> Associated General Contractors of Washington and Fugitive Dust Task Force 1997.

- Housing developed on the Fort Lawton or Talaris sites would comply with the Evergreen Sustainable Development Standards (ESDS), which include the following GHG reduction measures:
  - Walkable neighborhoods (resulting in lower transportation-related emissions); and
  - Reductions in energy use and increased insulation (resulting in lower emissions related to space heating).
- Under Alternatives 1 and 3, sidewalks and trails would be located throughout the site that would provide opportunities for non-motorized circulation and reduce vehicular emissions.
- Under Alternatives 1 and 3, King County Metro transit bus stops would be provided at two locations along Texas Way West on the Fort Lawton site to encourage mass-transit use between the site and off-site locations and reduce the number of vehicular miles travelled.

#### 3.3.4 Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse impacts on air quality or GHGs are anticipated.

## 3.4 NOISE

This section of the FEIS describes the noise conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified. The section is based on the Noise report prepared by Landau Associates in October 2017 (see **Appendix E**).

### Key Findings

*The Fort Lawton site is currently vacant; existing sources of noise are limited to wildlife and occasional maintenance. Sources of noise on the Talaris site are from conference center uses and wildlife. Noise sources adjacent to both sites include traffic travelling on nearby roads, residential uses and in the case of the Talaris site, institutional uses (i.e., Children's Hospital).*

*During construction, Alternatives 1, 2, and 3 would result in a temporary increase in noise due to the use of heavy equipment and the hauling of construction materials. During operation, increases in traffic noise are expected to result from all development alternatives, with Alternatives 1 and 3 generating a larger increase in traffic noise than the other alternatives. Operational noise is anticipated to be highest under Alternative 3 with three multi-purpose fields, followed by Alternative 1 with two multi-purpose fields. Under Alternative 2, the increase in operational noise generation is expected to be minimal. Increases in noise under all the development alternatives are not anticipated to be significant relative to City and State regulatory criteria.*

### Methodology

Terminology used in the noise analysis include A-weighted decibel (dBA) and equivalent sound level (Leq) as described below. Noise can be described as unwanted sound. A frequency-dependent rating known as the dBA scale relates noise to human hearing sensitivity. This scale accounts for the human perception of a doubling of loudness as an increase of 10 dBA. Most people under normal listening conditions would probably perceive a 5 dBA change in noise of a similar nature. A measure used to represent the average sound energy occurring over a specified time period is Leq. Leq is the steady-state sound level that would contain the same acoustical energy as the time-varying sound that actually occurs during the monitoring period. The 1-hour A-weighted equivalent sound level (Leq 1 h) is the energy average of A-weighted sound levels occurring during a 1-hour period.

Noise-sensitive receiver locations considered for the noise evaluation include existing nearby residences and parks and planned residences, parks and community gathering places located throughout the study area, which includes Discovery Park, Kiwanis Memorial Preserve Park and residential areas adjacent to the Fort Lawton site (see **Figure**

**3.4-1**, Fort Lawton Noise Sensitive Receivers) and residential areas adjacent to the Talaris site (see **Figure 3.4-2**, Talaris Noise Sensitive Receivers).

The temporary impacts of noise from construction and long-term impacts of noise from residential land use and park uses are evaluated. Local on-site roadway noise was qualitatively analyzed. The Federal Highway Administration Traffic Noise Model Version 2.5 (USDOT FHWA 2004) was used to predict existing and future noise levels during peak hours.

Traffic noise impacts caused by increased traffic on the following roads adjacent to the Fort Lawton site were evaluated for the existing homes, parks and noise-sensitive receivers:

- Texas Way (Fort Lawton Cemetery and Kiwanis Memorial Preserve Park: R-2);
- 40<sup>th</sup> Avenue West (Existing Residence: R-1);
- West Government Way (Existing Residences: R-3 and R-5); and
- 34<sup>th</sup> Avenue West (Existing Residence: R-4).

Traffic noise impacts caused by increased traffic on the following roads adjacent to the Talaris site were evaluated for the existing homes and noise-sensitive receivers:

- Mary Gates Memorial Drive NE (University of Washington Sports Field: Field);
- NE 41<sup>st</sup> Street (Existing Residence: R-1); and
- NE 45<sup>th</sup> Street (Existing Residence: R-2).

Potential noise impacts are compared to City of Seattle and Washington State noise regulatory criteria.

(See **Appendix E** for details on the noise analysis methodology.)

### 3.4.1 Affected Environment

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This sub-section describes existing noise conditions on and near the Fort Lawton and Talaris sites.

#### Fort Lawton Site

The Fort Lawton site is currently a vacant former Army Reserve center; the only existing sources of noise are wildlife that use the site and occasional maintenance of the facilities. Existing noise sources near the site include activities associated with residential and park uses (e.g., in the Magnolia neighborhood, and at Discovery Park and Kiwanis Memorial Reserve Park) and traffic traveling on adjacent roadways (e.g., W Government Way, Texas Way W, 36<sup>th</sup> Avenue W and W Lawton Street).

# Fort Lawton Army Reserve Center Redevelopment Project Final Environmental Impact Statement



Source: Landau Associates, 2017.

**Figure 3.4-1**  
Fort Lawton Noise Sensitive Receptors



[illegible]

**EA**® EA Engineering,  
Science, and  
Technology, Inc., PBC

**Figure 3.4-2**  
Talaris Noise Sensitive Receptors

**Table 3.4-1** lists the modeled daytime Leq noise levels at each representative receiver location near the Fort Lawton site for existing conditions in 2017, as well as the traffic-related noise levels under Alternatives 1 through 4 in 2030. (2030 corresponds to the future analysis year in the transportation analysis for the project, and is consistent with the future planning year used by the City of Seattle.)

## Talaris Site

The Talaris site is currently used as a conference center in a park-like setting. Existing sources of noise on the site are from the conference center attendees and staff and wildlife that use the site. Existing noise sources near the site include activities associated with residential, institutional and commercial uses (e.g., in the Laurelhurst neighborhood, Children’s Hospital and commercial uses along Sandpoint Way), and traffic traveling on adjacent roadways (e.g., NE 45<sup>th</sup> Street, 42<sup>nd</sup> Avenue NE, NE 41<sup>st</sup> Street and 38<sup>th</sup> Avenue NE).

**Table 3.4-1** lists the modeled daytime Leq noise levels at each representative receiver location near the Talaris site for the existing conditions in 2017, as well as the traffic-related noise levels under Alternatives 1 through 4 in 2030.

**Table 3.4-1**  
**ESTIMATED TRAFFIC-RELATED NOISE LEVELS – EIS ALTERNATIVES**

Representative Receiver Location	Modeled Noise Impact in dBA				
	Existing (2017)	Difference from No-Action Alternative			Alt 4 No Action (2030)
		Alt 1 (2030)	Alt 2 (2030)	Alt 3 (2030)	
<b>Fort Lawton</b>					
Cemetery	48	4	1	4	49
R-1	56	2	1	1	56
R-2 / Kiwanis Park	47	4	1	4	48
R-3	61	2	<1	2	62
R-4	62	1	<1	1	62
R-5	64	<1	<1	<1	65
<b>Talaris</b>					
Field	64	-	<1	<1	64
R-1	59	-	<1	<1	60
R-2	63	-	<1	<1	64

**Source:** Landau Associates, 2017.

Note: Alternative 1 includes no development at the Talaris site; therefore, no project-related changes in traffic volume are forecast. Development at the Talaris site is identical under Alternatives 2 and 3; therefore, project-related traffic volumes are forecast to be the same under both alternatives.

Noise impacts are rounded to the nearest whole decibel, consistent with WSDOT traffic noise modeling guidance. Values indicated as “<1” not shown due to rounding.

### 3.4.2 Impacts of the Alternatives

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An analysis of the potential adverse noise impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's Preferred Alternative**)

##### **Fort Lawton Site**

##### Construction

Clearing and grading activities, demolition of most of the existing structures, and construction of new infrastructure and housing through project buildout in approximately 2025 would be accompanied by temporary increases in noise due to the use of heavy equipment and hauling of construction materials. Noise impacts would depend on the background sound levels, the type of construction equipment being used and the amount of time it is in use. The project would adhere to the limits for construction activity within residential zones in SMC Chapter 25.08.425. Therefore, no significant impacts are expected during construction.

##### Operation

Alternative 1 would result in increased traffic on local roadways and associated noise within and around the Fort Lawton site. Noise impacts from traffic on local roadways is shown in **Table 3.4-1**. The largest traffic noise impacts are expected to occur along Texas Way W due to the low volume of existing traffic along this road and the relatively high volume of project-related traffic that is expected. However, the modeled peak-hour traffic noise increase at full buildout would not exceed the Washington State Department of Transportation (WSDOT) substantial increase impact threshold of 10 dBA at any of the representative receiver locations under Alternative 1. Therefore, traffic-related noise is not expected to be significant.

Operational noise under Alternative 1 would be generated by multi-family residential, parks/recreation, senior support service, and maintenance facility uses at the Fort Lawton site. Noise associated with residences and senior support service offices is expected to be minimal. Active open space can produce noise associated with maintenance and amplified and unamplified human voices, which is regulated by Chapter 25.08.490 of the SMC. As a result, no significant impacts are expected. Under Alternative 1, existing wooded areas in the north, south and west parts of the Fort Lawton site would be preserved in forest. Vegetation along the east edge of the Fort Lawton site would be maintained and potentially enhanced as necessary to serve as a noise buffer between the site and the adjacent Magnolia neighborhood under this alternative. Woodland and vegetated buffers



would assist in reducing the impacts of noise from the site on the surrounding area. Therefore, operational noise is not expected to be significant.

### **Talaris Site**

Under Alternative 1 the Talaris site would not be redeveloped. Noise sources on and near the site would continue as under existing conditions and no additional noise impacts are expected.

(See **Appendix E** for details on potential noise impacts under Alternative 1.)

## Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### **Construction**

Temporary construction noise impacts through project buildout under Alternative 2 would be like under Alternative 1 and would result from clearing/grading, demolition of all the existing structures and construction of homes throughout the Fort Lawton site. With adherence to the limits for construction activity in SMC Chapter 25.08.425, no significant impacts are expected.

#### **Operation**

Similar to Alternative 1, Alternative 2 would result in increased traffic on local roadways and associated noise within and around the Fort Lawton site. Noise impacts from traffic on local roadways are shown in **Table 3.4-1**. Traffic noise at representative receiver locations near the Fort Lawton site is expected to range from less than 1 to 1 dBA which is lower than under Alternative 1 due to the smaller increase in traffic volume forecast for this alternative. Like Alternative 1, modeled peak-hour traffic noise increase at full buildout would not exceed the WSDOT substantial increase impact threshold of 10 dBA at any of the representative receiver locations under Alternative 2. Therefore, traffic-related noise is not expected to be significant.

Operational noise under Alternative 2 would be generated by the single-family residences at the Fort Lawton site. Noise associated with these residences is expected to be minimal. No active open spaces and their associated noise are planned for the Fort Lawton site under this alternative. Therefore, operational noise is not expected to be significant.

### **Talaris Site**

#### **Construction**

Temporary construction noise impacts through project buildout under Alternative 2 would result from clearing/grading, construction of homes and renovation of existing buildings throughout the Talaris site. There would be no demolition of existing structures. With

adherence to the limits for construction activity in SMC Chapter 25.08.425, no significant impacts are expected.

### Operation

Similar to the Fort Lawton site under Alternative 1, development under Alternative 2 would result in increased traffic on local roadways and associated noise within and around the Talaris site. Noise impacts from traffic on local roadways are shown in **Table 3.4-1**. Traffic noise under Alternative 2 would increase by less than 1 dBA above the No-Action Alternative; the increase in noise under Alternative 2 would be the result of higher traffic volumes associated with the proposed multi-family development. The modeled peak-hour traffic noise increase at full buildout would not exceed the WSDOT substantial increase impact threshold of 10 dBA at any of the representative receiver locations under Alternative 2. Therefore, traffic-related noise is not expected to be significant.

Operational noise under Alternative 2 would be generated by multi-family residential and senior support service uses at the Talaris site. Noise associated with these uses is expected to be minimal. No active use of open spaces and their associated noise are planned for the Talaris site under this alternative. Therefore, operational noise is not expected to be significant.

(See **Appendix E** for details on potential noise impacts under Alternative 2.)

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### Construction

Temporary construction noise impacts through project buildout under Alternative 3 would result from clearing/grading, demolition of most of the structures and construction of parks and recreation uses throughout the Fort Lawton site. With adherence to the limits for construction activity in SMC Chapter 25.08.425, no significant impacts are expected.

#### Operation

Similar to Alternative 1, development under Alternative 3 would result in increased traffic on local roadways and associated noise within and around Fort Lawton site. Noise impacts from traffic on local roadways under Alternative 3 at the Fort Lawton site are shown in **Table 3.4-1**. Traffic noise level increase is expected to range from less than 1 to 4 dBA, which is higher than Alternatives 2 or 4 due to the multi-use fields which are expected to draw larger volumes of traffic during peak PM hours. The increase of traffic noise associated with Alternative 3 is expected to be like the increase under Alternative 1, except at receiver location R-1 where the increase associated with Alternative 3 would be slightly less. Like Alternative 1, modeled peak-hour traffic noise increase at full buildout would not exceed the WSDOT substantial increase impact threshold of 10 dBA at any of

the representative receiver locations under Alternative 3. Therefore, traffic-related noise is not expected to be significant.

Operational noise from Alternative 3 would be generated by the active and passive open space uses at the Fort Lawton site. Active open space would produce noise associated with maintenance and amplified and unamplified human voices. The noise generated by the parks/recreation uses would be greater than under Alternative 1, because there would be one additional multipurpose field. With adherence to the regulations in Chapter 25.08.490 of the SMC, no significant impacts are expected. Similar to Alternatives 1, existing wooded areas in the north, south and west parts of the Fort Lawton site would be preserved in forest. Vegetation along the east edge of the Fort Lawton site would be maintained and potentially enhanced as necessary to serve as a noise buffer between the site and the adjacent Magnolia neighborhood under this alternative as well. Woodland and vegetated buffers would assist in reducing the impacts of noise from the site on the surrounding area. Therefore, operation noise is not expected to be significant.

### **Talaris Site**

The potential noise impacts of Alternative 3 at the Talaris site would be the same as described under Alternative 2 because the same development is proposed.

(See **Appendix E** for details on potential noise impacts under Alternative 3.)

## **Alternative 4 – No Action Alternative**

Under Alternative 4, no development is proposed for the Fort Lawton or Talaris sites at this time. No temporary clearing/grading, demolition or construction noise would occur. Local roadway noise is expected to increase slightly through 2030 to correspond with an expected one percent per year increase in traffic volumes resulting in a modeled increase of noise associated with traffic ranging from less than 1 to 1 dBA, which would not exceed the WSDOT substantial impact threshold of 10 dBA at any of the representative receiver locations. No new project-related operational noises would occur.

### **3.4.3 Mitigation Measures**

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The following measures have been identified to address the potential noise impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

### **Legally-Required Measures**

- Construction activities would be limited to between the hours of 7 AM and 10 PM during weekdays, and between the hours of 9 AM and 10 PM on weekends and legal holidays to comply with applicable state and local regulations.
- The noise associated with maintenance and amplified/unamplified human voices in the active open space under Alternatives 1 and 3 would adhere to the regulations in SMC 25.08.490.

### **Measures Proposed as Part of Project**

- To minimize construction noise at nearby receivers, the following mitigation measures would be incorporated into construction plans and contractor specifications:
  - Locate stationary equipment away from receiving properties;
  - Erect portable noise barriers around loud stationary equipment located near sensitive receivers;
  - Turn off idling construction equipment;
  - Require contractors to rigorously maintain all equipment; and
  - Train construction crews to avoid unnecessarily loud actions (e.g., dropping bundles of rebar onto the ground or dragging steel plates across pavement) near noise-sensitive areas.
- Under Alternatives 1 and 3, existing wooded areas in the north, south, and west parts of the Fort Lawton site would be preserved in forest. Vegetation along the east edge of the Fort Lawton site would be maintained and potentially enhanced as necessary to serve as a noise buffer between the site and the adjacent Magnolia neighborhood under these alternatives as well. Woodland and vegetated buffers would assist in reducing the impact of noise from the site on the surrounding areas.

#### 3.4.4 Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse noise-related impacts are expected.

## 3.5 ENVIRONMENTAL HEALTH

This section of the FEIS describes the environmental health conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified. This section is based on the review of several technical reports on the sites (see **Appendix F** for a complete list and summaries of these reports).

### Key Findings

*Potential environmental health hazards are present at the Fort Lawton site, including asbestos, lead-based paint and PCBs in existing buildings, and possibly undiscovered underground storage tanks or contaminants. Buildings on the Talaris site could also contain asbestos, lead-based paint and PCBs. A former landfill is located near the Talaris site. However, there is minimal potential for methane migration onto the site.*

*Under Alternatives 1 and 3, all existing buildings except Building 245 would be removed on the Fort Lawton site. Under Alternative 2, all existing buildings would be removed on the Fort Lawton site. Under Alternatives 2 and 3, all existing buildings on the Talaris site would be retained and repurposed. During construction of Alternatives 1, 2 and 3, impacts could include air pollutants from dust or vehicle emissions, exposure to hazardous materials and/or accidental spills of construction-related chemicals. During operation of all the development alternatives, environmental health impacts could result from the improper use and disposal of household chemicals, such as cleaners and fertilizers; operational impacts are anticipated to be less under Alternative 3 due to fewer residential units than the other alternatives. With the implementation of a site-specific health and safety plan and a SWPPP, no significant environmental health impacts are expected.*

### Methodology

Relevant technical reports were reviewed to assess the environmental conditions/hazards at the Fort Lawton and Talaris sites and vicinities. Based on this information, conclusions were reached related to the potential for hazardous substances to be present on the sites and for proposed redevelopment under the EIS alternatives to disturb these substances and potentially cause environmental health impacts.

#### 3.5.1 Affected Environment

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This sub-section describes existing and historic land uses on and near the Fort Lawton and Talaris sites and identifies the known presence or potential presence of contaminants and/or hazardous materials on the sites.

## Fort Lawton Site

In 1896, the Fort Lawton Military Reservation was established as an artillery battery intended to defend the city of Seattle and South Puget Sound from naval attack. The reservation consisted of over 1,100 acres and in 1900 was officially designated Fort Lawton. The artillery firing pieces were not installed and in 1902 the fort was converted to infantry use.

The current Fort Lawton site is situated on approximately 34 acres of the former military reservation and contains the following six buildings which are vacant and in caretaker status:

- Harvey Hall (Building 216) built in 1958;
- Leisy Hall (Building 220) built in between 1968 and 1972;
- Area Maintenance Support Activity (AMSA, Building 222) built in 1968;
- Maintenance Building (Building 211) built around 1958;
- Maintenance Building (Building 214) built in the late 1990s; and
- Organizational Maintenance Shop (OMS, Building 245) built in 1999.

Due to the age of some of the buildings, asbestos containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyls (PCBs) are potentially present. Other past activities and facilities associated with the former military reservation could also have resulted in the release of contaminants to the soil and groundwater (e.g., from underground and aboveground storage tanks, a rifle and pistol range and fill materials from unknown sources). These potential sources of contaminants are described further below.

### Asbestos

Prior to 1973 ACM were commonly used for fireproofing and insulating purposes. In 1973 the U.S. Environmental Protection Agency (EPA) banned spray-applied surfacing asbestos; further bans on asbestos products were adopted in 1975, 1977 and 1978. Asbestos is made up of microscopic fibers that can easily become airborne and inhaled and can cause inflammation of the lungs and other areas of the respiratory system and lead to other health problems.

Asbestos surveys were conducted for Buildings 216, Building 220 and Building 222. These surveys determined that all three buildings contain ACM.<sup>1</sup> No asbestos survey was found for maintenance Building 211, which was built in 1958 and has the potential to contain asbestos. Building 214 and Building 245 were built in the late 1990s and are not expected to contain ACM.

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<sup>1</sup> Rose Environmental, *Periodic ACM/PACM Condition Assessment – Lawton US Army Reserve Center, Seattle, Washington* (December 2012).

## *Lead-Based Paint*

Prior to 1978, lead was added to paint to speed up drying, increase durability, maintain a fresh appearance and resist moisture that causes corrosion. Both inside and outside a building, deteriorated lead-paint can mix with household dust and soil. Lead is a highly toxic metal that may cause a range of health problems. In 1978, the federal government banned consumer uses of LBP.

There are no documented LBP surveys or abatement records for any of the buildings onsite. However, because most of the buildings were constructed before 1981, LBP is likely present. Building 214 was constructed in the late 1990s and is not expected to contain LBP.<sup>2</sup>

## *PCBs*

Prior to 1979, PCBs were widely used in electrical equipment, such as transformers, capacitors, switches, fluorescent lights (ballasts) and voltage regulators. PCBs have been found to cause health problems. When fish and wildlife are exposed to them, PCBs can travel up the food chain, eventually accumulating in their tissues and becoming a threat to human health if eaten. In 1976, the EPA initiated regulation of PCBs through the Toxic Substances Control Act (TSCA) and then banned PCB use in 1978. In 1979, the manufacturing of PCBs in the United States was banned.

There are no PCB-containing ballasts or transformers at Harvey Hall (Building 216) and Leisy Hall (Building 220).<sup>3</sup> In 1998, renovations conducted at Harvey Hall, Leisy Hall and Building 222 included upgrades to the lighting system. In 2001-2002, all pole-mounted and pad-mounted transformers were removed from Harvey Hall. No PCB information was found for Maintenance Building 211. Building 214 and OMS Building 245 were constructed in the late 1990s and are not expected to have PCB-containing equipment.

## *Underground and Aboveground Storage Tanks*

Historically, there were five underground storage tanks (USTs) on the Fort Lawton site that were used to store petroleum products. From 1990-1993, five USTs were removed, cleaned, and disposed of. In 2013, there was no evidence of soil contamination at these tank site locations.<sup>4</sup> The status of three reportable USTs has been listed as “removed” in the Washington Department of Ecology UST system; the other two heating fuel USTs were exempt from reporting as soil samples did not detect petroleum products.<sup>3</sup> Past studies have indicated that no environmental conditions related to USTs were found and no further action is recommended on this site.

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<sup>2</sup> Fuller, Mossbarger, Scott and May Engineers, Inc., *Environmental Conditions Property Report* (September 2007).

<sup>3</sup> US Army Corp of Engineers, Mobile District, *Final Environmental Assessment (EA) Report*, July 2012.

<sup>4</sup> EXCEL Engineering, Inc., *Environmental Condition of Property (ECP) Update Report*, April 2013.

Three aboveground storage tanks (ASTs) are located at the Leisy Hall complex. One 4,000-gallon diesel AST is situated on the southern exterior of Building 220 and is associated with an emergency generator. One 200-gallon AST used to store hydraulic fuel for a vehicle lift is situated in a storage room of the AMSA building (Building 222). And one 500-gallon AST used for the storage of used oil collected in maintenance operations conducted at Building 222 is located within a portable hazmat storage shed west of Building 222. No issues of leaks associated with the ASTs have been observed or reported.<sup>5</sup> There is no information on removal or decommissioning of the ASTs.

### *Rifle/Pistol Range*

The Fort Lawton Rifle Target Range and Pistol Target Range were located on property owned by the Fort Lawton Army Reserve Complex and the city of Seattle. Both were static small arms ranges that were active from approximately 1904 through 1944 for rifle and pistol marksmanship training for those stationed at Fort Lawton Military Reservation. The 1,000-Yard Target Range Munitions Response Site (MRS) is the portion of the Fort Lawton Rifle Target Range located on the original Fort Lawton property but is not included on the current redevelopment site. The target range is located north and extending northwest of AMSA Building 222, partially located on the existing parking lot of the VA building. Historically, arsenic and lead contamination can be present in soils and groundwater around shooting ranges. Past studies indicate that no environmental conditions related to munitions were found and no further action is recommended on this site.<sup>6</sup>

### *Other Potential Contaminant Sources*

Soil and groundwater studies were conducted in the area of the existing paved parking of the VA building (directly adjacent to and northwest of AMSA Building 222) to determine if the property was adversely impacted by historical use or from adjacent properties. The past study indicated that no environmental conditions were found and no further action is recommended on this site.<sup>7</sup>

### *Talaris Site*

The Talaris site contains nine separate buildings historically related to the Institute for Advanced Study. The site is currently in use as the Talaris Conference Center. The buildings were constructed in two phases: Phase I, 1965 – 1967; and Phase II 1970 - 1971. It is unknown if any ACM, LBP or PCB surveys have been conducted on the buildings. However, there is a potential for ACM, LBP and PCB ballasts or other equipment to be present due to the age of the buildings.

An abandoned landfill (Montlake Landfill) is located to the west of the Talaris site. The landfill operated from 1926 to 1966 and was closed in 1971 following landfill practices of

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<sup>5</sup> Fuller, Mossbarger, Scott and May Engineers, Inc., *Environmental Conditions Property Report*, September 2007.

<sup>6</sup> U.S. Army Corp of Engineers, Omaha District, *Final Site Investigation Report*, May 2010.

<sup>7</sup> ATC Associates, Inc., Phase II ESA, July 2009.



the time, including covering of the landfill with about 2 feet of clean soil. No landfill deposits underlie the site. The easternmost extent of the mapped abandoned landfill waste is slightly more than 1,000 feet from the western site boundary and a portion of the site is located within the buffer of the landfill. Past studies indicate that there is a low probability of methane migrating from the abandoned landfill onto the site.<sup>8</sup>

### 3.5.2 Impacts of the Alternatives

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An analysis of the potential adverse environmental health impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Alternative 1 - Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's Preferred Alternative**)

##### **Fort Lawton Site**

##### **Construction**

Under Alternative 1, all the buildings except Building 245 would be demolished and removed from the Fort Lawton site. Demolition of the buildings could generate air pollutants due to dust from demolition activities and emissions from construction vehicles. However, such air pollutants would be temporary in nature and localized to the immediate vicinity of the demolition activity. Demolition activities would be conducted according to applicable air quality regulations established by the Puget Sound Clean Air Agency (PSCAA), and no significant impacts are expected (see Section 3.3 **Air Quality**, and **Appendix D** for details).

Due to the age of some of the existing buildings, there may be ACM, LBP and PCB-containing equipment present and the demolition of these structures could disturb these materials. Exposure to ACM, LBP and PCB could present health and safety issues for workers and the environment. Construction activities would include contingencies for appropriate site-specific health and safety procedures that meet the requirements of WAC 296-843, Hazardous Waste Operations, to minimize the potential for workers to be exposed to hazardous materials during construction, and no significant impacts are expected. Details on environmental-health related impacts from ACM, LBP and PCBs are provided below.

##### ***Asbestos***

Buildings 216, 220 and 222 are known to contain ACM. Building 211 has the potential to contain asbestos due to its age. The other buildings on the site are not expected to contain

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<sup>8</sup> Shannon & Wilson, Inc., Geotechnical Report, October 2013.

ACM. During demolition and removal of Buildings 216, 220, 222 and 211 under Alternative 1, ACM could be released and potentially impact the health and safety of workers and the environment. ACM are required to be removed and disposed of in accordance with Washington State Regulations prior to any demolition, renovation or remodeling that would disturb these materials. Washington State Department of Labor and Industries and the Puget Sound Clean Air Agency (PSCAA) require that the abatement be performed using Certified Asbestos Workers under the direct on-site supervision of a Certified Asbestos Supervisor. ACM surveys conducted would be consulted for Buildings 206, 220 and 222 prior to any demolition activities to determine where ACM exists. If there are any data gaps in determining where ACM exists, a new ACM survey would be conducted for clarification. A new ACM survey would be conducted for Building 211 prior to any demolition activities to determine if ACM exists. ACM abatement would occur prior to demolition.

### *Lead-Based Paint*

Because most of the buildings on the site were constructed before 1981, the presence of LBP is likely. Building 214, was constructed in the late 1990s and is not expected to contain LBP. LBP surveys would be conducted prior to demolition of buildings on the site under Alternative 1. If LBP is found on the exterior of the buildings, then the LBP survey would be extended to include the soil surrounding buildings that contain exterior LBP. Materials containing LBP would be removed or stabilized prior to demolition.

### *PCBs*

PCBs are not expected to be present Building 216, Building 220, Building 222 or Building 214. Therefore, demolition of these buildings is not expected to release PCBs. No PCB information was found for Maintenance Building 211 and it is possible that demolition of this building could release PCBs. A PCB survey would be conducted for Building 211 to determine if any PCB-containing equipment remains in the building. PCB-containing equipment would be removed prior to demolition. Building 245 would be retained under Alternative 1 and no PCBs would be released during construction.

### *Underground and Aboveground Storage Tanks*

Historically there were five USTs on the Fort Lawton site that were used for storage of petroleum products. These USTs were removed, cleaned, and disposed of. Due to the age of past uses on the site and lack of environmental regulations in the past, it is possible that undocumented underground storage tanks or contaminants could exist at the site and be discovered during construction activities for Alternative 1. Should any contamination be discovered during construction, applicable investigation and cleanup provisions, including applicable Model Toxic Control Act (MTCA) Regulations, would be followed.

There are three ASTs located at Leisy Hall. These ASTs would be properly emptied and removed prior to construction under Alternative 1, in accordance with applicable regulations.

## ***Stormwater Management***

During construction under Alternative 1, there would be a potential for accidental spills of construction-related chemicals. Due to the location of the site near Shilshole Bay, stormwater runoff could enter surface waters of the state. The Washington State Department of Ecology (Ecology) requires construction site operators to be covered by a Construction Stormwater General Permit if they are engaged in clearing, grading and excavating activities that disturb one or more acres and discharge stormwater to surface waters of the state. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared as required by the Stormwater Construction General Permit. The SWPPP would be prepared prior to construction at the site and contain Best Management Practice (BMPs) to control stormwater contamination and procedures for preventing and responding to accidental spills.

## **Operation**

Future residential uses could pose a threat to the environment through the misuse and improper disposal of household cleaners, yard fertilizers and pesticides, and gas and other petroleum products used in the operation and maintenance of automobiles and yard equipment.

## **Talaris Site**

Under Alternative 1 the Talaris site would not be redeveloped at this time. The site would remain in its existing condition and no environmental health impacts are expected.

## **Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

## **Fort Lawton Site**

Potential environmental health impacts during demolition and construction of Alternative 2 would be like those described under Alternative 1 except that Building 245 would also be demolished. Building 245 was constructed in 1999 and is not expected to contain any ACM, LBP or PCBs. No significant impacts are expected.

## **Talaris Site**

Under Alternative 2, the Talaris property would be purchased by affordable housing developers and a Phase I Environmental Site Assessment (Phase I) would likely be conducted prior to property transfer. The purpose of the Phase I is to determine the environmental condition of the property.

## **Construction**

The planned construction and renovation of buildings under Alternative 2 at the Talaris site could generate air pollutants such as dust from construction activities or emissions from construction vehicles. However, such air pollutants would be temporary in nature and localized to the immediate vicinity of the construction activity. Construction/renovation

activities would be conducted according to applicable air quality regulations established by the PSCAA, and no significant impacts are expected (see Section 3.3, **Air Quality**, and **Appendix D** for details).

Similar to under Alternative 1, during construction under Alternative 2 there would be a potential for accidental spills of construction-related chemicals. Due to the location of the site near Union Bay, stormwater runoff could enter surface waters of the state. Ecology requires Construction site operators to be covered by a Construction Stormwater General Permit if they are engaged in clearing, grading, and excavating activities that disturb one or more acres and discharge stormwater to surface waters of the state. A SWPPP would be prepared prior to construction at the site and contain BMPs to control stormwater contamination and procedures for preventing and responding to accidental spills. Therefore, no significant impacts are expected.

### *Asbestos, Lead-Based Paint and PCBs*

There is a potential for ACM, LBP and PCB-containing equipment to be present in the existing buildings at the Talaris site. Exposure to ACM, LBP and PCBs during renovation and remodeling activities under Alternative 2 could present environmental health and safety issues for workers and the environment. ACM, LBP and PCB surveys would be conducted prior to renovation and remodeling activities. If LBP is found on the exterior of the buildings, then the LBP survey would be extended to include the soil surrounding buildings that contain exterior LBP. ACM, LBP and PCB-containing materials would be removed and disposed of in accordance with Washington State Regulations prior to any renovation or remodeling that would disturb these materials, and no significant impacts are expected.

### *Former Landfill*

It is unlikely that methane is migrating from the abandoned landfill onto the Talaris site. Therefore, proposed construction would not release this gas and no special measures would be needed to address methane migration with proposed development under Alternative 2.

### Operation

Future residential uses under Alternative 2 could pose a threat to the environment through the misuse and improper disposal of household cleaners, yard fertilizers and pesticides, and gas and other petroleum products used in the operation and maintenance of automobiles and yard equipment.

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

Potential environmental health-related impacts of Alternative 3 at the Fort Lawton site would be similar to those described under Alternative 1.

### **Talaris Site**

Potential environmental health-related impacts of Alternative 3 at the Talaris site would be the same as those described under Alternative 2 because the same development is proposed.

### **Alternative 4 – No Action Alternative**

Under the Alternative 4, the Fort Lawton Site would not be redeveloped at this time. The buildings onsite would remain in their existing vacant condition. The City would terminate its lease of the property and the Army would resume maintenance of the site and facilities. Buildings and infrastructure would likely continue to deteriorate. No environmental health impacts are anticipated under Alternative 4.

The Talaris site would not be purchased or redeveloped under Alternative 4. The buildings onsite would remain in their existing condition and would continue to be used a conference center. No environmental health impacts are anticipated.

### **3.5.3 Mitigation Measures**

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The following measures have been identified to address the potential environmental health impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- A site-specific health and safety plan would be prepared that includes the safety requirements of WAC 296-843, Hazardous Waste Operations, and WAC 296-155, Safety Standards for Construction Work to minimize the potential for workers to be exposed to hazardous materials during construction.
- Building construction/renovation would be conducted after a hazardous building materials survey has been completed to identify or confirm the presence of ACM, LBP or PCBs. Hazardous building materials would be removed or stabilized prior to demolition/renovation in accordance with applicable regulations.
- If unanticipated contamination or underground storage tanks are discovered during construction activities, the project would comply with applicable cleanup provisions based on MTCA regulations.

- Spill prevention and response planning would be conducted prior to the start of construction/renovation activities to prevent and, if needed, respond to hydraulic oil or fuel spills. A SWPPP would be developed per Ecology requirements and BMPs followed to reduce the risk of spills and discharges to the stormwater. Stormwater treatment and monitoring would be conducted during demolition and construction activities.

#### **Measures Proposed as Part of Project**

- Conventional dust control measures would be implemented to minimize the exposure of workers and the immediate surrounding populations to construction-generated dust (see Section 3.3, **Air Quality**, and **Appendix D** for details).

#### **Other Possible Measures**

- Information could be provided to inform residents about the threat to the environment from the misuse and improper disposal of household cleaners, yard fertilizers, and pesticides, and gas and other petroleum products used in the operation and maintenance of automobiles and yards.

#### 3.5.4      Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse environmental-health related impacts are expected.

## 3.6 LAND USE

This section of the FEIS describes land uses on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified.

### Key Findings

*Existing land uses on the Fort Lawton site reflect the site's past military use. Land uses in the broader Fort Lawton vicinity include parks (Discovery Park), single-family residences and multi-family residences. Existing land uses on the Talaris site reflect the site's current conference center use. Land uses in the broader Talaris vicinity include single-family residences, multi-family residences, commercial/retail uses and institutional uses (Children's Hospital).*

*On the Fort Lawton site, proposed development would redevelop the existing, vacant military uses to new multi-family residential and passive and active park uses under Alternative 1, single-family residential uses under Alternative 2, and passive and active parks uses under Alternative 3. Most or all the existing buildings onsite would be removed for proposed development. Development under Alternatives 1 and 2 would increase the density and height/bulk/scale of buildings onsite compared to existing buildings, with a greater increase under Alternative 1, but on a smaller footprint. Alternatives 1, 2 and 3 would increase activity levels onsite, with the greatest increase under Alternative 3 due to the parks/recreation uses, including three multi-purpose fields. Overall, proposed development on the Fort Lawton site under the EIS alternatives is not expected to result in significant adverse impacts on surrounding land uses. Under Alternatives 1 and 3 this is due to the compatibility of proposed uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of new vehicular/pedestrian connection to certain off-site uses. Under Alternative 2 this is due to the compatibility of proposed development with existing off-site uses.*

*At the Talaris site, development under Alternatives 2 and 3 would convert the existing conference center uses to new multi-family residential uses. All the existing buildings would be retained and reused. Proposed development would increase the density, height/bulk/scale of buildings and activity levels onsite. Overall, proposed development on the Talaris site is not expected to result in significant adverse impacts on surrounding land uses due to the compatibility of proposed uses with existing off-site uses, layout of uses, and provision of buffers/separation of the development from off-site uses.*

*Alternative 1 would require that a portion of the Fort Lawton site be rezoned from the existing SF 7200 zoning to LR2 (M1) zoning. Alternatives 2 and 3 would require that a portion of the Talaris site be rezoned from SF 5000 to LR2 (M1) zoning; a Comprehensive Plan amendment would also be required.*

*Proposed development on the Fort Lawton site and Talaris site under Alternatives 1, 2 and 3 would be consistent with applicable plans, policies and regulations.*

## Methodology

The pattern of land uses on the Fort Lawton site, the Talaris site and in the site vicinities was described based on site visits conducted in September 2017. An analysis was prepared to evaluate how the EIS alternatives would impact these land uses, either directly, indirectly or cumulatively. This section also compares the consistency of the alternatives with relevant federal, Washington State and City of Seattle land use plans, policies and regulations.

### 3.6.1 Affected Environment

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This sub-section describes existing land uses on and near the Fort Lawton and Talaris sites.

#### Fort Lawton Site

The approximately 34-acre Fort Lawton site is located in the City of Seattle's Magnolia neighborhood in northwest Seattle. The site is bordered by W Lawton Street to the north, 36<sup>th</sup> Avenue W to the east, W Government Way to the south and Discovery Park to the west (see **Figure 2-1**, Regional Map, and **Figure 2-2**, Vicinity Map).

#### Historic Land Use Patterns

In 1897, the Seattle Chamber of Commerce and local citizens donated 703 acres of Magnolia Bluff to the U.S. Army for use as a base to defend Seattle and Puget Sound. Fort Lawton was in active military use as a staging center and prisoner of war camp through World Wars I and II, the Korean War and into the Vietnam War. At the height of base activities during World War II, the Fort included 450 buildings and housed 20,000 soldiers. In 1968, the Army decided to transfer much of the base site to the City of Seattle, which subsequently became Discovery Park, the City's largest park (534 acres). After the land was transferred to the City, a 20-acre portion of the site was turned over to Native Americans to create the Daybreak Star Cultural Center. An area of approximately 46 acres was retained by the U.S. Army and used as a Reserve Center. In 2000, the Army built the Fort Lawton Army Reserve Complex (FLARC) building at the Reserve Center, which was transferred to the Veterans Administration (VA) in 2011. The Federal Government plans to retain the portion of the Army Reserve Center site that contains FLARC, together with supporting parking and the military cemetery. The remaining approximately 34 acres of the Army Reserve Center is the Fort Lawton site in this EIS (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).



## Current Land Use Patterns

### *On-site Land Uses*

Existing development on the Fort Lawton site reflects the past military use of the site. The site contains six buildings, an incinerator stack, roadways, parking areas and sidewalks (see **Figure 2-4**, Fort Lawton Site Plan and **Figure 3.9-1**, Fort Lawton Building Development). Most of the on-site buildings were built for storage, maintenance or vehicle repair purposes. Harvey Hall – Building 216 and Leisy Hall – Building 220 contained administrative and training facilities. None of the structures are currently in use. The on-site buildings range in size from approximately 1,900 sq. ft. to 48,400 sq. ft. There is a total of approximately 95,562 sq. ft. of building area on the site. Existing buildings are typically one to two stories high.

**Table 3.6-1**  
**EXISTING FORT LAWTON BUILDING CHARACTERISTICS**

Building	Building Number	Building Size (sq. ft.)	Building Height
Harvey Hall	216	25,664	1 -2 stories
Leisy Hall	220	48,338	2 stories
Area Maintenance Support Activity (AMSA)	222	5,837	1 story
Maintenance Building	211	5,426	1 story
Maintenance Building	214	1,930	1 story
Organizational Maintenance Shop	245	8,367	1 story
<b>Total</b>		<b>95,562</b>	

**Source: U.S. Army, 2012.**

See **Figures 3.9-1** in Section 3.9, **Historic and Cultural Resources**, for the locations of the existing buildings.

There are two large forested areas onsite: one along the north bluff and the other adjacent to the Fort Lawton Cemetery in the south portion of the site. Patches of forest are also present in the west part of the site. Mature trees border the east site boundary along 36<sup>th</sup> Avenue W and landscaping surrounds the existing buildings.

As shown in **Table 2-1**, approximately 45% of the Fort Lawton site is currently developed in building footprints, driveways, parking lots, sidewalks and other built areas. The remaining 55% of the site is in open space areas consisting of lawns, landscaping and unmaintained natural areas.

### *Land Uses in the Site Vicinity*

Land uses in the immediate vicinity of the Fort Lawton site are described below.

- **North** – Single-family residential uses in the Magnolia neighborhood are located to the immediate north (north of W Lawton Street), including the Lawtonwood vicinity at the northern tip of Magnolia, which has two vehicle access routes via Texas Way or 40<sup>th</sup> Avenue W. The Salmon Bay Waterway (part of the Ship Canal) is located nearby to the north and east, including the Hiram Chittenden Locks. The BNSF Railway with a drawbridge spanning the Waterway is also nearby to the north.
- **East** – Single-family residential uses in the Magnolia neighborhood are located to the east (east of 36<sup>th</sup> Avenue W). Approximately 550 to 600 feet to the east is the Kiwanis Memorial Reserve Park. This is a 15-acre ravine/natural area containing a pedestrian bridge that crosses the park. Beyond the park are additional single-family residences, together with some multi-family uses. Seattle’s Ballard/Interbay Northend Manufacturing & Industrial Center (BINMIC) is located farther east of the site, along both sides of the Waterway. The BINMIC is a light-industrial area containing manufacturing, warehousing, marine uses, transportation, utilities, construction and services to businesses.
- **South and West** – Discovery Park, a 534-acre natural area park, is located to the south and west. The park is situated on Magnolia Bluff and offers views of the Cascade and Olympic Mountain ranges, tidal beaches, open meadows, trails, a play area and the Daybreak Star Cultural Center. Within the park is the 59.3-acre Fort Lawton Historic District. The District consists of a portion of the original Fort with historic buildings and open spaces including the original parade ground and former officers’ quarters housing that was recently renovated and sold on the private market. To the west of Discovery Park is the West Point Lighthouse and the West Point Treatment Plant.

(See **Figure 3.6-1**, Fort Lawton Existing Land Uses.)

## Existing Land Use Designations

### *Comprehensive Plan Designation*

According to the *City of Seattle 2035 Comprehensive Plan*, the Fort Lawton site is designated Multi-Family Residential Area. Multi-Family Residential Areas are intended to allow a variety of housing types and densities suitable for a broad array of households and income levels, and to promote walking and transit use near employment concentrations, residential services and amenities. The Comprehensive Plan also indicates that these areas should provide housing for people of all income levels, in developments compatible with the desired neighborhood character.

The Comprehensive Plan land use designations of the areas immediately adjacent to the site include:

- **North** – Single-Family Residential;



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Note: This figure is not to scale



Source: City of Seattle, 2017.

**Figure 3.6-1**  
Fort Lawton Existing Land Uses



- **East** – primarily Single-Family Residential uses, with a City-Owned Open Space Area (Kiwanis Memorial Reserve Park). A Multi-Family Residential Area is designated surrounding W Government Way and a small Commercial / Mixed Use Area is designated around the intersection of W Government Way and W Jameson Street;
- **South** – City-Owned Open Space (Discovery Park), with Single-Family Residential Areas to the southwest; and
- **West** – City-Owned Open Space (Discovery Park). Smaller isolated areas within the park are designated for Single-Family Residential uses.

(See **Figure 3.6-2**, Fort Lawton Comprehensive Plan Map.)

## Zoning

According to the *Seattle Land Use Code*, the Fort Lawton site is zoned Single-Family 7200 (SF 7200). The SF 7200 zoning classification provides for single-family housing with one dwelling unit allowed per lot, and a minimum lot size of 7,200 sq. ft. While single-family residential uses are the primary uses allowed in this zone, other uses are allowed outright by the Seattle Municipal Code and include nursing homes and adult family homes.

The City zoning classifications of the areas surrounding the Fort Lawton site include:

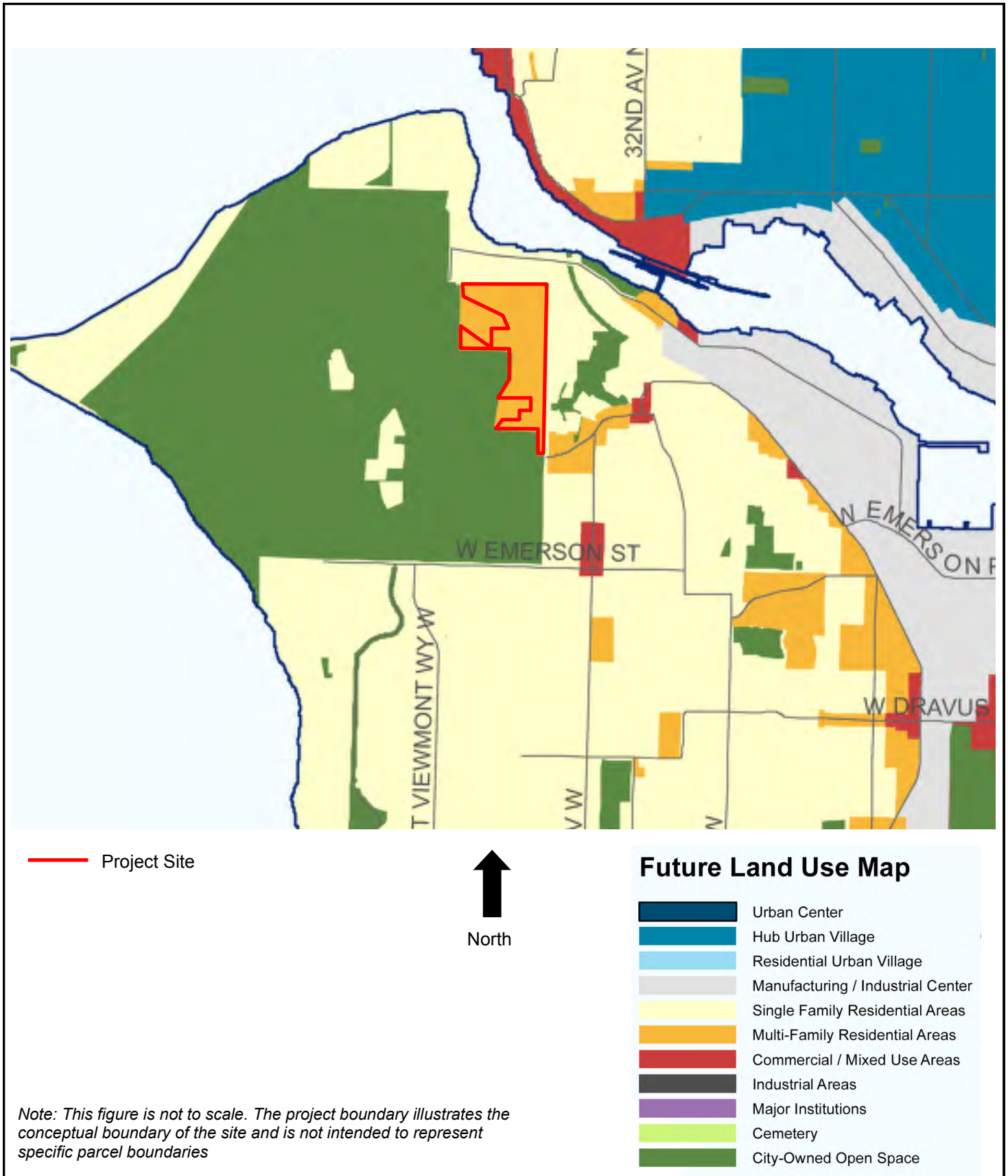
- **North** – SF 7200 (north of W Lawton Street) and SF 5000 (north of W Commodore Way);
- **East** – SF 5000 (east of 36<sup>th</sup> Avenue W);
- **Southeast** – SF 5000. Surrounding W Government Way, zoning is Lowrise 3 (LR3), Neighborhood Commercial 1 (NC1) and Neighborhood Commercial 2 (NC2);
- **South** – SF 7200 (Discovery Park) and SF 5000; and
- **West** – SF 7200 (Discovery Park).

(See **Figure 3.6-3** for the zoning classifications of the areas immediately adjacent to the site.)

## Talaris Site

The approximately 18-acre Talaris site is located in the Laurelhurst neighborhood in northeast Seattle. The site is bordered by NE 45<sup>th</sup> Street to the north, 42<sup>nd</sup> Avenue NE to the east, NE 41<sup>st</sup> Street to the south and the unimproved 38<sup>th</sup> Avenue NE right of way to the west (see **Figure 2-1**, Regional Map and **Figure 2-3**, Talaris Vicinity Map).

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Source: City of Seattle, 2017 .



**Figure 3.6-2**

Fort Lawton Comprehensive Plan Future Land Use Map

**Legend**

- Incentive Zones
- SF 5000
- SF 7200
- SF 9600
- RSL/TC
- Lowrise 1
- Lowrise 2
- Lowrise 3
- Midrise
- Highrise
- Seattle Mixed
- Neighborhood Commercial 1
- Neighborhood Commercial 2
- Neighborhood Commercial 3
- Commercial 1
- Commercial 2
- Downtown Office Core
- Downtown Retail Core
- Downtown Mixed
- Downtown Harborfront
- International District
- Pioneer Square
- Industrial Buffer
- Industrial Commercial
- Industrial General 1
- Industrial General 2
- Major Institution
- Pedestrian areas
- City Parks

**Project Site**

**North**

*Note: This figure is not to scale. The project boundary illustrates the conceptual boundary of the site and is not intended to represent specific parcel boundaries*



**EA Engineering,  
Science, and  
Technology, Inc.**

**Figure 3.6-3**  
Fort Lawton Existing Zoning Map

## Historic Land Use Patterns

In the 1960s and 1970s, the Talaris site was developed as the Battelle Memorial Institute. The Battelle campus was used for educational seminars, conferences and workshops and as an advanced study center. In 1997, Battelle sold the property to ERA Communities of Laurelhurst, and in 2000, ERA Communities sold the property to 4000 Property, LLC. The property was leased to the Talaris Research Institute, which used the facilities to study early childhood development. In 2012, Talaris Research was sold to a Maryland-based company. The property is currently used as a conference center, known as the Talaris Conference Center. In 2013, the buildings and landscaping at the Talaris site were designated as an historic landmark by City of Seattle (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).

## Existing Land Use Patterns

### *On-site Land Uses*

The Talaris site currently contains nine buildings, roadways, parking area and paved trails associated with the Talaris Conference Center. Buildings on the Talaris site are typically one to two stories high and are generally similar in size to existing multi-family buildings to the north of the site and larger than existing single-family residences to the east, south and west of the site.

The existing on-site buildings include:

- Seminar Building D
- Apartment Building A
- Apartment Building B
- Apartment Building C
- Lodge Building E
- Dining Building F
- Office Building G
- Two minor structures

(See **Figure 3.9-1**, Talaris Existing Buildings.)

The remainder of the site is developed as a park-like setting with ornamental landscaping and a manmade pond. Native vegetation and a wetland are present in the southwest part of the site.

In total, approximately 30% of the Talaris is comprised of built areas (e.g., building footprints, roadways, parking areas and paved trails) and approximately 70% is comprised of open space areas (landscaped and natural areas).

### *Land Uses in the Vicinity*

Land uses in the immediate vicinity of the Talaris site are described below.

- **North** – Multi-family and single-family residential uses are located directly to the north of the site (along NE 45<sup>th</sup> Street). Commercial retail and office uses are located to the immediate northwest of the site. Further to the north, beyond NE 45<sup>th</sup>

Street, is the Children's Hospital campus, medical office buildings and multi-family residences.

- **East** – Single-family residential uses are located in the area immediately to the east of the site. Further to the east is Laurelhurst Playfield, which includes two baseball/softball fields, tennis courts, a children's play area, open grass areas and the adjacent Laurelhurst Community Center. Beyond the park are additional single-family residences.
- **South** – To the south of the Talaris site, beyond NE 41<sup>st</sup> Street, are single-family residences. To the southwest, is the University of Washington's Urban Horticulture Center and the Union Bay Natural Area.
- **West** – Single-family residences are located to the west of the Talaris site. Further to the west is University of Washington's Laurel Village (a student apartment complex), the Ceramic Metal Arts Building and intramural sports fields.

(See **Figure 3.6-4**, Talaris Existing Land Use Map.)

### Existing Land Use Designations

#### *Comprehensive Plan Designation*

The Talaris site is designated as a Single-Family Residential Area in the *City of Seattle 2035 Comprehensive Plan*. Single-Family Residential Areas are intended to provide opportunities for detached single-family and other compatible housing options that have low height, bulk and scale in order to serve a broad array of households and incomes and to maintain an intensity of development that is appropriate for areas with limited access to services, infrastructure constraints, fragile environmental conditions or that are otherwise not conducive to more intensive development.

The City land use designations in the areas immediately adjacent to the Talaris site include:

- **North** – Commercial/Mixed Uses, Multi-family Residential, Single-Family Residential and Major Institution (Children's Hospital);
- **East** – primarily Single-Family Residential;
- **South** – Single-Family Residential, City-Owned Open Space and Major Institution (University of Washington) and
- **West** – Single-Family Residential and Major Institution (University of Washington).

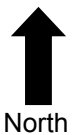
(See **Figure 3.6-5**, Talaris Comprehensive Plan Future Land Use Map.)



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Note: This figure is not to scale



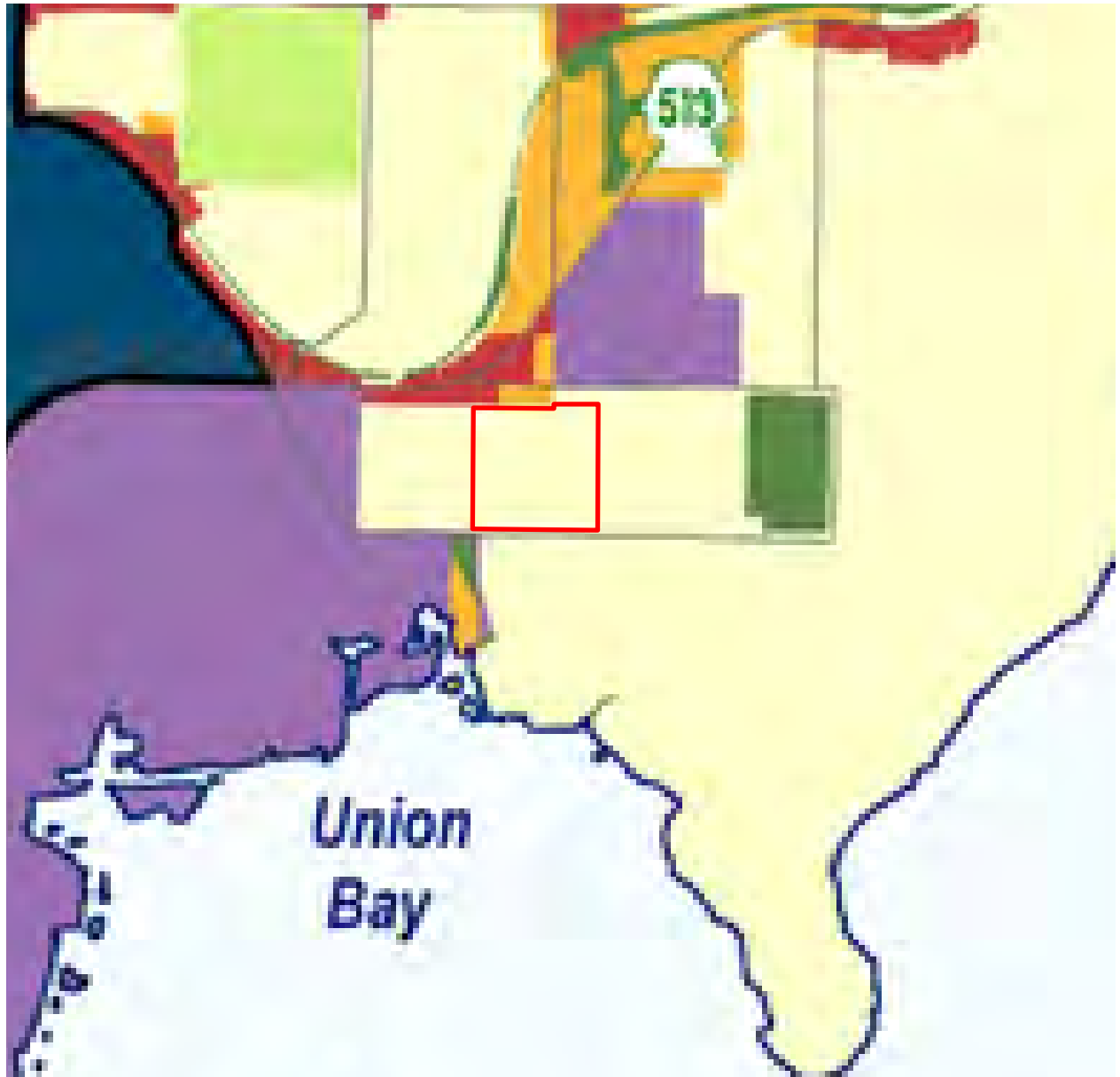
Source: Google Earth and EA Engineering, 2017.



**Figure 3.6-4**

Talaris Existing Land Uses

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— Project Site



## Future Land Use Map

	Urban Center
	Hub Urban Village
	Residential Urban Village
	Manufacturing / Industrial Center
	Single Family Residential Areas
	Multi-Family Residential Areas
	Commercial / Mixed Use Areas
	Industrial Areas
	Major Institutions
	Cemetery
	City-Owned Open Space

*Note: This figure is not to scale. The project boundary illustrates the conceptual boundary of the site and is not intended to represent specific parcel boundaries*

Source: City of Seattle, 2017.



**Figure 3.6-5**

Talaris Comprehensive Plan Future Land Use Map

## Zoning

According to the Seattle Land Use Code, the Talaris site is zoned Single-Family 5000 (SF 5000). This zoning classification provides for single-family housing at one dwelling unit per lot, with a minimum lot size of 5,000 sq. ft. Single-family residential uses are the primary uses allowed in this zone, other uses are allowed outright by the Seattle Municipal Code including nursing homes and adult family homes.

The City zoning classifications of the areas surrounding the Talaris site include:

- **North** – NC2, LR3 and SF 5000; further to the northeast are Major Institution Overlay areas (Children’s Hospital);
- **East** – SF 5000;
- **South** – primarily SF 5000; areas to the southwest are LR1 and Major Institution Overlay (University of Washington); and
- **West** – SF 5000; Major Institution Overlay (University of Washington) further to the west.

(See **Figure 3.6-6**, Talaris Zoning Map.)

### 3.6.2 Impacts

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An analysis of the potential adverse land use impacts of Alternative 1, the Applicant’s Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses **Onsite (Applicant’s Preferred Alternative)**

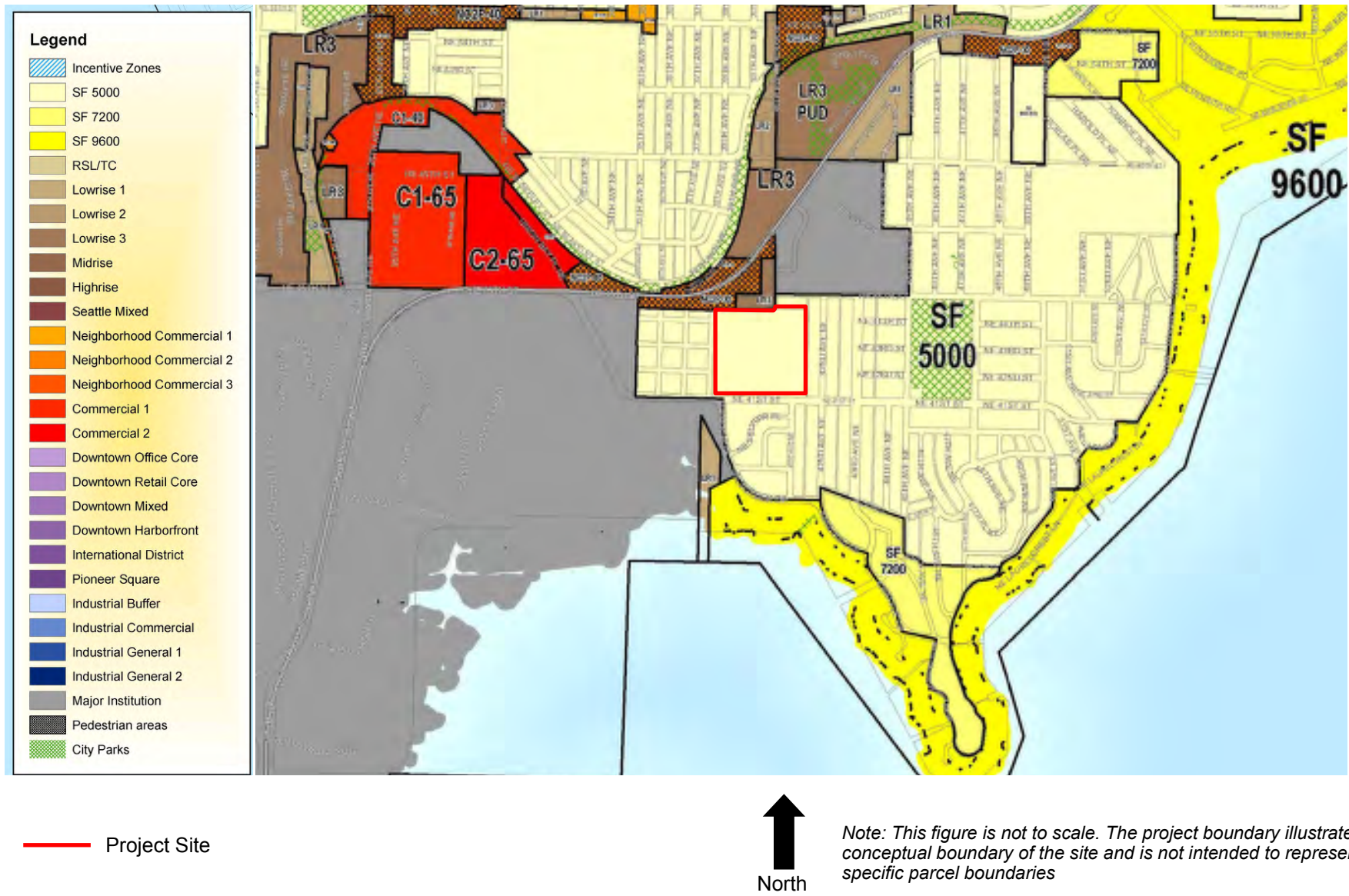
##### **Proposed Actions**

As presented in **Chapter 2**, the Proposed Actions evaluated in this EIS for the Fort Lawton Army Reserve Center Project include:

- City Council approval of a redevelopment plan;
- City Council approval of a rezone of portions of the Fort Lawton site from SF 7200 to a LR2 (M1) zoning classification;
- City Council authorization to accept conveyance of the site from the Army and to then sell portions of the site for housing development, and authorizing execution of easements;
- Preliminary and final plat approvals;
- City Council approval of funding for acquisition and development; and
- Land use, building, construction and other development permits and approvals.



# Fort Lawton Army Reserve Center Redevelopment Project Final Environmental Impact Statement



Source: City of Seattle, 2017.

**Figure 3.6-6**  
Talaris Existing Zoning Map

Under Alternative 1, proposed development would feature a mix of affordable housing on the Fort Lawton site, including affordable rental and ownership and formerly homeless housing. Approximately 238 housing units would be provided on the site. A portion of the site would be rezoned to LR2 (M1) zoning. Community facilities, such as case management services, residential counselors, on-site meeting space, on-site offices and a potential computer lab area, would be included for the housing. Public park uses would be provided onsite, including active park facilities, preserved existing natural areas and the conversion of an existing structure to a park maintenance facility. Up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. New development would be phased over an approximately seven-year buildout period (see **Figures 2-6A and 2-6B**, Fort Lawton Site Plan – Alternative 1).

No new development is assumed for the Talaris site.

### **Fort Lawton Site**

#### **Construction Impacts**

Demolition of most of the buildings, site preparation and construction of infrastructure and buildings under Alternative 1 could result in periodic, temporary impacts to adjacent land uses. Construction-related impacts would include additional dust and emissions from construction equipment and vehicles; increased noise from construction activities; vibration associated with construction activities and vehicle movement; and increased traffic associated with construction vehicles and construction workers. Construction activities would occur incrementally through buildout of the site in 2025. These activities would move around the site and could result in temporary impacts to adjacent land uses when construction occurs near the boundary of the site or near adjacent uses (see Section 3.1, **Earth**; Section 3.3, **Air Quality**; Section 3.4, **Noise**, and Section 3.10, **Transportation** for details).

Existing land uses that would have the greatest potential to be impacted by construction under Alternative 1 would include the existing single-family residences to the immediate east of the site (beyond 36<sup>th</sup> Avenue West) and existing single-family residences to the immediate north of the site (beyond West Lawton Street). Residences in the nearby Lawtonwood area could experience periodic temporary delays in vehicular access due to construction activities. Visitors to Discovery Park could also experience construction impacts, particularly those that use trails near the Fort Lawton site. Overall, construction-related impacts to off-site land uses would be temporary in nature and with implementation of legally-required measures (e.g., adherence to construction regulations related to air quality, noise and traffic), significant adverse impacts are not anticipated. No on-site uses would be impacted during construction because the site is currently vacant.

## Direct Impacts

### *Relationship to Comprehensive Plan and Zoning*

Redevelopment under Alternative 1 would require that a portion of the Fort Lawton site be rezoned from the existing SF 7200 zoning to Lowrise 2, Mandatory Housing Affordability (LR2 (M1)). LR2(M1) zoning would be consistent with the Multi-Family Residential Comprehensive Plan designation for the Fort Lawton site which is intended to allow a variety of housing types and densities suitable for a broad array of households and income levels.

A rezone could be accomplished through the City's rezone process. The applicant would prepare a rezone proposal, City staff would review the proposal and City Council approval would be required. See subsection 3.6.4, Relationship to Plans and Policies, for details.

### *On-site Uses*

Development under Alternative 1 would convert the vacant former military storage, maintenance and vehicle repair uses on the Fort Lawton site into new multi-family affordable housing, community facilities and public park uses. All the existing vacant buildings on the site would be demolished, except for the OMS – Building 245, which would be retained as a maintenance facility for the Seattle Parks and Recreation Department (SPR).

The proposed land uses would result in potential land use impacts that would be typical of an urban development, including increases in densities and associated activity levels (e.g., pedestrian/vehicular noise and movement). Residential densities would increase on the site with the development of approximately 238 housing units – 86 senior supportive apartments, 100 affordable rental units, 40 affordable ownership townhomes and 12 affordable ownership rowhouses.

The activity levels on the site would substantially increase from existing conditions due to the new residential development, increased resident population and increased employee population associated with the community facilities. Activity levels would also increase due to the provision of open space and recreation areas under Alternative 1. Approximately 13.0 acres of passive recreation areas would be provided, including a large passive park in the north portion of the site and a smaller passive park in the central area. Approximately 5.1 acres of area would be developed as active park facilities, including two unlit, multi-purpose fields in the central portion of the site. These facilities would provide space for athletics and community activities, including SPR programmed uses.

### *Relationship to Surrounding Uses*

The relationship of development under Alternative 1 to surrounding uses would primarily be a function of the intensity of the proposed uses (such as the types of uses, density of the development, height/bulk/scale of buildings and levels of activity associated with the development), the intensity of surrounding uses, the proximity of proposed uses to surrounding uses, and the separation/buffers between proposed uses and surrounding uses, as described below.

**Types of Uses** – The proposed multi-family residential, park and community facility uses on the Fort Lawton site would be compatible with the existing single-family residential uses to the north and east, multi-family residential uses to the southeast and the parks use to the south and west.

**Density, Height/Bulk/Scale and Proximity of Development** - The development of residential uses under Alternative 1 would increase the residential density and bulk and scale of buildings on the Fort Lawton site in proximity to existing single-family residences to the north and east of the site and park uses to the south and west of the site. Under Alternative 1, the density on the Fort Lawton site would increase from zero dwelling units/acre to approximately 11.4 dwelling units per acre.<sup>1</sup> For comparison, most of the existing single-family residential parcels to the east of the Fort Lawton site (approximately 60%) are 4,000-square foot lots; the remaining parcels (approximately 40%) range from 6,000 to 8,400-square feet. The 4,000-square foot lots equate to a density of approximately 10.9 dwelling units per acre, while the remaining parcels equate to a density ranging from 5.2 to 7.3 dwelling units per acre. Therefore, the density under Alternative 1 would be greater than the low end, but similar to the high end of the density of development to the east of the site. The density would also be similar to that of the multi-family housing to the southeast.

Proposed buildings are assumed to be three stories in height, which would generally be similar in height to the two- and three-story buildings that are adjacent to the site. Development on the site would include apartments and rowhouses with greater bulk and scale than the adjacent single-family residential uses to the north and east of the site, and townhouses with bulk and scale similar to the adjacent single-family residential uses (see **Figure 2-9**, Massing Diagrams). The townhouses on the east edge of the Fort Lawton site would be located approximately 100 feet from existing off-site single-family residences. The bulk and scale of the proposed apartment building would be like some of the former military buildings onsite and the existing FLARC VA building to the west of the site. The bulk and scale of the proposed rowhouses would be like the existing multi-family development located approximately 0.15 miles to the southeast.

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<sup>1</sup> The density calculation is based on the area of the site that would be redeveloped under Alternative 1 which equates to approximately 20.9 acres (total site area, minus the proposed passive open space and retained natural, forested areas). The density of the site based on the total site area, including open space areas, would be approximately 7.0 dwelling units per acre.

Several features of proposed development are designed to reduce impacts on surrounding uses. The layout of the development would minimize impacts to off-site uses by locating the lowest density housing (the townhouses) along the east edge of the site where they would be proximate to adjacent existing off-site single-family residences. Higher density development (rowhouses and apartments) would be located in the central and west portions of the site and would be separated from existing off-site single-family residences. New development would also be separated from existing single-family residences to the north and east by existing retained vegetated/forested areas and the existing topography (see the discussion of buffers/separation below). As a result, significant land use impacts, in terms of density and height/bulk/scale, are not expected.

**Activity Levels** - As mentioned previously, activity levels would increase due to increased density and associated on-site population under Alternative 1. This increased activity would occur in the general vicinity of single-family residential uses to the east and park uses to the west of the Fort Lawton site. Residences to the north of the site would be separated from proposed development by existing topography and retained vegetated/forested areas on the site (see the discussion of buffers/separation below). Development of the proposed housing would result in new residents and visitors traveling to and from the site. Increased activity associated with vehicle traffic would be noticeable for off-site uses, including residences in the Lawtonwood neighborhood who travel through the Fort Lawton site. However, it would be less noticeable to neighbors to the east, as there would be no access points provided along this portion of the site. Activity levels on the site would be higher than the existing surrounding residential and park areas; however, this increase in activity levels is not anticipated to result in a significant land use impacts due to the provision of buffers/separation between proposed uses and existing off-site uses, and the relatively minor increase in activity from these uses.

The proposed open space and recreation uses would also increase activity levels on the site, particularly the active recreation facilities, including two multi-use fields. While these uses would increase activity levels, the active recreation area would be located in the central portion of the site, separated from adjacent residential uses to the east by the proposed lower density housing, and from Discovery Park by forest land that could be dedicated to the park. Overall, no significant land use impacts from open space and recreation activities are anticipated due to the provision of buffers/separation between proposed uses and existing off-site uses.

**Separation/Buffers** – Under Alternative 1, the existing natural areas in the north, south and west portions of the site would be retained and the vegetated buffer along the east site boundary would be maintained and, as necessary, enhanced to provide a buffer between proposed development on the Fort Lawton site and existing residential uses to the north and east, and park uses to the south and west. Topographic separation between proposed development and the residences to the north and east would be preserved with the proposed grading. Existing roadways, including 36<sup>th</sup> Avenue W, W Lawton Street,



Government Way W and Texas Way would also provide separation between on- and off-site uses.

Overall, proposed residential and park uses on the Fort Lawton site are not expected to result in significant adverse impacts on surrounding land uses, due to the compatibility with off-site uses, layout of uses, provision of buffers/separation, and the lack of vehicular/pedestrian connection to certain off-site uses.

### **Talaris Site**

Under Alternative 1, no new development would occur on the Talaris site and the existing uses on the site would remain. No new land use impacts are anticipated.

### **Indirect/Cumulative Impacts**

Redevelopment on the Fort Lawton site under Alternative 1 would contribute to the cumulative residential and employment growth in the Magnolia area. The increase in on-site population (residents, employees and visitors) would contribute to a cumulative increase in activity levels in the area. The increase in population could also result in an increased demand for goods and services. It is anticipated that most of this demand could be fulfilled by businesses near the site in the Magnolia area.

To the extent that area property owners perceive an opportunity for development based, in part, on the new population at the Fort Lawton site, some new development in the area could be indirectly generated. However, there is little developable land in the area, and any development/redevelopment indirectly generated by development of the Fort Lawton site would likely occur incrementally over time. New development in the vicinity would be controlled by existing Comprehensive Plan policies and zoning regulations. As a result, significant indirect/cumulative impacts to land uses in the area are not anticipated.

## **Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

Under Alternative 2, the Fort Lawton site would be sold to a private developer for the development of market-rate single-family residences. The development of affordable and formerly homeless housing would occur on the Talaris site. Approximately 113 market-rate houses would be developed on the Fort Lawton site and approximately 238 affordable housing units and associated community facilities would be developed on the Talaris site. No active or passive public park areas would be required on the Fort Lawton or Talaris site. Up to 4.7 acres of forested land in the west portion of the site could be: retained by the U.S. Army and used as open space for the FLARC VA offices; purchased by the developer of the private homes and used as private open space for the development; or purchased by the City for future public use (see **Figure 2-10**, Fort Lawton Site Plan - Alternative 2, and **Figure 2-11**, Talaris Site Plan – Alternatives 2 and 3).

## **Fort Lawton Site**

### **Construction Impacts**

Construction impacts would be similar to Alternative 1 and would include temporary impacts from demolition of all the buildings, site preparation and construction of infrastructure and buildings. Construction-related impacts would include additional dust and emissions from construction equipment and vehicles; increased noise from construction activities; vibration associated with construction activities and vehicle movement; and increased traffic associated with construction vehicles and construction workers. Overall, construction-related impacts to off-site land uses would be temporary in nature and with implementation of mitigation measures (e.g., adherence to construction regulations), significant adverse impacts are not anticipated.

### **Direct Impacts**

#### ***Relationship to Comprehensive Plan and Zoning***

The development of single-family detached market-rate housing under Alternative 2 would be allowed by the current Multi-Family Residential Area land use designation and SF 7200 zoning of the Fort Lawton site. A zoning reclassification would not be required.

#### ***On-site Uses***

Development under Alternative 2 would convert the former military storage, maintenance and vehicle repair structures on the Fort Lawton site into new market-rate single-family housing. All the existing vacant buildings on the site would be demolished. New market-rate housing would be developed in phases over the approximately 7-year buildout period, similar to Alternative 1.

The proposed land uses under Alternative 2 could result in potential land use impacts that would be typical of an urban development, including increases in densities and associated activity levels (e.g., pedestrian/vehicular noise and movement). These impacts would be less than under Alternative 1 because fewer housing units would be developed on the site and less activity would be associated with on-site population. In addition, no active or passive public park areas would be provided on the Fort Lawton site, which would further reduce the activity levels on the site compared with Alternative 1.

#### ***Relationship to Surrounding Uses***

**Type of Uses** - The proposed single-family housing would be compatible with the single-family residential uses to the north and east, park uses to the south and west, and multi-family uses to the southeast.

**Density, Height/Bulk/Scale and Proximity of Development** – Like Alternative 1, the development of single-family residences under Alternative 2 would increase density on the

site, but the density would be lower under this alternative than Alternative 1. Under Alternative 2, the density on the Fort Lawton site would increase from zero dwelling units/acre to approximately 4.0 dwelling units per acre.<sup>2</sup> For comparison purposes, the density of existing single-family residences to the east of the site ranges from approximately 5.2 dwelling units per acre to 10.9 dwelling units per acre, with the majority of existing residences in that area (approximately 60%) being 10.9 dwelling units per acre. Based on the existing zoning, new single-family residences would be a maximum of 30 feet in height and would likely include building footprints that would maximize the amount of building coverage that is allowed by code on 7,200-square foot lots. Density, and building height/bulk/scale is expected to generally be similar to existing residences in the surrounding area.

**Activity Levels** - Activity levels on the site would increase under Alternative 2 compared with the existing, vacant conditions of the Fort Lawton site. However, activity levels would be lower than Alternative 1 because there would be fewer residential units and no active or passive public park and recreation areas would be provided.

**Buffers/Separation** - The existing forest areas in the north and south portions of the site and vegetated buffer along the eastern edge of the site are more likely to be removed with development under Alternative 2 and proposed single-family residences would be located in closer proximity to existing off-site land uses, including residences to the east and north of the Fort Lawton site. Landscaping that could also provide buffers to surrounding uses would be at the discretion of the private developer and homeowners. Grading may or may not remove the topographic separation between proposed development and the residences to the north and east. Existing roadways, including 36<sup>th</sup> Avenue W, W Lawton Street, Government Way W and Texas Way, would continue to provide separation between on- and off-site uses.

Overall, proposed single-family market-rate housing on the Fort Lawton site under Alternative 2 is not expected to result in significant adverse impacts on surrounding land uses due to the compatibility with off-site uses, lower density and height/bulk/scale of development, and lower activity levels.

## **Talaris Site**

### **Construction Impacts**

Construction impacts on the Talaris site under Alternative 2 would include temporary impacts from site preparation and construction and renovation of buildings and infrastructure (238 affordable multi-family housing units and associated community facilities). It is assumed that all the existing buildings on the Talaris site would be retained

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<sup>2</sup> The density calculation is based on the area of the site that would be redeveloped under Alternative 2 which equates to approximately 28 acres (total site area, minus the proposed buffer space). The density of the site based on the overall total site area would be approximately 3.3 dwelling units per acre.

and reused for the affordable and formerly homeless housing and community facilities and that new housing would also be constructed on the site. Construction-related impacts would include additional air quality emissions due to dust and emissions from construction equipment and vehicles; increased noise levels from construction activities; vibration associated with construction activities and vehicle movement; and increased traffic associated with construction vehicles and construction workers through buildout (see Section 3.1, **Earth**; Section 3.3, **Air Quality**; Section 3.4, **Noise**, and Section 3.10, **Transportation** for details).

Existing uses that would have the greatest potential to be impacted by construction under Alternative 2 would include the single-family residences to the immediate north, south and west of the Talaris site, as well as existing multi-family residences located to the immediate north of the site, because those areas would be most proximate to potential new development under Alternative 2. Overall, construction-related impacts to off-site land uses would be temporary in nature and with implementation of legally-required measures (e.g., adherence to construction regulations), significant adverse impacts are not anticipated.

## Direct Impacts

### *Relationship to Comprehensive Plan and Zoning*

Similar to Alternative 1, the development of multi-family housing units on the Talaris site under Alternative 2 would require a rezone to LR2 (M1). A rezone could be accomplished through the City's rezone process. A rezone proposal would need to be prepared, City staff would review the proposal and City Council approval would be required. Due to the site's Single-Family Residential Comprehensive Plan designation, a Comprehensive Plan amendment would also be required to allow for a rezone to LR2(M1) zoning. See subsection 3.6.4, Relationship to Plans and Policies, for details.

### *On-site Uses*

Development under Alternative 2 would convert existing conference facility uses into multi-family affordable housing and associated community facilities. It is assumed that all the existing buildings on the Talaris site would be retained and reused for the affordable and formerly homeless housing and community facilities and that new housing would also be constructed on the site. Approximately 238 affordable housing units would be provided on the Talaris site. Potential new housing development would be located in the northwest corner of the site and along the south portion of the site. Community facilities would be within existing buildings and would be available for use by residents as well as by the public.

The proposed land uses could result in potential land use impacts that would be typical of an urban development, including increases in densities and associated activity levels (e.g., pedestrian/vehicular noise and movement). Residential densities would increase on the site with development of affordable housing and would result in increased on-site population

and associated activity levels compared to existing activity levels on the site. However, the increase in activity levels onsite would be lower than Alternative 1 because the Talaris site currently includes a level of activity associated with the existing conference center uses on the site.

### *Relationship to Surrounding Uses*

**Types of Uses** – The proposed multi-family residential and community facility uses on the Talaris site would be compatible with the existing single-family uses surrounding the site, commercial/office and multi-family residential uses to the north and institutional (hospital) uses to the northeast of the site.

**Density, Height/Bulk/Scale and Proximity of Development** - The development of multi-family housing on the Talaris site would increase density and bulk and scale of development in proximity to the existing single-family residences surrounding the site and multi-family residential complexes to the north of the site. Density on the Talaris site would increase from zero dwelling units/acre to approximately 13.2 dwelling units/acre.<sup>3</sup> This density would be greater than in the surrounding Laurelhurst single-family neighborhood, but similar to the multi-family housing to the north. New buildings are assumed to be three-stories in height, generally similar to the two- and three-story single-family residential buildings that are adjacent to the site and similar to or lower than the three- to four-story multi-family residential buildings to the north. Development on the site would include apartments and rowhouses with greater bulk and scale than the adjacent single-family residences but similar in bulk and scale to the nearby multi-family buildings (see **Figure 2-9**, Massing Diagrams). The bulk and scale of the proposed apartments and rowhouses would be like some of the conference center buildings onsite. The bulk and scale of the proposed townhomes would be similar or greater than adjacent existing single-family development.

The layout of the development is designed to minimize impacts to off-site uses. Lower density housing (townhouses) would be placed proximate to the adjacent single-family residences and higher density housing (rowhouses and apartments) would be located in the central and northwest portions of the site, generally at a distance from surrounding single-family housing. Development along the west edge of the Talaris site would be located approximately 50 feet from existing off-site single-family residences to the west. Development along the north and south portions of the site would be located approximately 75 feet from existing off-site single-family and multi-family residences.

**Activity Levels** - Activity levels would increase as a result of increased density and associated on-site population under Alternative 2, similar to under Alternative 1. This activity would occur in the general vicinity of the single-family residences surrounding the site. Development of single-family housing would result in new residents and visitors traveling to and from the site; the community facilities would also result in some additional

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<sup>3</sup> Density calculation is based on the entire 18-acre site area.

traffic. Activity levels associated with the community facilities onsite would be similar to the existing conference center uses. These on-site activity levels would be higher than the existing surrounding single-family residences due to the amount and density of development. However, activity levels would be similar to the multi-family and commercial/office uses in the area, and less than Children's Hospital to the northeast.

**Buffers/Separation** – Under Alternative 2, the existing natural area in the southwest corner of the site would be retained and would serve as a buffer between proposed on-site development and the existing single-family housing to the southwest. Consistent with the historic landmark status of the Talaris site, it is assumed that much of the existing landscaping would be preserved with development of the site and would serve as a buffer between on and off-site uses, particularly along the east, south and west boundaries of the site. The existing topographic separation that exists along the northwest boundary of the site would be maintained and would separate proposed development in that area from adjacent single-family homes. Existing roadways, including NE 45<sup>th</sup> Street to the north, 42<sup>nd</sup> Avenue NE to the east, NE 41<sup>st</sup> Street to the south and the unimproved 38<sup>th</sup> Avenue NE right of way to the west, would provide separation between on and off-site uses. In particular, NE 41<sup>st</sup> Street includes a vegetated landscape buffer (including mature trees) between the two travel lanes for the majority of the Talaris site frontage which would provide a further buffer from the single-family homes to the south.

Overall, proposed multi-family affordable housing on the Talaris site under Alternative 2 is not expected to result in significant adverse impacts on surrounding land uses due to the compatibility with off-site uses, layout of uses, and provision of buffers/separation from off-site uses.

### **Indirect/Cumulative Impacts**

Redevelopment on the Fort Lawton site and Talaris site under Alternative 2 would contribute to the cumulative residential and employment growth in the City of Seattle, and the Magnolia and Laurelhurst areas. An increase in on-site populations (residents, employees and visitors) would also contribute to a cumulative increase in activity levels surrounding each of the sites. The increase in population could result in an increased demand for goods and services. It is anticipated that most of this demand could be fulfilled by businesses near the sites in the Magnolia and Laurelhurst areas.

To the extent that area property owners perceive an opportunity for development based, in part, on the new population associated with the Fort Lawton site and Talaris site, some new development in the area could be indirectly generated. In particular, development at the Talaris site would represent a small portion of total development in that area of the city and could result in a marginal increase in demand for commercial services, particularly due to the proximity to commercial/retail uses along NE 45<sup>th</sup> Street and Sand Point Way. However, few sites are available for development/redevelopment and any development in the area generated indirectly by development of the Fort Lawton site and Talaris site would likely occur incrementally over time. New development in the vicinity would be controlled by

existing Comprehensive Plan policies and zoning regulations. As a result, significant indirect/cumulative impacts to land uses in the area are not anticipated.

### Alternative 3 – Public Park Uses Onsite; Affordable/Homeless Housing Offsite

Under Alternative 3, the entire Fort Lawton site would be developed as a public park, including approximately 17.0 acres of passive recreation area and approximately 7.6 acres of active recreation areas. Active recreation areas would include three, unlit multi-purpose fields, which would be owned and maintained by SPR. Up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. Park facilities would be developed when funding is available (see **Figure 2-11**, Talaris Site Plan – Alternatives 2 and 3 and **Figures 2-12 A and B**, Fort Lawton Site Plan – Alternative 3).

New affordable and formerly homeless housing would be developed on the Talaris site, including approximately 238 affordable housing units and associated community facilities.

### **Fort Lawton Site**

#### **Construction Impacts**

Development of new park uses on the Fort Lawton site would result in temporary impacts from demolition of most of the buildings, site preparation and construction of infrastructure and park facilities. Construction-related impacts would include dust and emissions from construction equipment and vehicles; increased noise levels from construction activities; vibration associated with construction activities and vehicle movement; and increased traffic associated with construction vehicles and construction workers (see Section 3.1, **Earth**; Section 3.3, **Air Quality**; Section 3.4, **Noise**, and Section 3.10, **Transportation** for details). Overall, construction-related impacts to off-site land uses would be temporary in nature and are anticipated to be less than under Alternative 1 because no housing would be developed onsite.

#### **Direct Impacts**

#### ***Relationship to Comprehensive Plan and Zoning***

Park uses on the Fort Lawton site would be allowed by the site's Multi-Family Residential Area Comprehensive Plan designation and SF 7,200 zoning. A zoning reclassification would not be required.

#### ***On-site Uses***

Development under Alternative 3 would convert the former military storage, maintenance and vehicle repair structures on the Fort Lawton site into new park and open space uses, including approximately 17.0 acres of passive recreation area and approximately 7.6 acres



of active recreation areas (three, unlit multi-use fields). New park facilities, particularly the multi-use fields, would result in increased activity levels on the site compared to existing conditions. The assumed park and open spaces would result in visitors traveling to and from the site and increased activity, primarily from the use of the multi-use fields. While activity levels would increase compared to existing conditions, it is anticipated that these levels would be less than Alternative 1 since no residential development would be provided onsite.

### *Relationship to Surrounding Uses*

**Type of Uses** – The proposed park uses on the Fort Lawton site under Alternative 3 would be compatible with the park uses to the south and west (Discovery Park), and the residential uses to the north, east and southeast of the site.

**Density, Height/Bulk/Scale and Proximity of Development** - The new park and recreation facilities on the Fort Lawton site under Alternative 3 would not increase building density or height/bulk/scale on the site.

**Activity Levels** - New open space and recreation uses would increase the activity levels on the site, particularly the active recreation facilities, including the three multi-use fields, which would be used for athletic events and SPR programmed uses. This increased activity would be in proximity to existing residential uses to the north and east. Similar to under Alternative 1, increased activity associated with vehicle traffic would be noticeable for off-site uses, including residences in the Lawtonwood neighborhood who travel through the Fort Lawton site. However, it would be less noticeable to neighbors to the east, as there would be no access points provided along this portion of the site.

**Buffers/Separation** – Like Alternative 1, the existing natural areas in the north, south and west portions of the site would be retained and the vegetated buffer along the east site boundary would be maintained and, as necessary, enhanced to provide a buffer between proposed development on the Fort Lawton site and existing residential uses to the north and east. Topographic separation between proposed development and the residences to the north and east would be preserved with the proposed grading. Existing roadways, including 36<sup>th</sup> Avenue W, W Lawton Street, Government Way W and Texas Way, would also provide separation between on and off-site uses.

Overall, proposed park uses on the Fort Lawton site under Alternative 3 are not expected to result in significant adverse impacts on surrounding land uses due to the compatibility with off-site uses, provision of buffers/separation, and the lack of vehicular/pedestrian connection to certain off-site uses.

## **Talaris Site**

Development of affordable and formerly homeless housing on the Talaris site would be the same as described under Alternative 2 and potential land use impacts would also be the same.

## **Indirect/Cumulative Impacts**

Redevelopment on the Fort Lawton site and Talaris site under Alternative 3 would contribute to the cumulative residential, employment and recreational growth in the City of Seattle, and the Magnolia and Laurelhurst areas. An increase in on-site populations (residents, employees and visitors) would also contribute to a cumulative increase in activity levels surrounding each of the sites. The increase in population could also result in an increased demand for goods and services. It is anticipated that most of this demand could be fulfilled by businesses near the sites in the Laurelhurst area.

To the extent that area property owners perceive an opportunity for development based, in part, on the new population associated with the Fort Lawton and Talaris sites, some new development in the area could be indirectly generated. In particular, development at the Talaris site would represent a small portion of total development in that area of the city and could result in a marginal increase in demand for commercial services, especially due to the proximity to commercial/retail uses along NE 45<sup>th</sup> Street and Sand Point Way. However, few sites are available for development/redevelopment and any development in the area generated indirectly by development of the Fort Lawton site and Talaris site would likely occur incrementally over time. New development in the vicinity would be controlled by existing Comprehensive Plan policies and zoning regulations. As a result, significant indirect/cumulative impacts to land uses in the area are not anticipated.

## **Alternative 4 – No Action Alternative**

The Fort Lawton site would remain in its existing vacant condition under Alternative 4 and the property would not be conveyed by the U.S. Army to the City of Seattle. The City would terminate its lease of the property and the U.S. Army would resume maintenance of the site and facilities. Buildings and infrastructure would likely continue to deteriorate. Consistent with the BRAC process, the Fort Lawton site could be conveyed to the City or another entity in the future and could be developed in accordance with the existing SR 7,200 zoning. Under the existing zoning, up to 205 single-family residential units could be developed onsite; other permitted uses with the SR 7200 zoning include public schools, nursing homes and adult care facilities. The Talaris site would also remain in its existing condition and no new development would occur on the site at this time. Since both sites would be assumed to remain in their existing conditions, no new land use impacts are anticipated under Alternative 4.

### 3.6.3 Mitigation Measures

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The following measures have been identified to address the potential land use impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- Proposed development would adhere to all applicable City of Seattle Land Use Code requirements.
- Under Alternatives 1, 2 and 3, new landscaping would be provided on the Fort Lawton site. Under Alternative 2 and 3, existing landscaping would be preserved on the Talaris site consistent with the historic designation for the site.
- Additional mitigation measures would be provided to minimize overall impacts from construction of the site (see Section 3.1, **Earth**; Section 3.3, **Air Quality**; Section 3.4, **Noise**, and Section 3.10, **Transportation**).
- Additional mitigation measures would be provided to minimize the overall impacts from operation of the development (see Section 3.4, **Noise**, Section 3.7, **Aesthetics**, Section 3.10, **Transportation**, and Section 3.11, **Public Services**).

#### **Measures Proposed as Part of the Project**

- Proposed development would be phased over an approximately seven-year buildout period.
- Under Alternative 1 and 3, proposed development would include open space areas on the Fort Lawton site. Forested areas in the north, south and west parts of the site would be retained and the existing vegetation along the eastern edge of the site would be preserved. As necessary, the vegetative buffer on the east edge of the site would be enhanced to provide a further buffer between the site and adjacent uses.
- Under Alternative 2 and 3, proposed development would include open space areas on the Talaris site. The natural area in the southwest part of the Talaris site would be retained and would provide a buffer between the site and adjacent uses.

### 3.6.4 Significant Unavoidable Adverse Impacts

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Development under Alternatives 1 and 2 would convert the Fort Lawton site from its existing, vacant military storage and maintenance buildings to new residential uses. Development under Alternatives 1 and 3 would include active and passive parks uses on the Fort Lawton site. Development under Alternatives 2 and 3 would convert the existing conference center uses on the Talaris site to new residential uses. These conversions of uses would result in an intensification of uses and an increase in activity levels on the sites. No significant unavoidable adverse land use impacts are anticipated.

### 3.6.5 Relationship to Plans and Policies

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This section evaluates the consistency of the EIS alternatives with relevant adopted land use plans, policies and development regulations in effect at the time of publication of this FEIS. As described in **Chapter 2**, at this point, no federal actions or federal funding have been identified for the Fort Lawton Project, and environmental review is being conducted under SEPA. However, it is possible that federal funding could be available in the future and NEPA environmental review could be required. In anticipation of such federal funding, discussions of the relationship of the EIS alternatives to certain federal plans, policies and regulations are provided. The plans, policies and regulations that are summarized and evaluated in this section include:

#### State and Regional Plans, Policies and Regulations

- *Washington Coastal Zone Management Program*
- *State Growth Management Act*
- *Puget Sound Regional Council Vision 2040*
- *King County Countywide Planning Policies*

#### Local Plans, Policies and Regulations

- *City of Seattle Comprehensive Plan*
- *City of Seattle Consolidated Plan for Housing and Community Development 2014-2017*
- *City of Seattle Land Use Code*
- *Discovery Park Master Plan*

#### Federal Plans, Policies and Regulations

- *HUD Environmental Regulations*
- *Clean Air Act*
- *Clean Water Act*
- *Endangered Species Act*
- *Migratory Bird Treaty Act*
- *Executive Order 13112, Invasive Species*
- *National Historic Preservation Act*
- *Coastal Zone Management Act*

## State of Washington Plans, Policies, and Regulations

### **The Washington Coastal Zone Management Program**

**Summary:** *In 1972, Congress passed the Federal Coastal Zone Management Act to encourage the appropriate development and protection of the nation's coastal and shoreline resources. The Coastal Zone Management Act gives states the primary role in managing these areas. To assume this role, the state must prepare a Coastal Zone Management Program (CZMP) document that describes the State's coastal resources and how these resources are managed. In 1976, Washington was the first state to receive federal approval of a Coastal Zone Management Program. The Department of Ecology's Shorelands and Environmental Assistance Program is responsible for implementing Washington's Program.*

*Washington's Program defines the State's coastal zone to include the 15 counties with marine shorelines: Clallam, Grays Harbor, Island, Jefferson, King, Kitsap, Mason, Pacific, Pierce, San Juan, Skagit, Snohomish, Thurston, Wahkiakum and Whatcom counties. Under Washington's Program, certain activities that affect any land use, water use or natural resource of the coastal zone must comply with the enforceable policies within the six laws identified in the Program document: the Washington State Shoreline Management Act (SMA), the State Environmental Policy Act (SEPA), the Clean Water Act, the Clean Air Act, the Energy Facility Site Evaluation Council (EFSEC) and the Ocean Resource Management Act (ORMA).*

**Discussion:** The Fort Lawton site and Talaris site are located in King County, a Washington State coastal zone. However, both sites are located outside the jurisdiction of the SMA. The EIS alternatives would be consistent with applicable provisions of the Clean Water Act and the Clean Air Act as described later in this sub-section, and the EFSEC and ORMA do not apply to the Fort Lawton project. This EIS is prepared in compliance with SEPA.

### **Growth Management Act**

**Summary:** *The Growth Management Act (GMA) (RCW 36.70A), adopted in 1990 and subsequently amended, provides a comprehensive framework for managing growth and coordinating land use planning with the provision of infrastructure. The general goals of the GMA include, in part: directing growth to urban areas; reducing sprawl; encouraging economic development consistent with adopted comprehensive plans; protecting private property rights; providing efficient multi-modal transportation systems; encouraging a variety of housing types and densities affordable to all economic segments of the population; protecting the environment; and ensuring that public facilities and services necessary to support development meet locally established minimum standards at the time development is in place (RCW 36.70A.020).*

*Jurisdictions subject to GMA must prepare and adopt: countywide planning policies; comprehensive plans containing policies with specific elements for land use, transportation,*

*housing, capital facilities, utilities, rural lands and economic development; and development regulations implementing those plans. The GMA requires that each city and county in Washington comprehensively review and revise its comprehensive plan and development regulations as necessary every seven years to ensure that they comply with the GMA.*

**Discussion:** Consistent with the GMA, the City of Seattle has adopted a Comprehensive Plan and implementing regulations to guide future development and fulfill the City's responsibilities under the GMA (the Comprehensive Plan was most recently updated in 2016). EIS Alternatives 1, 2 and 3, as described in **Chapter 2** of this FEIS, would satisfy several of the GMA goals, including: directing growth to urban areas (both the Fort Lawton and Talaris sites are located in Seattle, an urban area); encouraging a variety of housing types and densities affordable to all economic segments of the population (Alternatives 1, 2 and 3 include a mix of affordable apartments, rowhouses and townhouses; Alternative 2 also includes market-rate single-family housing); protecting the environment (critical areas on the sites have been/will be identified and provisions made for their protection); and ensuring that public facilities and services necessary to support development meet locally established minimum standards at the time development is in place (public services/facilities are available to serve the project). The relationship of the EIS alternatives to the City of Seattle Comprehensive Plan is discussed in greater detail later in this sub-section.

## Regional Plans, Policies and Regulations

### **Puget Sound Regional Council Vision 2040**

**Summary:** *VISION 2040 (updated in 2008) is the long-range growth management, economic and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. VISION 2040 provides a regional framework for achieving the goals of the GMA and meets the multi-county planning requirements of the GMA for these counties. The vision is for diverse, economically and environmentally healthy communities framed by open space and connected by a high-quality, multimodal transportation system that provides effective mobility for people and goods. VISION 2040 calls for locating development in urban growth areas--focused in Metropolitan, Core and Larger Cities and their Urban Centers--so services can be provided efficiently and farmlands, forests and other natural resources are conserved.*

**Discussion:** Alternatives 1, 2 and 3 are consistent with VISION 2040 because they would redevelop the Fort Lawton or Talaris site as denser, affordable or market-rate housing within a Metropolitan City (Seattle). They would help the City achieve its overall housing target, which was developed in accordance with recommendations from VISION 2040 (see Section 3.13, **Housing and Socioeconomics**, for details).

## **King County Countywide Planning Policies**

**Summary:** *The King County Countywide Planning Policies (CPP) were developed and adopted by the King County Growth Management Planning Council in 1991 (and were last updated in June 2012, with amendments adopted in 2016) consistent with GMA mandates to provide policies to guide development of jurisdictional comprehensive plans. The CPP include guidance on topics such as urban growth areas, affordable housing, open space, economic development, rural character, public facilities and services and a regional transit plan. In terms of affordable housing, the policies direct jurisdictions to specify the range and amount of housing affordable to low and moderate-income households to be accommodated in its comprehensive plan.*

**Discussion:** The City of Seattle Comprehensive Plan was developed and updated (most recently in 2016) to comply with the GMA and CPP. The City adopted targets for affordable housing in accordance with the direction from the CPP and to meet the needs associated with growth by 2035. Alternatives 1, 2 and 3 would help the City achieve its targets for affordable housing (see Section 3.13, **Housing and Socioeconomics**, for details). The proposed project's consistency with the Seattle Comprehensive Plan is discussed below.

### City of Seattle Comprehensive Plan

**Summary:** *The City of Seattle Comprehensive Plan provides the overall goals and identifies land use patterns for the city. The relationship of the EIS alternatives to relevant goals and policies of the Comprehensive Plan is provided below.*

*The City of Seattle's Comprehensive Plan, Toward a Sustainable Seattle, was first adopted in 1994 to meet the requirements of GMA; the Comprehensive Plan has been amended every year since its adoption, and was substantially updated most recently in November 2016 (Seattle 2035 Comprehensive Plan: Managing Growth to Become an Equitable and Sustainable City 2015-2035). The Comprehensive Plan consists of 14 major elements: growth strategy, land use, transportation, housing, capital facilities, utilities, economic development, environment, parks and open space, arts and culture, community well-being, community engagement, container port, shoreline areas and neighborhood planning. Each element contains goals and policies that are intended to guide development of the City in the context of regional growth management for the next 20 years. While each element affects development within the City, the following elements are the most relevant to the EIS alternatives.*

### **Growth Strategy Element**

GS 1.22 – *Support healthy neighborhoods throughout the city so that all residents have access to a range of housing choices, as well as access to parks, open space and services.*

*GS 1.23 – Allow limited multi-family, commercial and industrial uses outside of urban villages to support the surrounding areas or to maintain the existing character.*

*GS 2.4 – Work toward a distribution of growth that eliminates racial and social disparities by growing great neighborhoods throughout the city, with equitable access for all and with community stability that reduces the potential for displacement.*

**Discussion:** Alternatives 1, 2 and 3 would provide a range of housing types/densities (including multi-family apartments, rowhouses, townhouses; and under Alternative 2 single-family detached homes). They would also provide a mix of affordable housing including supportive housing for formerly homeless seniors, as well as affordable rental and ownership housing for low-income families and individuals. A variety of public park uses would also be provided under Alternatives 1 and 3 on the Fort Lawton site, including preservation of natural areas, development of new park spaces that could support a range of uses including active recreation (e.g., multi-purpose fields) and re-use of an existing structure as a park maintenance facility (see **Chapter 2** for details).

As mentioned above, multi-family housing would be included under the Alternatives 1, 2 and 3. Neither the Fort Lawton nor the Talaris site is located in an urban village. However, existing multi-family housing is present near both sites. Also, the Fort Lawton site is designated Multi-Family Residential in the Comprehensive Plan, indicating the future use the City envisions for the site (see Section 3.6.2, for details).

Alternatives 1, 2 and 3 would not result in disproportionate impacts to minority or low-income populations. In fact, the affordable housing provided under these alternatives could be considered a positive impact relative to providing additional affordable housing serving a variety of households and diversifying neighborhoods that are disproportionately occupied by higher income households (i.e., the Magnolia and Laurelhurst neighborhoods) (see Section 3.14, **Environmental Justice**, for details).

The senior supportive housing under Alternatives 1, 2 and 3 would include the provision of a comprehensive package of services focused on residential stability and the well-being of residents, including case management services provided onsite by Catholic Community Services of Western Washington and residential counselors that would be available onsite 24 hours a day (see **Chapter 2** for details).

*GS 3.1 – Encourage the preservation, protection and restoration of Seattle’s distinctive natural features and landforms such as bluffs, streams and remaining evergreen forests.*

*GS 3.25 – Promote well-defined outdoor spaces that can easily accommodate potential users and that are well integrated with adjoining buildings and spaces.*

*GS 3.26 – Design public spaces that consider the nearby physical context and the needs of the community.*



**Discussion:** Under Alternatives 1 and 3, public park uses would be provided on the Fort Lawton site, including active park facilities, preserved existing natural areas and conversion of an existing structure to a park maintenance facility. Unlit, multi-purpose fields would be provided in the central portion of the site, adjacent to proposed housing and parking. Existing wooded areas in the north and south parts of the site would be preserved in their natural condition. Up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. All the parks would be designed per Seattle Parks and Recreation (SPR) standards, and would be owned and maintained by SPR. The park areas would be available for use by project residents as well as the public.

Under Alternatives 2, no public park uses would be provided on the Fort Lawton site. Under Alternatives 2 and 3, natural areas would be preserved on the Talaris site, including the area in the southwest portion of the site that contains a wetland and eagles nest site.

(See **Chapter 2** for details on the open space and parks uses under the EIS alternatives.)

### **Land Use Element**

*LU 1.1 – Use the Future Land Use Map to identify where different types of development may occur in support of the urban village strategy.*

*LU 1.3 – Provide for a wide range in the scale and density permitted for multi-family residential, commercial, and mixed-use projects to generally achieve the following overall density and scale characteristics, consistent at minimum with the guidelines in Growth Strategy Figure 1.*

*LU G2 – Provide zoning and accompanying land use regulations that allow a variety of housing types to accommodate housing choices for households of all types and income levels; support a wide diversity of employment-generating activities to provide jobs for a diverse residential population, as well as a variety of services for residents and businesses; and, accommodate a full range of public services, institutions, and amenities needed to support a racially and economically diverse, sustainable urban community.*

*LU 2.1 – Allow or prohibit uses in each zone based on the zone’s intended function as described in this Land Use Element and on the expected impacts of a use on other properties in the zone and surrounding area. Generally allow a broad mix of compatible uses in the urban centers and urban villages.*

*LU 2.3 – Allow residential use outright or as a conditional use in all zones except industrial zones and those shoreline areas where residential uses may conflict with the intended function of the shoreline environment.*

**Discussion:** The Fort Lawton site is currently designated Multi-Family Residential in the *Seattle 2035 Comprehensive Plan*. Multi-Family Residential Areas are intended to allow a variety of housing types and densities that are suitable for a broad array of households and

income levels and that promote walking and transit use near employment concentrations, residential services and amenities. The Fort Lawton site is zoned SF 7200. The Talaris site is currently designated Single-family Residential in the Comprehensive Plan. Single-family Residential Areas are intended to provide opportunities for detached single-family and other compatible housing options that have low height, bulk and scale to serve a broad array of households and incomes, and to maintain an intensity of development that is appropriate for areas with limited access to services, infrastructure constraints, fragile environmental conditions or that are otherwise not conducive to more intensive development. The Talaris site is zoned SF 5000.

Proposed development of the project at either site would require approval of a rezone of portions of the site from its existing zoning to **LR2 (M1)** zoning classification. The required rezone at the Fort Lawton site would be consistent with the site's Multi-Family Residential Land use designation. Due to the Talaris site's Single-family Residential Comprehensive Plan designation, a Comprehensive Plan amendment would be required to allow for a rezone.

Proposed development under Alternatives 1, 2 and 3 would feature a range of housing types/densities (including multi-family apartments, rowhouses, townhouses, and under Alternative 2 single-family detached homes). A mix of affordable housing would be provided on either the Fort Lawton or Talaris site, including affordable rental and ownership and formerly homeless housing; Alternative 2 would provide market-rate housing on the Talaris site. Alternatives 1 and 3 would also provide active and passive public parks uses on the Fort Lawton site (see **Chapter 2** for details).

The potential for development under the EIS alternative to cause land use impacts--directly, indirectly or cumulatively--is discussed in Section 3.6.2, Environmental Impacts. The analysis concluded that the conversion of land uses on the two sites would result in an intensification of uses and an increase in activity levels. However, no significant adverse land use impacts are expected. Under Alternatives 1 and 3 at the Fort Lawton site, this would be due to the compatibility of proposed development with off-site uses, layout of uses, provision of buffers/separation, and the lack of vehicular/pedestrian connection to certain off-site uses. Under Alternative 2 at the Fort Lawton site, this would be due to the compatibility of proposed development with existing off-site uses, lower density and height/bulk/scale of development, and lower activity levels. Under Alternatives 2 and 3 at the Talaris site, this would be due to the compatibility of proposed uses with existing off-site uses, layout of uses, and provision of buffers/separation of the development from off-site uses.

*LU 5.3 – Control the massing of structures to make them compatible with the area's planned scale, provide a reasonable ratio of open to occupied space on a site and allow the building to receive adequate natural light.*

*LU 5.4 – Use maximum height limits to maintain the desired scale relationship between new structures, existing development and the street environment; address varied topographic*

*conditions; and limit public view blockage. In certain Downtown zones and in Industrial zones, heights for certain types of development uniquely suited to those zones may be unlimited.*

*LU 5.5 – Provide for residents’ recreational needs on development sites by establishing standards for private or shared amenity areas such as rooftop decks, balconies, ground-level open spaces or enclosed spaces.*

**Discussion:** Building massing under the EIS alternatives is described in **Chapter 2** and shown in **Figures 2-9**. The proposed arrangement of buildings in the affordable housing communities under Alternatives 1, 2 and 3 is designed to place the densest building development toward the central portion of the sites, away from site boundaries and nearby residential uses. All the proposed buildings would be within the maximum height limits of the sites’ zoning. With the development patterns represented under the alternatives, and siting and scaling of future multi-family uses, the resulting outcome would be a land use pattern that maintains reasonable land use compatibility in use transitions, adjacencies, proximity, density and intensity of use (see Section 3.6.2, Environmental Impacts, for details).

Under Alternatives 1 and 3, a large portion of the Fort Lawton site (61% under Alternative 1 and 73% under Alternative 3) would be in open space, including: passive open space, active open space and landscaped areas. The active open space would include two multi-purpose fields under Alternative 1 and three multi-purpose fields under Alternative 3. The park areas on the site would be available for use by project residents as well as the public. Up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be dedicated to Discovery Park. Under Alternative 2, the market-rate housing on the Fort Lawton site would likely include private yards and possibly balconies for individual homeowners. Under Alternatives 2 and 3, passive open space would be provided on the Talaris site (see **Chapter 2** for details).

*LU 5.9 – Enhance the visual quality of an area through standards for visual screening and landscaping appropriate to each zone in order to limit the visual impact of new development on the surrounding neighborhood, streetscape and development in areas with less intrusive zone.*

*LU 5.15 – Address view protection through: zoning that considers views, with special emphasis on shoreline views; development standards that help to reduce impacts on views, including height, bulk, scale and view corridor provisions, as well as design review guidelines; and, environmental policies that protect specified public views, including views of mountains, major bodies of water, designated landmarks and the Downtown skyline.*

## Discussion:

Landscaping - Under Alternatives 1 and 3, the landscaping that would be provided on the Fort Lawton site would blend with the existing natural vegetation in Discovery Park and the landscaping in the Magnolia neighborhood, and would meet applicable City of Seattle landscape regulations. The landscape concept would feature preservation of wooded areas (e.g., in the north and south portions of the site) and would maintain and, as necessary, enhance the existing vegetation along the east edge of the site that serves as a buffer between the site and the Magnolia neighborhood. Under Alternative 2, landscaping on the Fort Lawton site would be at the discretion of the homebuilder(s) and homeowners, and may or may not retain the wooded areas in the north and south portions of the site or the existing vegetation on the east edge of the property (see **Chapter 2** for details).

The Talaris site landscaping has been designated as an historic landmark by City of Seattle. Under Alternatives 2 and 3, much of the existing landscaping would be retained with the development of the affordable housing on this site. Any modifications to the existing landscaping would adhere to the requirements of the site's historic landmark designation.

Views - A view analysis was prepared for this FEIS based on photographs taken of the Fort Lawton site from selected viewpoints and photo simulations of proposed development under the EIS alternatives from these viewpoints. The viewpoints for the visual analysis were identified based on several factors, including the City's view protection policies in SMC 25.05.675.P.2.a, 2.b. and 2.c. (e.g., specified viewpoints, parks, scenic routes and historic landmarks where the site and proposed development could be seen) and other public places with possible views of the site. Potential view impacts of development under Alternatives 2 and 3 at the Talaris site were generally discussed based on the Massing Diagrams and the Talaris Site Plan (see **Figures 2-9** and **2-11**). The view analysis determined that no significant impacts on views are expected at either site under Alternatives 1, 2 and 3 (see Section 3.7, **Aesthetics/Visual Resources**, and **Appendix G**, for details).

Height/Bulk/Scale - The development of multi-family, affordable housing under Alternative 1, 2 and 3 would increase the residential density and activity levels on the Fort Lawton and Talaris sites in proximity to existing single-family residences in the surrounding neighborhoods. The height/bulk/scale of the largest proposed buildings (apartments and rowhouses) would be similar to existing buildings on the Fort Lawton and Talaris sites; the smallest buildings (duplex townhouses) would be similar to adjacent single-family housing. A mix of densities would be provided with the proposed development. The project is intended to be a well-designed community that would be compatible with the surrounding areas and is not expected to generate significant adverse land use impacts at either site.

Building development on the Fort Lawton site under Alternatives 1 largely would not be visible, directly interface with or connect to surrounding areas. Specifically, the project would locate the densest building development in the central portions of the site away from site boundaries and nearby single-family residential development. Existing

buffers/separators (e.g., vegetation and topography) would be preserved and, as necessary, enhanced. A minimal number of vehicular and pedestrian access points would be provided, to reduce the project's interface with the surrounding area and limit adverse transportation-related impacts. As a result, significant adverse land use impacts from the increased density/activity levels onsite are not expected (see Section 3.6.2, for details).

### Single-Family Residential Areas

*LU G7 – Provide opportunities for detached single-family and other compatible housing options that have low height, bulk and scale in order to serve a broad array of households and incomes and to maintain an intensity of development that is appropriate for areas with limited access to services, infrastructure constraints, fragile environment conditions, or that are otherwise not conducive to more intensive development.*

*LU 7.5 – Encourage accessory dwelling units, family-sized units and other housing types that are attractive and affordable, and that are compatible with the development pattern and building scale in single-family areas in order to make the opportunity in single-family areas more accessible to a broad range of households and incomes, including lower-income households.*

*LU 7.12 – Emphasize measures that can increased housing choices for low-income individuals and families when considering changes to development standards in single-family areas.*

**Discussion:** Both the Fort Lawton and Talaris sites are located within single-family neighborhoods and are currently in single-family zoning (although the Fort Lawton site is designated as Multi-Family Residential by the City's Comprehensive Plan). Other more intensive uses/zoning are located near the sites. Under Alternative 2, the entire Fort Lawton site would be developed in market-rate single-family detached housing, similar to development in the adjacent Magnolia neighborhood. Under Alternatives 1, 2 and 3, more intensive, multi-family affordable housing is proposed on the Fort Lawton or Talaris site. See above and Section 3.6.2 for a discussion of the potential height/bulk/scale impacts of the proposed affordable housing.

The affordable housing under Alternatives 1, 2 and 3 would include supportive housing for formerly homeless people and affordable rental and ownership housing for low-income families and individuals. This housing would require a rezone of a portion of the Fort Lawton site from SF 7200 to LR2 (M1). A similar rezone would be necessary for proposed development on the Talaris site, and a Comprehensive Plan amendment would also be required.

## Multi-Family Residential Areas

*LU G8 – Allow a variety of housing types and densities that is suitable for a broad array of households and income levels, and that promotes walking and transit use near employment concentrations, residential services and amenities.*

*LU 8.2 – Maintain a variety of multi-family zoning classifications that allow development at different densities, scales and configurations and that are well suited to the variety of specific conditions and development goals in diverse areas of the city.*

*LU 8.3 – Provide housing for Seattleites at all income levels in development that is compatible with the desired neighborhood character and that contributes to high-quality, livable urban neighborhoods.*

*LU 8.9 – Establish lowrise multi-family zones to accommodate various housing choices in the low to moderate density range suitable for a broad array of households and incomes, including walk-up apartments, town houses, row houses, duplexes, triplexes, and cottage housing.*

**Discussion:** A variety of housing types and densities would be provided under Alternatives 1, 2 and 3 (e.g., apartments, rowhouses and townhouses, and under Alternative 2 single-family detached homes). Alternatives 1, 2 and 3 would include affordable housing on the Fort Lawton or Talaris site; Alternative 2 would include market-rate housing on the Fort Lawton site. The affordable housing would feature supportive housing for formerly homeless people and affordable rental and ownership housing for low-income families and individuals, (see **Chapter 2** for details).

As indicated above, the proposed affordable housing would require a rezone of portions of the Fort Lawton or Talaris site to **LR2 (M1)** zoning classification.

## Historic Preservation and Cultural Resources

*LU 14.4 – Encourage adaptive reuse of designated landmark structures by allowing uses in these structures that may not otherwise be allowed under the applicable zoning provided such action is approved by the Landmarks Preservation Board.*

*LU 15.2 – Encourage rehabilitation opportunities and reinvesting in vacant or underutilized historic properties to spark economic revitalization.*

*LU 15.3 – Encourage rehabilitation of existing housing units and other building types that expands affordable housing choices and contributes to market-rate and workforce housing.*

**Discussion:** The Fort Lawton site contains the vacant former U.S. Army Reserve Center. No designated landmarks are currently located on the Fort Lawton site. The Army determined that the site is not eligible for listing in the National Register of Historic Places (NRHP). Most of the buildings onsite are not expected to meet the criteria to be designated a Seattle

Landmark. The Talaris site is currently occupied by the Talaris Conference Center. The site is not currently listed on the NRHP. The buildings and landscape on the Talaris site is a designated Seattle Landmark, and the site has been determined eligible for listing in the NRHP. The buildings and landscaping are also considered to have local and national significance (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).

Under Alternative 1, the vacant former Army Reserve Center would be converted to affordable housing and public park uses, and all but one of the buildings would be removed (Building 245); under Alternative 2, the site would be converted to market-rate housing and all the buildings would be removed; and under Alternative 3, the site would be converted to public park uses and all but one of the buildings would be removed (Building 245). Under Alternative 2 and 3, the existing historic buildings on the Talaris site would be retained and reused, and new buildings would be constructed onsite to provide affordable housing. Development on the Talaris site would require approval from the Landmark Preservation Board (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).

## **Housing**

*H G1 – Provide fair and equal access to housing for all people in Seattle.*

*H 1.3 – Work to overcome historical land use patterns of segregation, promote fair housing choices and foster inclusive communities that are free from discrimination through actions, such as affirmative marketing and fair housing education and enforcement.*

*H G2 – Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle’s housing supply.*

*H 2.2 – Identify publicly owned sites suitable for housing and prioritize use of sites where appropriate, for rent/income-restricted housing for lower-income households.*

*H2.4 – Encourage the use of vacant or underdeveloped land for housing and mixed-use development, and promote turning vacant housing back into safe places to live.*

*H G3 – Achieve a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types and incomes.*

*H 3.3 – Encourage the development of family-size housing affordable to households with a broad range of incomes in areas with access to amenities and services.*

*H G4 – Achieve healthy, safe and environmentally sustainable housing that is adaptable to changing demographic conditions.*

*H 4.7 – Promote housing for all Seattleites that is safe and free from environmental and health hazards.*

*H G5 – Make it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.*

*H 5.3 – Promote affordable housing to lower-income households in locations that help increase access to education, employment and social opportunities, while supporting a more inclusive city and reducing displacement from Seattle neighborhoods or from the city as a whole.*

**Discussion:** Under Alternative 1, the City of Seattle is proposing to redevelop the vacant, former Fort Lawton Army Reserve Center site as an affordable housing community. Alternatively, the proposed mix of affordable rental and ownership housing could be located at the Talaris site (as proposed under Alternatives 2 and 3) or at another off-site location. Alternatives 1, 2 and 3 would provide: approximately 85 units of permanent supportive housing for homeless seniors, including veterans (plus one manager unit); approximately 100 units of affordable rental apartments for low-income households with incomes up to 60% of area median income, including families with children; and approximately 50 townhomes and rowhouses to provide affordable homeownership opportunities for families with incomes up to 80% of the area median income. A variety of housing types would be provided. The project is intended to affirmatively further fair and equal access to quality, affordable housing for low-income people, particularly in areas with few affordable housing options, including neighborhoods with a history of racial restrictive covenants or “redlining” (e.g., the Magnolia and Laurelhurst neighborhoods) (see **Chapter 2**, and Section 3.13, **Housing and Socioeconomics**, for details).

The U.S. Army currently owns the Fort Lawton site. The Talaris site is privately owned. Under Alternatives 1 and 3, the Army would convey the Fort Lawton site to the City in accordance with the Base Realignment and Closure (BRAC) process. The City proposes to use this unique opportunity to leverage public property for community benefit.

Housing developed on the Fort Lawton or Talaris site would adhere to the Evergreen Sustainable Development Standards (ESDS). These standards include maximizing density; providing open space access, walkable neighborhoods, water conserving fixtures, reduced energy use and increased insulation; and using low Volatile Organic Compound (VOC) materials. Development of the Fort Lawton or Talaris sites is not expected to result in environmental health or safety risks to future residents. Existing environmental health hazards (i.e., possible lead based paint, asbestos containing materials and PCBs in aging buildings) would be removed and properly disposed of, or stabilized, and no significant noise or air quality impacts are anticipated (see Section 3.5, **Environmental Health**, for details).

It is likely that residents would need a vehicle to access employment and services (e.g. medical and financial), and for grocery shopping. Public transit is available to both sites (e.g., on Texas Way , which passes through the Fort Lawton site, and on 34<sup>th</sup> Avenue W near the site; and on NE 45<sup>th</sup> Street one block north of the Talaris site) and would provide access



to services and employment opportunities in other parts of the city. King County Metro is planning for “frequent” bus service along a route that includes W Government Way and 34<sup>th</sup> Avenue W by 2040, and for RapidRide service on NE 45<sup>th</sup> Street and Sandpoint Way NE by 2025. Shuttle service could be provided to improve access to the sites; van service could also be provided as part of the project for senior supportive housing and possibly for the other affordable housing onsite (see Section 3.10, **Transportation**, and **Appendix I** for details). Public schools are nearby, including Lawton Elementary and Laurelhurst Elementary, close to the Fort Lawton and Talaris sites, respectively (see Section 3.11, **Public Services**, for details).

Development of senior supportive housing under Alternatives 1, 2 and 3 would include the provision of a comprehensive package of services for resident stability and well-being, including case management services provided onsite by Catholic Community Services of Western Washington and residential counselors who would be available onsite 24 hours a day. The provision of these on-site services would help reduce the commuting needs of the residents (see **Chapter 2** for details).

### **Parks and Open Space**

*P 1.1 – Continue to expand the City’s park holdings and open space opportunities, with special emphasis on serving urban centers and urban villages that are home to marginalized populations and areas that have been traditionally underserved.*

*P 1.2 – Provide a variety of parks and open space to serve the city’s growing population consistent with the priorities and level of service standards identified in the City’s Park Development Plan.*

*P 1.13 – Make the most of limited available land by developing parks and open spaces so that they can accommodate a variety of active and passive recreation uses.*

*P 2.7 – Provide athletic fields that can serve as places where people of diverse ages, backgrounds, and interests can engage in a variety of sports.*

**Discussion:** Under Alternatives 1 and 2, public park uses would be provided on the Fort Lawton site, including active park facilities, preserved existing natural areas and conversion of an existing structure to a park maintenance facility. The active park facilities would include two or three unlit, multi-purpose fields under Alternatives 1 and 3, respectively. The parks facilities would be designed to SPR standards and would be available to the surrounding community. The park uses under Alternative 1 would be provided together with affordable housing on the Fort Lawton site. Under Alternative 2, no public park uses would be provided on either the Fort Lawton or Talaris sites (see **Chapter 2** for details).

The City’s adopted LOS for parkland from the 2017 Parks and Open Space Plan is 8 acres per 1,000 residents. Based on the number of residents estimated under Alternative 1 and 3 (586 people) and the citywide LOS guidelines, there would be demand for approximately 4.7

acres of parks and recreation facilities. The new demand could be satisfied by the provision of passive recreation areas and active recreation areas onsite for use by the proposed development and the public, as well as the incorporation of approximately 4.7 acres of land owned by the U.S. Army at the Fort Lawton site to Discovery Park. Alternative 2 would generate less demand for parks and recreation facilities than Alternatives 1 and 2 (see Section 3.8, **Recreation and Open Space**, for details).

## City of Seattle Consolidated Plan for Housing and Community Development, 2014-2017

**Summary:** *The Consolidated Plan for Housing and Community Development is a four-year plan, updated annually, which outlines Seattle's housing and community development needs, and provides strategies for meeting identified needs. The Plan also provides policy guidance for implementing City programs funded by four U.S. Department of Housing and Urban Development (HUD) grants.*

*The three primary HUD goals outlined in the 2014-2017 Plan are:*

- *Homeless prevention, intervention and housing stability*
- *Increase access to affordable housing*
- *Economic and neighborhood development.*

*City of Seattle strategies for achieving these goals include:*

- *Support the delivery of emergency shelter and related services for homeless persons and families*
- *Develop and preserve affordable rental and ownership housing*
- *Support low- and moderate-income neighborhoods, businesses and business districts with infrastructure and economic development assistance*
- *Support job training activities as part of anti-poverty strategies*

**Discussion:** Under Alternatives 1, 2 and 3, affordable housing for low-income and formerly homeless households would be provided on the Fort Lawton site or Talaris site. See the discussion under the Seattle Comprehensive Plan - Housing for details on the types of affordable housing and the populations served. The senior supportive housing would include the provision of a comprehensive package of services focused on resident stability and well-being, including case management services provided onsite by Catholic Community Services of Western Washington and residential counselors who would be available onsite 24 hours a day (see **Chapter 2** for details).

## City of Seattle Land Use Code

**Summary:** *The City of Seattle Department of Construction and Inspections administers a land use code that regulates the type and scale of development within the City. The*

*following is an overview of the zoning and development code requirements for the Fort Lawton and Talaris sites, together with discussion of project consistency with these regulations.*

#### Fort Lawton Site

*Existing Zoning – According to the Seattle Land Use Code, the Fort Lawton site is zoned Single-family 7200 (SF 7200). The SF 7200 zoning classification provides for single-family housing with one dwelling unit allowed per lot, and a minimum lot size of 7,200 sq. ft. While single-family residential uses are the primary uses allowed in this zone, other uses are allowed outright by the Seattle Municipal Code, including nursing homes and adult family homes.*

*Proposed Zoning –The proposed Lowrise 2, Mandatory Housing Affordability 1 (LR2 (M1)) zone provides opportunities for a variety of multi-family housing in existing multi-family neighborhoods and along arterials that have a mix of small scale residential structures. LR2 zones are most appropriate in an urban center or urban village, or near an urban center or urban village LR2 zones are intended to establish multi-family neighborhoods of low scale and density that are compatible with SF and LR1 zones or would provide a transition between SF and LR1 zones.*

**Discussion:** Under Alternatives 1, development of multi-family, affordable housing on the Fort Lawton site would require a rezone to LR2 (M1) zoning. A rezone proposal would be prepared, City staff would review the proposal, and City Council approval would be required. A rezone to a lowrise residential classification would be consistent with the existing Multi-Family Residential Comprehensive Plan designation of the site. The proposed rezone would not provide a gradual transition between less intensive residential zones and more intensive multi-family or neighborhood commercial zones. However, there are existing buffers/separation (e.g. vegetation, topography, and roadways) along the east and west site boundaries that would ease the transition to adjacent single-family zones. The development would be compatible with existing LR3 zoning to the southeast of the Fort Lawton site.

Potential development on the Fort Lawton site under Alternative 2 (market-rate single-family housing) and Alternative 3 (active and passive park uses) would be consistent with the existing SF 7200 zoning and no rezone would be required.

#### Talaris Site

*Existing Zoning – According to the Seattle Land Use Code, the Talaris site is zoned Single-family 5000 (SF 5000). This zoning classification provides for single-family housing at one dwelling unit per lot, with a minimum lot size of 5,000 sq. ft. Single-family residential uses are the primary uses allowed in this zone, other uses are allowed outright by the Seattle Municipal Code, including nursing homes and adult family homes.*

*Proposed Zoning – See the discussion of proposed zoning above under Fort Lawton.*

**Discussion:** Under Alternatives 2 and 3, development of multi-family, affordable housing on the Talaris site would require a rezone to lowrise residential zoning (e.g., LR2 (M1)). The rezone process would be similar to that described above for the Fort Lawton site. Due to the Talaris site's Single-family Residential Comprehensive Plan designation, a Comprehensive Plan amendment would also be required to allow for a rezone to a lowrise residential classification. A rezone to a lowrise residential zoning would be an extension of the existing multi-family residential uses and zoning to the north of the site.

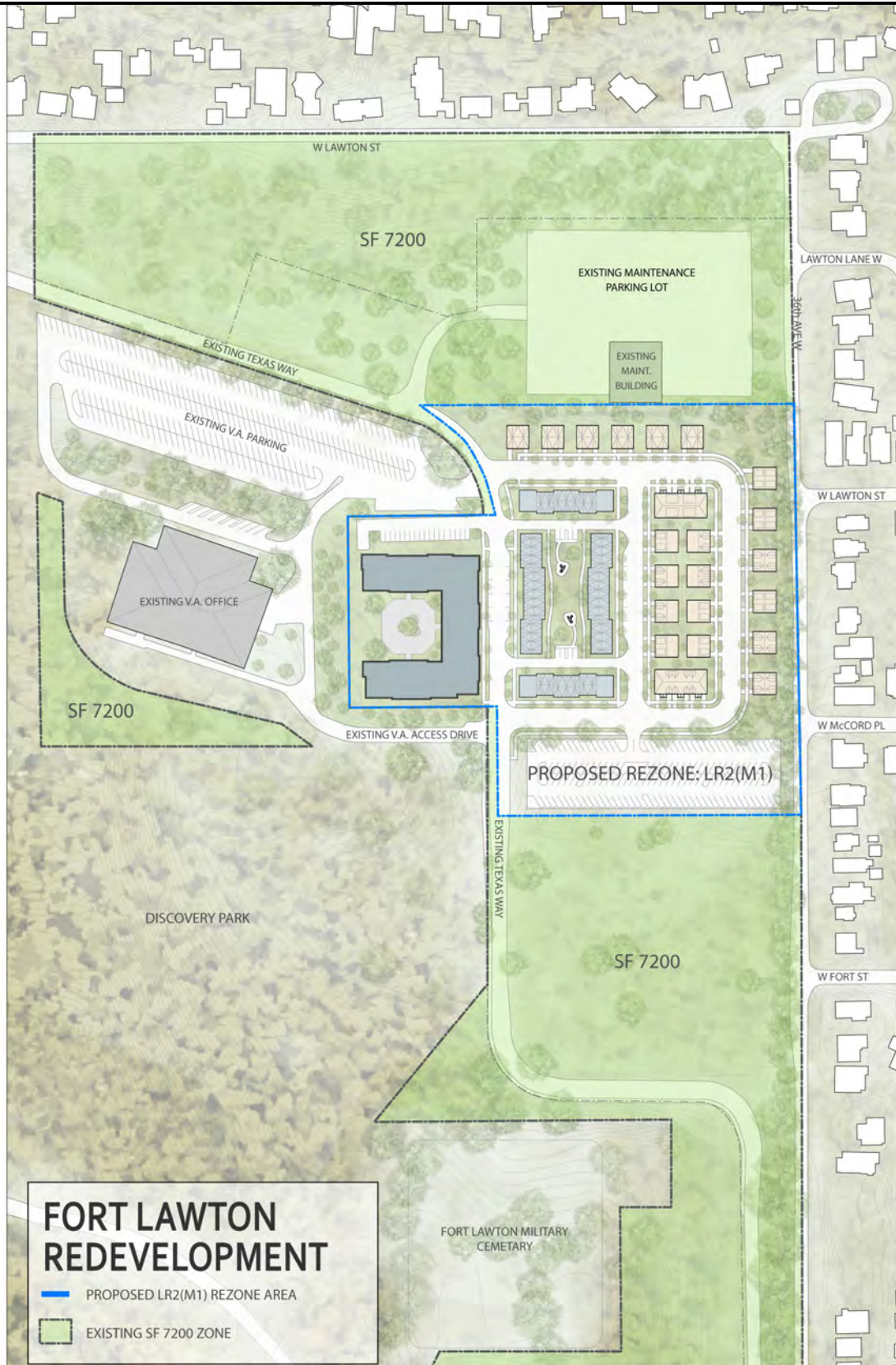
### **Chapter 23.34 – Amendments to Official Land Use Map – Rezones**

SMC 23.34 establishes procedures and criteria for amending the City's Official Land Use Map (rezones). Under Alternative 1, approximately 9.66 acres in the central portion of the Fort Lawton site is proposed to be rezoned from the existing Single Family 7200 (SF 7200) zoning to Lowrise 2, Mandatory Housing Affordability 1 (LR2 (M1)) residential zoning (see **Figure 3.6-7**, Fort Lawton Rezone Map). This includes the proposed housing sites in Alternative 1, as well as adjacent roadways and the proposed parking lot to be shared by housing and park facilities. The SF 7200 zoning in the north and south parts of the site would remain unchanged. The following provides a discussion of the City of Seattle's criteria for rezones specifically in relation to the rezone to allow development on a portion of the Fort Lawton site, as proposed under Alternative 1 (i.e., SMC 23.34.007, SMC 23.34.008, 23.34.010, 23.34.011, 23.34.013, 20.34.14 and 23.34.18).

#### **SMC 23.34.007 – Rezone evaluation**

- A. The provisions of this chapter apply to all rezones except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone or height designation best meets those provisions. In addition, the zone function statements, which describe the intended function of each zone designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.
- B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.
- C. Compliance with the provisions of this Chapter 23.34 shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones, except that Comprehensive Plan Shoreline Environment Policies shall be used in shoreline environment redesignations as provided in subsection 23.60A.042.C.

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Note: This figure is not to scale

Source: City of Seattle, 2018.

**Figure 3.6-7**  
Fort Lawton Rezone Map—Alternative 1

- D. Provisions of this chapter that pertain to areas inside of urban centers or villages shall be effective only when a boundary for the subject center or village has been established in the Comprehensive Plan. Provision of this chapter that pertain to areas outside of urban villages or outside of urban centers shall apply to all areas that are not within an adopted urban village or urban center boundary.
- E. The procedures and criteria for shoreline environment redesignations are located in Sections 23.60A.042, 23.60A.060 and 23.60A.220.
- F. Mapping errors due to cartographic or clerical mistakes may be corrected through the process required for Type V Council land use decisions in SMC Chapter 23.76 and do not require the evaluation contemplated by the provisions in this chapter.

***Discussion:*** *The Seattle City Council will evaluate the proposed rezone of a portion of the Fort Lawton site from SR 7200 to LR2 (M1) in accordance with the provisions above. The proposed rezone would not correct a mapping error. The site is not located in a shoreline environment, nor is a shoreline environment redesignation proposed. The site is located outside of an adopted urban village or urban center boundary.*

#### **SMC 23.34.008 – General Rezone Criteria**

- A. To be approved, a rezone shall meet the following standards:
  - 1. In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five % (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.
  - 2. For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan.

***Discussion:*** *The Fort Lawton site is not located within an urban center, urban village or an area within the urban village boundary of a hub urban village.*

- B. Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

***Discussion:*** *Please see the discussions of the zoning criteria and area characteristics for the Single-Family, LR1 and LR2 zones in the following sections. The provisions for designation of these zones have been analyzed for their correlation to characteristics the site to be rezoned.*

- C. Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.

**Discussion:** *The Fort Lawton site, including the proposed rezone area, is currently zoned SF 7200. Zoning designations in the vicinity of the site include SF 7200 to the north, SF 5000 to the east, LR3 and LR3 RC to the southeast, and SF 7200 (with a city parks overlay in certain areas) to the south and west. There is no recent history of zone changes for the site or surrounding area. Currently, the City is considering a citywide rezone proposal that would increase development capacity and enact Mandatory Housing Affordability (MHA) requirements in most commercial and multifamily zones. For example, the LR3 and LR3 RC zones to the southeast of the site are proposed to be rezoned to LR3(M) and LR3 RC (M). Other than that proposed zoning change there are no known proposed zoning changes in the immediate vicinity of the Ft. Lawton site.*

*A change in zoning for the Fort Lawton site would not necessarily create a precedential effect because the site is unique in several respects, including: the large size of the property, the fact that it is under single ownership by a public entity, and the intent of the zoning change to allow for development of affordable housing and public park uses at this site only.*

#### **D. Neighborhood Plans.**

1. For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.
2. Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.
3. Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.
4. If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.

**Discussion:** *The Fort Lawton site is not located within an area that is subject to a neighborhood plan*

#### **E. Zoning Principles. The following zoning principles shall be considered:**

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.
2. Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:

Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines; freeways, expressways, other major traffic arterials, and railroad tracks; distinct change in street layout and block orientation; and open space and greenspaces.

### 3. Zone Boundaries.

- a. In establishing boundaries the following elements shall be considered: (1) Physical buffers as described in subsection E2 above; (2) Platted lot lines.
  - b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.
4. In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.

***Discussion:*** Existing physical buffers are present around the portion of the Fort Lawton site proposed to be rezoned. To the east, the rezone area is bordered by existing mature vegetation, and further buffered by 36<sup>th</sup> Avenue W. Texas Way provides a buffer to the west of the rezone area, and vacated Army facilities and parking lots lie to the north and south. These areas are proposed to be used as park and open space. There are currently no platted lots in the proposed rezone area. The single-family areas to the north and east of the site feature platted lots.

The LR 2 (M1) zone proposed for a portion of the site would allow residential buildings no greater than 40 feet high, which does not exceed the suggested maximum height limit for multifamily structures outside of an urban village.

### Additional Discussion of Fort Lawton Proposed Development

The proposed rezone to LR2 (M1) and associated development on the Fort Lawton site under Alternative 1 would result in a variety of housing types, including ownership duplex townhouses that are intended to be compatible with single-family homes to the north, east and south, and some denser multifamily rowhouses and apartments more similar to existing multi-family developments to the southeast of the site.

Development under Alternative 1 would provide a gradual transition between proposed uses and existing surrounding uses. Under Alternative 1, proposed building development would be designed to place lower density uses (townhomes) closest to the east boundary of the



site. Rowhouse development would be located further to the west. An apartment building would be centrally located within the site, the furthest away from existing off-site single-family residences. Proposed development on the Fort Lawton site under Alternative 1 would also be designed with a substantial separation between off-site uses to the north, with proposed retention of the existing parking lot and maintenance building, as well as existing mature trees, vegetation and topographic buffers in the northern and eastern portions of the site. An additional 4.7 acres of forest land owned by the U.S. Army in the western portion of the site would be incorporated into Discovery Park (see Section 3.6.2 for further analysis on the relationship of the proposed development under Alternative 1 to existing surrounding uses). For additional discussion, see Section 3.7, **Aesthetics**, for details on building heights and their relationship to surrounding built character.

F. Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.

1. Factors to be examined include, but are not limited to, the following: housing, particularly low-income housing; public services; environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation; pedestrian safety; manufacturing activity; employment activity; character of areas recognized for architectural or historic value; and shoreline view, public access and recreation.

**Discussion:** The Fort Lawton EIS provides an analysis of all applicable factors listed above. For housing and low-income housing, see Section 3.13, **Housing and Socioeconomics**. For public services, see Section 3.11, **Public Services**. For environmental factors, see Sections 3.1 through 3.4, and 3.7 (Earth, Biological Resources, Air Quality/Greenhouse Gas Emissions, Noise, and Aesthetics/Visual Resources). For pedestrian safety, see Section 3.10, **Transportation**. For architectural/historic value, see Section 3.9, **Historic and Cultural Resources**. For shoreline view, see Section 3.7 **Aesthetic/Visual Resources**. For public access and recreation, see Section 3.8, **Recreation and Open Space**.

#### Additional Discussion of Fort Lawton Proposed Development

Below are specific aspects of development under Alternative 1 that would result in positive impacts on the area proposed for rezone and its surroundings.

Proposed development under Alternative 1 would include approximately 238 new affordable housing units with a mix of senior supportive rental housing, affordable rental housing and affordable homeownership housing. The affordable housing provided under Alternative 1 at the Fort Lawton site could be considered a positive impact relative to diversifying a neighborhood that is disproportionately occupied by medium to higher income households (see Section 3.13, **Housing and Socioeconomics**, and Section 3.14, **Environmental Justice**, for details).

*Under Alternative 1, sustainable design principles for the Fort Lawton project would be implemented, including: optimize site potential; minimize non-renewable energy consumption; use environmentally preferable products; protect and conserve water; enhance indoor environmental quality; and optimize operational and maintenance practices. Evergreen Sustainable Development Standards would apply to all affordable housing developed on the Fort Lawton site (see **Chapter 2** for details).*

*The senior supportive housing would increase employment opportunities on the site under Alternative 1. Case management services would be provided by Catholic Community Services of Western Washington and Housing Case Managers would be available onsite.*

*Alternative 1 would provide approximately 8.2 acres of passive recreation areas and approximately 5.4 acres of active recreation areas, including two multi-purpose fields, all of which would be available to the public. Sidewalks and trails would be located throughout the site to provide opportunities for non-motorized circulation. Approximately 4.7 acres of land owned by the U.S. Army would be incorporated into Discovery Park under this alternative. (see Section 3.8, **Recreation and Open Space**, for details).*

2. Service Capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including: street access to the area; street capacity in the area; transit service; parking capacity; utility and sewer capacity; and shoreline navigation.

**Discussion:** *Under existing conditions, Texas Way provides access through the Fort Lawton site. Intersections in the immediate vicinity of the site currently operate at an acceptable LOS B or better. The W Emerson Place/Gilman Avenue W intersection further from the site presently operates at LOS F. Transit service to the Fort Lawton site and the vicinity is generally provided by Metro Transit Route 33 and Metro Transit Route 24. Potential development under the proposed rezone is expected to generate a small percentage of the traffic at the studied intersections and a minor amount of transit ridership. Parking is currently available in the portion of the site proposed for rezone. However, this parking would likely be removed and replaced with other parking with potential development (e.g., within buildings) No significant transportation impacts are expected (see Section 3.10, **Transportation**, for details).*

*Seattle Public Utilities provides potable water and sewer service to the Fort Lawton site. There are no known capacity constraints for these services. No significant impacts on utilities are expected with potential development under the proposed rezone (see Section 3.12, **Utilities**, for details)*

*The Fort Lawton site is not located on a shoreline where shoreline navigation is a consideration.*

- G. Changed Circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter.

***Discussion:*** *There are several circumstances that have changed regarding the Fort Lawton site. Fort Lawton is one of the last remaining military bases to be disposed of under the U.S. Army 2005 Base Realignment and Closure (BRAC) process, and the City of Seattle has been working since 2006 on creating a plan to develop affordable housing at the Fort Lawton site, while also preserving existing open space/vegetated areas and creating recreation areas. Since the City has been working on its plan for the site, affordable housing and homelessness has become an increasing issue in Seattle. The shortage of affordable housing in Seattle is a longstanding problem that has intensified in recent years as the city has experienced dramatic increases in housing prices from rapid economic growth. In addition to the critical need for affordable housing, the growing population in Seattle has placed extraordinary demands on the public park system and has over-burdened the limited active recreation resources available through the Seattle Parks and Recreation Department.*

- H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

***Discussion:*** *The Fort Lawton site is not located within an overlay district.*

- I. Critical Areas. If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

***Discussion:*** *The Fort Lawton site contains existing critical areas including geologic hazards (steep slopes, erosion hazard and seismic hazard areas), a possible wetland, and a Wildlife Environmental Conservation Area (ECA). With adherence to the City's critical areas regulations, potential development under the proposed rezone is not expected to result in significant impacts on critical areas (see Section 3.1, **Earth**, and Section 3.2, **Biological Resources**, for details)*

- J. Incentive Provisions. If the area is located in a zone with an incentive zoning suffix a rezone shall be approved only if one of the following conditions are met: 1) The rezone includes incentive zoning provisions that would authorize the provision of affordable housing equal to or greater than the amount of affordable housing authorized by the existing zone; or 2) If the rezone does not include incentive zoning provisions that would authorize the provision of affordable housing equal to or greater than the amount of affordable housing authorized by the existing zone, an adopted City housing policy or comprehensive plan provision identifies the area as not a priority area for affordable housing, or as having an adequate existing supply of affordable housing in the immediate vicinity of the area being rezoned.

**Discussion:** *Single-family zones, including SF 7200, do not provide for public benefits through zoning incentives. However, the proposed rezone of a portion of the site to LR 2 (M1) would include a suffix provision for Mandatory Housing Affordability, which does make provision for affordable housing a requirement of multifamily development in upzoned areas.*

#### **23.34.010 – Designation of single-family zones**

- A. Except as provided in subsections B or C of Section 23.34.010, single-family zoned areas may be rezoned to zones more intense than Single-family 5000 only if the City Council determines that the area does not meet the criteria for single-family designation.
- B. Areas zoned single-family or RSL that meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and that are located within the adopted boundaries of an urban village may be rezoned to zones more intense than Single-family 5000 if all the following conditions are met:
  - 1. A neighborhood plan has designated the areas appropriate for the zone designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix, if applicable;
  - 2. The rezone is:
    - a. To a Residential Small Lot (RSL), Residential Small Lot-Tandem (RSL/T), Residential Small Lot-Cottage (RSL/C), Residential Small Lot-Tandem/Cottage (RSL/TC), Lowrise 1 (LR1), Lowrise 1/Residential-Commercial (LR1/RC), or
    - b. Within the areas identified on Map P-1 of the adopted North Beacon Hill Neighborhood Plan, and the rezone is to any Lowrise zone, or to an NC1 zone or NC2 zone with a 30 or 40-foot height limit, or
    - c. With the residential urban village west of Martin Luther King Junior Way South in the adopted Rainier Beach Neighborhood Plan, and the rezone is to a Lowrise 1 (LR1) or Lowrise 2 (LR2) zone, or
    - d. Within an urban village and the Comprehensive Plan Future Land Use Map designation is a designation other than Single Family.
- C. Areas zoned single-family within the Northgate Overlay District, established pursuant to Chapter 23.71, that consist of one or more lots and meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 may be rezoned through a contract rezone to a neighborhood commercial zone if the rezone is limited to blocks (defined for the purpose of this subsection C as areas bounded by street lot lines) in which more than 80% of that block is already designated as a neighborhood commercial zone.

**Discussion:** *The Fort Lawton site, including the proposed rezone area, does not meet the criteria for single-family designation, as outlined further in the below discussion of SMC*

23.34.011.B. *The Fort Lawton site is not located within the adopted boundaries of an urban village or within the Northgate Overlay District.*

### **23.34.011 – Single-family zones, function and locational criteria**

- A. Function. An area that provides predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of single-family neighborhoods.

***Discussion:*** *The Fort Lawton site does not currently function as a single family zone. The approximately 34-acre site, including the proposed rezone area, is a former U.S. Army Reserve Center with vacant military buildings, streets, sidewalks, paved parking areas and both landscaped and forested natural areas. It does not have any detached single-family structures.*

- B. Locational Criteria. A single-family zone designation is most appropriate in areas meeting the following criteria:

1. Areas that consist of blocks with at least seventy (70) % of the existing structures, not including detached accessory dwelling units, in single-family residential use; or

***Discussion:*** *Neither the Fort Lawton site, nor the proposed rezone area, consists of blocks with at least seventy (70) % of the existing structures in single-family residential use. The area has not historically been a part of any single-family residential neighborhood, having instead served as part of a military installation with no discernible residential block pattern.*

2. Areas that are designated by an adopted neighborhood plan as appropriate for single-family residential use; or

***Discussion:*** *The proposed rezone area is not located within an area having a neighborhood plan.*

3. Areas that consist of blocks with less than seventy (70) % of the existing structures, not including detached accessory dwelling units in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:

- a. The construction of single-family structures, not including detached accessory dwelling units, in the last five (5) years has been increasing proportionately to the total number of constructions for new uses in the area, or
- b. The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, not including detached accessory dwelling units, or

- c. The number of existing single-family structures, not including detached accessory dwelling units, has been very stable or increasing in the last five (5) years, or
- d. The area's location is topographically and environmentally suitable for single-family residential developments.

**Discussion:** *As noted above, the proposed rezone area does not consist of any blocks with existing structures in single-family residential use and there is no trend of increased single family residential use at the site.*

C. An area that meets at least one (1) of the location criteria in subsection B above should also satisfy the following size criteria in order to be designated as a single-family zone:

- 1. The area proposed for rezone should comprise fifteen (15) contiguous acres or more, or should abut an existing single-family zone.
- 2. If the area proposed for rezone contains less than fifteen (15) contiguous acres, and does not abut an existing single-family zone, then it should demonstrate strong or stable single-family residential trends or potentials such as:
  - a. That the construction of single-family structures, not including detached accessory dwelling units, in the last (5) years has been increasing proportionately to the total number of constructions for new uses in the area, or
  - b. That the number of existing single-family structures, not including detached accessory dwelling units, has been very stable or increasing in the last five (5) years, or
  - c. That the area's location is topographically and environmentally suitable for single-family structures, or
  - d. That the area shows an increasing number of improvements or rehabilitation efforts to single-family structures, not including detached accessory dwelling units, or portions of blocks on an arterial which have a majority of single-family structures, not including detached accessory dwelling units, shall generally be included. This shall be decided on a case-by-case basis, but the policy is to favor including them.

**Discussion:** *The Fort Lawton site does not meet at least one (1) of the locational criteria in subsection B above.*

### 23.34.013 - Designation of multi-family zones

An area zoned single-family that meets the criteria of 23.34.011 for single-family designation may not be rezoned to multi-family except as otherwise provided in Section 23.34.010.B.

***Discussion:*** See the discussion following SMC 23.34.011 and 23.34.010.B.

### 23.34.014 – Lowrise 1 (LR1) zone function and locational criteria

- A. Function. The function of the LR1 zone is to provide opportunities for low-density multi-family housing, primarily rowhouse and townhouse developments, through infill development that is compatible with single-family dwelling units, through the conversion of existing single-family dwelling units, or through the conversions of existing single-family dwelling units to duplexes and triplexes.

***Discussion:*** The Fort Lawton site is currently occupied by a vacant U.S. Army Reserve Center. There are no single-family dwelling units located on the site. The proposed rezone would allow infill development in an established neighborhood: Magnolia. Potential development under the proposed rezone would not occur through the conversion of existing housing units, as there are none onsite.

Locational Criteria. The LR1 zone is most appropriate in areas generally characterized by the following conditions.

1. The area is similar in character to single-family zones.
2. The area is either:
  - a. Located outside of an urban center, urban village, or Station Area Overlay District.
  - b. A limited area within an urban center, urban village, or Station Area Overlay District that would provide opportunities for a diversity of housing types within these denser environments; or
  - c. Located on a collector or minor arterial;
3. The area is characterized by a mix of single-family dwelling units, multi-family structures that are similar in scale to single-family dwelling units, such as rowhouse and townhouse development, and single-family dwelling units that have been converted to multi-family residential use or are well-suited to conversion.
4. The area is characterized by local access and circulation that can accommodate low density multi-family development oriented to the ground level and the street, and/or by narrow roadways, lack of alleys, and/or irregular street patterns that make local access and circulation less suitable for higher density multi-family development;

5. The area would provide a gradual transition between single-family zoned areas and multi-family or neighborhood commercial zoned areas; and
6. The area is supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers.

***Discussion:*** *The Fort Lawton site is not similar in character to single-family zones, as it is presently a vacant former U.S. Army Reserve Center. There are no single-family dwelling units located on the site. The site is located outside of an urban center, urban village, or Station Area Overlay District. Texas Way through the site and connects with Government Way, a minor arterial to the south.*

*There are no single-family or multi-family buildings onsite. The existing military buildings onsite are larger in scale than single-family dwelling units and are not suited for conversion to residential uses.*

*Texas Way, which passes through the Fort Lawton site, could provide access/circulation to low density or higher density multi-family development. The configuration of other private roadways onsite would likely not be ideal for multi-family development.*

*The entire Fort Lawton site is currently zoned SF 7200. The site is surrounded by land zoned SF 7200 to the north, SF 5000 to the east, LR 3 to the southeast, SF 7200 to the south and SF 7200 (with a city park overlay) to the west. A rezone of the central portion of the site to LR1 would not provide a gradual transition between less intensive residential zones and more intensive multi-family or neighborhood commercial zones.*

*Existing retail and service uses, parks and community centers are located near the site (see the discussion under SMC 23.34.008.B, and Sections 3.6, **Land Use/Relationship to Plans and Policies**, for details).*

### **23.34.018 – Lowrise 2 (LR2) zone, function and locational criteria**

A. Function. The dual functions of the LR2 zone are to:

1. Provide opportunities for a variety of multi-family housing types in existing multi-family neighborhoods and along arterials that have a mix of small scale residential structures; and
2. Accommodate redevelopment in areas within urban centers, urban villages, and Station Area Overlay Districts in order to establish multi-family neighborhoods of low scale and density.

***Discussion:*** *Existing land use on the Fort Lawton site is characterized by medium to large-scale, one to two-story former military structures. The site is located in an existing neighborhood that is characterized by single-family uses to the north and east, multi-family uses to the southeast and public park uses to the south and west. Development in the*



*surrounding area to the north, east and south is generally typified by small-scale residential structures (e.g., structures two to three-stories high).*

*Texas Way passes through the site and connects with W Government Way, a minor arterial, immediately south of the site.*

*The site is not located in an urban center, urban village or Station Overlay District.*

*The proposed rezone to LR2 would be consistent with the site's existing Multi-family Residential Comprehensive Plan designation. The rezone would allow multi-family housing at a low scale and density. Consistent with the function of the LR2 zone, development under Alternative 1 would provide a variety of multifamily housing types, including townhouses, rowhouses and apartments.*

B. Locational Criteria. The LR2 zone is most appropriate in areas generally characterized by the following conditions:

1. The area is either:

a. located in an urban center, urban village, or Station Area Overlay District where new development could help establish a multi-family neighborhood of small scale and density; or

b. located in or near an urban center, urban village, or Station Area Overlay District, or on an arterial street, and is characterized by one or more of the following conditions:

1) small-scale structures generally no more than 35 feet in height that are compatible in scale with SF and LR1 zones;

2) the area would provide a gradual transition between SF or LR1 zones and more intensive multi-family or neighborhood commercial zones; and

2. The area is characterized by local access and circulation conditions that accommodate low density multi-family development;

3. The area has direct access to arterial streets that can accommodate anticipated vehicular circulation, so that traffic is not required to use streets that pass through lower density residential zones; and

4. The area is well supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers, and has good pedestrian access to these facilities.

**Discussion:** The Fort Lawton site is not located in or near an urban center, an urban village or a Station Overlay District. Texas Way passes through the site and connects with W Government Way, a minor arterial, to the south.

The Fort Lawton site is currently zoned SF 7200. Existing structure onsite are medium to large-scale and no more than 35 feet high. The central portion of the site is proposed to be rezoned to LR2 (M1) zoning. The site is surrounded by land zoned SF 7200 to the north, SF 5000 to the east, LR 3 to the southeast, SF 7200 to the south and SF 7200 (with a city park overlay) to the west. The proposed rezone to LR2 (M1) would not provide a gradual transition between less intensive residential zones and more intensive multi-family or neighborhood commercial zones. However, there are existing buffers/separation (e.g., vegetation, topography and roadways) along the east and west site boundaries that would ease the transition to adjacent zones.

Local access and circulation conditions could accommodate low-density, multi-family development. Intersections near the site currently operate at LOS B or better and bus service is available to serve the site. Traffic from the site is generally not required to use streets that pass through lower density residential zones to the east, but could pass through lower density residential zones to the north (see Section 3.10, **Transportation**, for details).

Multiple facilities and services are located within a 1.5-mile radius of the Fort Lawton site, including Metropolitan Market, Albertsons, QFC, Safeway, a Shell gas station, an Arco gas station, three 76 gas stations and Swedish Primary Care facilities. Discovery Park is located immediately west and south of the site, and provides open space and park facilities for the community. The Daybreak Star Center is a community event and conference center focused on Native American activities within the park (see Section 3.6.2 for details on commercial and institutional services in the vicinity). Sidewalks are present on both sides of W Government Way and there is a multi-use path on the south side of Discovery Park Boulevard west of 36<sup>th</sup> Avenue W, which link to nearby facilities and services.

### **Environmentally Critical Areas**

**Summary:** Washington State's Growth Management Act (Chapter 36.70A RCW) requires all cities and counties to identify critical areas within their jurisdictions and to formulate development regulations for their protection.

The City of Seattle has adopted codes (SMC 25.09) to define and regulate critical areas to avoid adverse environmental impacts and potential harm on the parcel and to adjacent property, the surrounding neighborhood, and the drainage basin. SMC 25.09.020 defines six types of environmentally critical areas including: geologic hazard areas, steep slope areas, flood-prone areas, wetlands, fish and wildlife habitat conservation areas, and abandoned landfills.

**Discussion:** On the Fort Lawton site, the following critical areas have been identified: geologic hazards (steep slopes, seismic and erosion); wetlands (potentially); and fish and

wildlife conservation area (including a heron management area). On the Talaris site, the following critical areas have been identified: geologic hazards (steep slopes, seismic, erosion, methane buffer from adjacent former landfill); wetlands; fish and wildlife habitat conservation area (including an eagles nest site); and a riparian corridor. The potential for proposed development under Alternatives 1, 2 and 3 to impact these critical areas is discussed in Section 3.1, **Earth**, and Section 3.2 **Biological Resources**, and **Appendices B and C**. These analyses concluded that with implementation of the legally-required measures and measures that are part of the project, no significant adverse impacts to critical areas are expected.

### **Tree Protection Ordinance**

**Summary:** *The City of Seattle regulates activities that affect trees through Seattle Municipal Code (SMC) Chapter 25.11 – Tree Protection. The City adopted a new tree protection ordinance amending this portion of the code, which became effective on April 1, 2009. In addition, DPD Director’s Rule 16-2008 was implemented to clarify the definition of ‘exceptional tree,’ and to clarify the City’s SEPA Plants and Animals Policy (SMC subsection 25.05.675.N.2.c) relative to ‘rare, uncommon, unique or exceptional’ trees.*

*Four categories of trees are identified under these regulations:*

- *Significant trees, which are defined as any tree greater than or equal to 6 inches DSH (diameter at standing height) for both evergreen and deciduous trees;*
- *Tree groves which are defined as a group of 8 or more trees 12 inches in diameter or greater that form a continuous canopy;*
- *Hazardous trees; and*
- *Exceptional trees, which are a tree or group of trees that, because of its unique historical, ecological or aesthetic value constitutes an important community resource.*

*The ordinance prohibits removal of ‘exceptional trees’ and limits the removal of trees six inches in diameter (at breast height [DBH]) or larger on lots in specific zones, except in conjunction with a building or grading permit. SMC 25.11.090 provides requirements for tree replacement and site restoration.*

**Discussion:** Mature trees are present on both the Fort Lawton and the Talaris sites. Prior to development on either site, a tree survey would be prepared to determine the presence of any significant trees, tree groves, hazard trees and/or exceptional trees in the development areas. To the extent feasible, existing trees would be preserved. Where removal of significant trees, tree groves, hazard tree or exceptional trees is necessary, the requirements in the Tree Protection Ordinance would be followed.

## Discovery Park Master Plan

**Summary:** *The Discovery Park Master Plan guides decisions regarding the development of Discovery Park, currently a 534-acre natural area park in northwest Seattle. The Master Plan was first drafted in 1972, and updated in 1974 and 1986, as described in more detail below.*

*In 1972, a consultant prepared, but the City Council took no action on, a “final report on the Master Plan for Fort Lawton Park”. The 1972 Plan noted the presence of the Fort Lawton Army Reserve Center, but on the assumption that the City would acquire the Reserve property, which was then retained for ongoing use by the federal government. The plan called for a grand mall within the park and running through the northern Reserve property to an entry that would connect to Gilman Avenue W via a bridge crossing the Kiwanis Ravine.*

*In 1974, the Council adopted, by resolution, a “Revised Master Plan for Discovery Park”. The purpose of the 1974 Plan was to reevaluate certain elements of the 1972 Plan. Among the revisions were: a recognition that the proposed entrance via a bridge over the Kiwanis Ravine was not practical at that point and a recommendation for a main entrance at Government Way W. The “Long Range” map in the 1974 Plan displayed the Reserve property as the only “Army Retained Area” on the map, with just a small portion of land northwest of that area displayed as “Army Property Requested for Park Use.” In 1986, the Council revised the plan again by resolution. The 1986 Plan noted the expectation of long term Reserve use of the areas adjacent to the northeast corner of the park and did not amend the “Long Range” map in the 1974 Plan.*

*The concept of a main entry on the axis of the grand mall via a bridge across the Kiwanis Ravine has not gained ground through subsequent years, and is no longer viable. After the adoption of the 1986 Plan, the City Council took several steps to preserve the Kiwanis Ravine as a park, authorizing acquisition of property in the ravine for park purposes, transferring the street rights of way over the ravine—including Gilman—to the Parks Department, and (in 2007) deeming the ravine “important open space and heron habitat” and imposing on it a restrictive easement that limits its use to park purposes. In addition, in the late 1990s, the federal government built a new facility in the northwest quadrant of the Reserve property, directly in the path of the originally envisioned grand mall, for use by the Department of Veterans Affairs.*

*In September 2008, the Seattle City Council passed a resolution adopting the Fort Lawton Army Reserve Center Redevelopment Plan and approving related applications to the federal government for the Army Reserve Property<sup>4</sup>. In *Magnolia Neighborhood Planning Council v. City of Seattle*, 155 Wash.App. 305 (2010), a neighborhood group challenged the City’s 2008 adoption of a Fort Lawton Redevelopment Plan (FLRP) and contended that the FLRP was inconsistent with the 1986 Discovery Park Master Plan. The Court of Appeals agreed with*

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<sup>4</sup> Resolution Number 31086.

*the City that the 1986 Master Plan created no enforceable right or duty and that the trial court erred in ruling that the City was required to publicly determine the applicability of the Master Plan to the FLRP.*

**Discussion:** As noted above, the Court of Appeals determined that the City was not required to publicly determine the applicability of the Discovery Park Master Plan to the Fort Lawton Redevelopment Plan. Moreover, the vision contemplated in the plan of a bridge over the Kiwanis Ravine is no longer viable. However, it should be noted that under Alternatives 1 and 3, public parks would be provided on the Fort Lawton site, including passive and active recreation areas. Up to 4.7 acres of forestland owned by the U.S. Army in the west portion of the Fort Lawton site would also be incorporated into Discovery Park under these alternatives. No public parks would be included under Alternative 2.

## Federal Plans, Policies and Regulations

### **U.S. Department of Housing and Urban Development**

**Summary:** *The Department of Housing and Urban Development's (HUD) NEPA environmental review procedures for entities assuming HUD environmental review, decision-making, and action responsibilities under NEPA and related federal laws and authorities are contained in Title 24, Part 58 of the Code of Federal Regulations (CFR). These regulations provide instruction and guidance to recipients of HUD assistance and other responsible entities for conducting an environmental review and for obtaining approval of a Request for Release of Funds. The City of Seattle Human Services Department is the responsible entity under 24 CFR 58 for environmental review, decision-making and action responsibilities that would otherwise apply to HUD, under a delegation agreement between the City of Seattle and HUD.*

**Discussion:** Should federal funding become available for the Fort Lawton Project, NEPA environmental review would be conducted. The NEPA review would be prepared consistent with HUD's environmental review procedures as outlined in Title 24, Part 58 of the CFR, and would likely incorporate analysis from this SEPA EIS.

**Summary:** *HUD's basic regulation for responsible entities assuming HUD environmental review decision-making, and action responsibilities that implement the National Environmental Policy Act (NEPA), the regulations of the Council on Environmental Quality (CEQ) and other related Federal environmental laws and authorities are contained in Title 24, Part 58 of the Code of Federal Regulations (CFR).*

*The responsible entity must certify that it has complied with the requirements that would apply to HUD under the following law and authorities, and must consider the criteria, standards, policies and regulations of the following laws and authorities:*

*(a) Historic properties.*

*(1) The National Historic Preservation Act of 1966.*

- (2) *Executive Order 11593, Protection and Enhancement of the Cultural Environment, May 13, 1971 (3 CFR, 1971--1975 Comp., p. 559).*
- (3) *The Archaeological and Historic Preservation Act of 1974, which amends the Reservoir Salvage Act of 1960 (16 U.S.C. 469 et seq.).*
- (4) *Procedures for the Protection of Historic and Cultural Properties (Advisory Council on Historic Preservation--36 CFR part 800).*
- (b) *Floodplain, management and wetland protection.*
  - (1) *Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128) and the National Flood Insurance Reform Act of 1994.*
  - (2) *HUD Procedure for the Implementation of Executive Order 11988 (3 CFR, 1977 Comp., p. 117)-24 CFR part 55, Floodplain Management.*
  - (3) *Executive Order 11990 (Protection of Wetlands), (3 CFR, 1977 Comp., p. 121).*
- (c) *Coastal areas protection and management.*
  - (1) *The Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501 et seq.).*
  - (2) *The Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq.), as amended.*
- (d) *Sole source aquifers. The Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300 et seq., and b 21 U.S.C. 349), as amended. (See 40 CFR part 149.)*
- (e) *Endangered species. The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.), as amended. (See 50 CFR part 402.)*
- (f) *Wild and scenic rivers. The Wild and Scenic Rivers Act (16 U.S.C. 1271 et seq.), as amended.*
- (g) *Air quality. The Clean Air Act (42 U.S.C. 7401 et seq.), as amended. (See 40 CFR parts 6, 51, and 93.)*
- (h) *Farmlands protection. The Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.), as amended. (See 7 CFR part 658.)*
- (j) *HUD environmental standards. Applicable criteria and standards specified in HUD environmental regulations (24 CFR part 51) and HUD policy set forth in 24 CFR 58.5(i)(2).*
- (j) *Environmental justice. Executive Order 12898--Federal Actions to Address Environmental Justice in Minority Populations and Low-income Populations (3 CFR, 1994 Comp., p. 859).*

**Discussion:** See the discussion below under National Historic Preservation Act, Section 3.9, **Historic and Cultural Resources**, and **Appendix H**, for a description of the project's compliance with federal laws, regulations and procedures related to historic properties.

Neither the Fort Lawton site nor the Talaris site is located within a floodplain. Thus, development at the sites is not subject to the flood-related federal laws, regulations and procedures listed above. An existing wetland has been identified in the south portion of the Talaris site and a wetland may be located in the north portion of the Fort Lawton site. See Section 3.2, **Biological Resources**, and **Appendix C**, for information on the protection of this wetland/potential wetland with proposed development under the EIS alternatives.

Neither the Fort Lawton site nor the Talaris site is located within a Coastal Barrier area. Thus, development at the sites is not subject to the Coastal Barrier Resources Act. King County is designated as part of the coastal zone and is subject to the Coastal Zone Management Act (see below for information on CZM compliance). No sole source aquifer is located beneath either site. Thus, development at the sites is not subject to the Safe Drinking Water Act.

No federally-listed species or federally-designated critical habitat is present on or immediately adjacent to either of the sites. Thus, development at the sites would not affect the species/habitat. See below under the Endangered Species Act, Section 3.2, **Biological Resources**, and **Appendix C**, for further discussion of this federal law.

The Fort Lawton and Talaris sites are not located in proximity to a Wild and Scenic River. Thus, development on the sites is not subject to the Wild and Scenic Rivers Act. See below for a discussion of compliance with the Federal Water Pollution Control Act and Section 3.12, **Utilities**.

See below and Section 3.3, **Air Quality**, and **Appendix D**, for information on the project's relationship to the Clean Air Act and other local and state air quality regulations.

The Fort Lawton site is designated Multi-Family Residential in the *Seattle 2035 Comprehensive Plan* and is zoned SF 7200; the Talaris site is designated Single-family Residential in the Comprehensive Plan and is zoned SF 5000. No farmland is present on either site and development on the sites is not subject to the Farmland Protection Policy Act.

Proposed development under the EIS alternatives is not expected to result in disproportionate impacts on minority or low-income populations. Very few low-income or minority populations are located in the Fort Lawton or Talaris site vicinities and the minority populations that do, do not meet U.S. EPA's definition of such a population (see Section 3.14, **Environmental Justice**, for details).

**Summary:** *The Department of Housing and Urban Development (HUD) provides environmental standards for determining project acceptability and necessary measures to ensure that activities assisted by HUD achieve the goal of a suitable living environment. The environmental criteria, encompassed in 24 CFR Part 51 include noise abatement and control and the siting of HUD-assisted projects near hazardous operations including explosives, flammables, runway clear zones at civil airports, and accident potential zones at military airfields. In addition, as set forth in 24 CFR 58.5(i)(2), it is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.*

**Discussion:** Section 3.4, **Noise**, and **Appendix E**, include observations of existing noise levels and an analysis of potential noise impacts that could occur on the Fort Lawton and Talaris sites under the EIS alternatives. The analysis concluded that with implementation of legally-required measures, the project is not expected to result in significant noise impacts. The sites are also not located in areas with substantial noise that could impact proposed development.

Neither the Fort Lawton nor the Talaris site is located in proximity to hazardous operations including explosives, flammables, runway clear zones at civil airports or accident potential zones at military airfields. See Section 3.5, **Environmental Health**, and **Appendix F**, for a summary of potential environmental health hazards on and near the sites and potential impacts that could occur under the EIS alternatives. The analysis concluded that with implementation of legally-required measures, the project is not expected to result in significant environmental health impacts.

### **Clean Air Act**

**Summary:** *The Clean Air Act is a federal law intended to protect public health and the environment from dangerous air pollution. The Act regulates air emissions from stationary and mobile sources and authorizes the EPA to establish National Ambient Air Quality Standards (NAAQSs). The EPA designates locations not meeting NAAQSs as a U.S. EPA Nonattainment Area, and prohibits federal assistance to projects that are not in conformance with the air quality State Implementation Plan to bring areas back into compliance with NAAQSs, or attainment Maintenance areas are attainment areas previously designated as nonattainment areas. New construction and conversion in “non-attainment” or “maintenance” areas as designated by the EPA may need to be modified or mitigation measures developed and implemented.*

**Discussion:** Both the Fort Lawton and Talaris sites are located in King County. The County is designated an attainment area for ozone, NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>, and is designated a maintenance area for CO. Existing traffic on major roadways in the vicinities of the Fort Lawton and Talaris sites is a large contributor to criteria pollutant emissions. Development under the EIS alternatives is not expected to generate significant levels of mobile sources of air toxic emissions, and with implementation of legally-required measures, no significant adverse impacts on air quality are expected (see Section 3.3, **Air Quality**, and **Appendix D**, for additional information on the project’s relationship to the Clean Air Act and local and state air quality regulations).

### **Clean Water Act (Federal Water Pollution Control Act)**

**Summary:** *The Clean Water Act (CWA) is a federal statute that protects surface water quality through a variety of tools to reduce direct pollutant discharges into waterways and manage polluted runoff. The CWA prohibits discharging pollutants from a point source (i.e.*



pipe, ditch etc.) into navigable waters unless an EPA National Pollutant Discharge Elimination System (NPDES) permit is obtained.

**Discussion:** The Washington Department of Ecology has local jurisdiction over the Clean Water Act. Stormwater regulation for the Fort Lawton Project is per the Seattle Stormwater Code (SMC 22.800) and the associated guidance in the 2016 *City of Seattle Stormwater Manual*. These documents identify code regulations in compliance with the Phase I NPDES permit and provide guidance for the application and design of stormwater Best Management Practices (BMPs) and infrastructure facilities. See Section 3.12, **Utilities**, for details on the project's relationship to local and state stormwater regulations.

### **Endangered Species Act**

**Summary:** *Section 7 of the Endangered Species Act (ESA) is administered by the United States Fish and Wildlife Service (USFWS) and the National Oceanographic and Atmospheric Administration (NOAA). The ESA, as amended, applies to federal agency actions and sets forth requirements for consultation to determine if the proposed action "may affect" an endangered or threatened species and their critical habitat. If an agency determines that an action "may affect" a threatened or endangered species or critical habitat, then Section 7(a)(2) requires each agency, generally the lead agency, to consult with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) (the Services), as appropriate, to ensure that any action the agency authorizes, funds or carries out is not likely to jeopardize the continued existence of any federally listed endangered or threatened species, or result in the destruction or adverse modification of critical habitat. If a species has been proposed for federal listing as threatened or endangered, or a critical habitat has been proposed, Section 7(a)(4) states that each agency shall confer with the Services.*

**Discussion:** An analysis of biological resources on the Fort Lawton and Talaris sites is provided in Section 3.2, **Biological Resources**, and **Appendix C**. The analysis indicated that no federally-listed species and no federally-designated critical habitat are known to occur on or immediately adjacent to either of the sites. Thus, development at the sites is not expected to affect these species/habitats.

### **Migratory Bird Treaty Act**

**Summary:** *The Migratory Bird Treaty Act (MBTA) prohibits private parties (and federal agencies in certain judicial circuits) from intentionally taking a migratory bird, its eggs, or nests. "Take" is defined as "pursue, hunt, shoot, wound, kill, trap, capture, or collect" (50 CFR §10.21). The MBTA prohibits taking, selling, or other activities that would harm migratory birds, its eggs or nests, unless the U.S. Secretary of the Interior, through the USFWS, authorizes such activities under a special permit. Part 724 FW 1-2 of the USFWS Service Manual (USFWS 2003) states that for migratory birds other than eagles and endangered or threatened species, a permit is not required to dislodge or destroy migratory bird nests that are not occupied by juveniles or eggs. However, any such destruction that*

*results in a take of any migratory bird is a violation of the MBTA (e.g., where juveniles still depend on the nest for survival).*

**Discussion:** An analysis of biological resources (including migratory birds) on the Fort Lawton and Talaris sites is provided in Section 3.2, **Biological Resources**, and **Appendix C**. As mentioned above, no federally-listed wildlife species, including birds, are located on or adjacent to the sites. The analysis indicated that the north forest on the Fort Lawton site and Kiwanis Memorial Preserve Park adjacent to the site are considered great blue heron breeding areas, and bald eagle breeding areas and a purple martin breeding site are mapped nearby (these are bird species of local or state importance). A bald eagle nest site is mapped on the Talaris site. Legally-required measures and measures that are part of the project are identified to address potential impacts of the project on these breeding areas and other potential impacts on migrating birds. As a result, no significant impacts are expected.

### **Executive Order 13112, Invasive Species**

**Summary:** *Pursuant to Executive Order 13112, Invasive Species, enacted in February 3, 1999, federal agencies whose actions may affect the status of invasive species (alien species whose introduction does or is likely to cause economic or environmental harm to human health) are directed to use relevant programs and authorities, to the extent practicable and subject to available resources, to prevent the introduction of invasive species, and provide for restoration of native species and habitat conditions in ecosystems that have been invaded. Agencies are not to carry out actions that they believe are likely to cause or promote the introduction or spread of invasive species unless the benefits of such actions clearly outweigh the potential harm, and all feasible and prudent measures to minimize risk of harm should be taken in conjunction with the actions.*

**Discussion:** Invasive plant species currently occur on the Fort Lawton and Talaris sites, including Himalayan blackberry, English ivy and Scotch broom. As possible, these species would be removed prior to redevelopment of either site. The EIS alternatives are not expected to cause or promote the introduction or spread of invasive species. Native, noninvasive and drought-tolerant plants would be incorporated into the landscaping under Alternative 1 and 3. Under Alternative 2, landscaping on the Fort Lawton site would be at the discretion of homebuilders and homeowners (see Section 3.2, **Biological Resources**, and **Appendix C**, for additional information on invasive species).

### **National Historic Preservation Act**

**Summary:** *The National Historic Preservation Act of 1966 (Section 106) requires federal agencies or federally assisted undertakings to consider the effect of their undertakings on any district, site, building, structure or object that is included in or eligible for inclusion in the National Register of Historic Places. The process includes consultation between the lead agency and other parties with an interest in the effects of the proposed project on historic*

*properties. Agencies are also required to afford the Advisory Council on Historic Preservation “a reasonable opportunity to comment about such undertaking.”*

**Discussion:** An analysis of historic resources on the Fort Lawton and Talaris sites is provided in Section 3.9, **Historic and Cultural Resources**, and **Appendix H**, including any site features that are listed or eligible for listing on the National Register of Historic Places (NRHP). The analysis indicated that the Final Environmental Assessment for Fort Lawton U.S. Army Reserve Center (2012) determined that the Fort Lawton site was not eligible for listing in the NRHP. The analysis noted that the buildings and landscaping at the Talaris site were designated as an historic landmark by City of Seattle and the site has been determined eligible for listing in the NRHP. The buildings and landscaping on the Talaris site are also considered to have local and national significance. With implementation of legally-required measures and measures that are part of the project, the analysis concluded that the project is not expected to result in significant historic or cultural resources impacts.

## 3.7 AESTHETICS/VISUAL RESOURCES

This section of the FEIS describes the aesthetics/visual resource conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified. The section is based on photo simulations and shadow diagrams prepared by Tiscareno Architects in October 2017 (see **Appendix G** for the simulations and diagrams).

### Key Findings

*The existing visual character of the Fort Lawton site is defined by its location on Magnolia bluff and its collection of former military buildings and grassy/vegetated natural areas. The existing visual character of the Talaris site is defined by the historic conference center buildings that are located within a park-like setting.*

*Under Alternatives 1 and 3, most of the existing buildings on the Fort Lawton site would be removed; under Alternative 2, all of the existing buildings would be removed. Development on the site would change the visual character of the site with new townhouses, rowhouses and apartment buildings and open space/park facilities under Alternative 1, single-family housing under Alternative 2 and open space/park facilities under Alternative 3. New sources of light, glare and shadows would be generated by development under Alternatives 1, 2 and 3; however, the amount of spillage onto off-site areas is anticipated to be minimal. No protected views, as defined in SMC 25.05.675.P.2.a, 2.b. and 2.c., would be impacted with proposed development.*

*Under Alternatives 2 and 3, no buildings would be removed on the Talaris site. Proposed development would change the visual character of the site with new townhouses, rowhouses and apartment buildings. New sources of light, glare and shadows would be generated by development under Alternatives 2 and 3; however, the amount of spillage onto off-site areas is anticipated to be minimal. No protected views, as defined in SMC 25.05.675.P.2.a, 2.b. and 2.c., would be impacted with proposed development.*

### Methodology

#### **Visual Character**

For the aesthetics analysis in this FEIS, the visual character of an area consists of the unique and important aesthetic features that comprise the visual landscape. Both natural and built features combine to define a location's visual character, including natural resources (topography, vegetation, geologic formations, wetlands, rivers and other water resources), view corridors, vistas, parks and landmark structures/districts.

#### **Views**

A view analysis was prepared for this FEIS based on photographs taken of the Fort Lawton site from selected viewpoints and photo simulations of proposed development under the

EIS alternatives from these viewpoints. The viewpoints for the visual analysis were identified based on several factors, including the City's view protection policies in SMC 25.05.675.P.2.a, 2.b. and 2.c. (e.g., specified viewpoints, parks, scenic routes and historic landmarks where the site and proposed development could be seen) and other public places with possible views of the site. The designated viewpoints include: Discovery Park and Commodore Park; designated landmarks include: Hiram Chittendon Locks and Salmon Bay Bridge; and designated scenic routes include: W Commodore Way and Seaview Avenue NW. Other public locations from which the site could be viewed include public roadways/sidewalks surrounding the site (e.g., W Lawton Way, 36<sup>th</sup> Avenue W and W Government Way). Accordingly, ten preliminary viewpoints were selected based on the City's view protection regulations and the potential for site development to change the character of public views of the site (see **Figure 3.7-1**, Viewpoint Location Map for the locations of the viewpoints and **Appendix G** for photos from these preliminary viewpoints).

From these viewpoints, four viewpoints (Viewpoints 2, 3, 6 and 9) were ultimately selected for simulation based on the actual potential for view impacts with proposed development. 3D photo simulations of the views of site redevelopment under the EIS alternatives from the selected viewpoints were prepared. SketchUp or Revit software was used to represent building massing based on assumed building elevations, locations and heights. The view analysis presented in this FEIS includes figures that incorporate the following:

- Photographs illustrating the existing visual condition as viewed from the respective viewpoints; and
- Simulations of building massing envelopes representing the extent of building massing visible from the respective viewpoint, consistent with assumed total building square footage, setbacks and maximum heights. The building massing envelopes represent vertical extensions of the building footprints illustrated in **Figure 2-6B**, Fort Lawton Site Plan – Alternative 1 and **Figure 2-10**, Fort Lawton Site Plan – Alternative 2 in **Chapter 2** of this FEIS, and are intended to represent the general bulk and scale of proposed development under these alternatives. Photo simulations of Alternative 3 were not prepared, as no new building development is proposed on site that could block views under this alternative.

Potential view impacts of development under Alternatives 2 and 3 at the Talaris site are generally discussed based on **Figure 2-9**, Massing Diagrams and **Figure 2-11**, Talaris Site Plan – Alternatives 2 / 3 in **Chapter 2** of this FEIS, and do not include photo simulations.

### **Light and Glare**

Potential light and glare impacts were conceptually analyzed based on the type and sources of light under the EIS alternatives and the potential for light/glare impacts on and near the Fort Lawton and Talaris sites.

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Note: This figure is not to scale

Source: SMR Architects, 2017.

**Figure 3.7-1**  
Fort Lawton Viewpoint Location Map

## **Shadows**

Potential shadow impacts from proposed development at the Fort Lawton site on nearby parks were analyzed per the City's SEPA policies (SMC 25.05.675.Q.2). These policies aim to "minimize or prevent light blockage and the creation of shadows on open spaces most used by the public." Shadow diagrams were prepared that depict the potential shading impacts from the project, including on Discovery Park, Kiwanis Memorial Preserve Park and Commodore Park. Shadow diagrams were prepared during the summer solstice (approximately June 21<sup>st</sup>), autumnal equinox (approximately September 21<sup>st</sup>) and winter solstice (approximately December 21<sup>st</sup>). Diagrams were prepared for three times of day (9 AM, 12 PM and 3 PM) under Alternatives 1 and 2 (the alternatives with new building development) to illustrate how shadows would transition across the site on each of the days referenced above and possibly impact the parks (see **Appendix G** for each of the shadow diagrams prepared for this FEIS). Potential shadow impacts on nearby public open spaces was qualitatively discussed for the Talaris site.

### 3.7.1 Affected Environment

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This sub-section summarizes the existing aesthetic/light and glare conditions at the Fort Lawton and Talaris sites.

#### Fort Lawton Site

## **Visual Character**

The existing visual character of Fort Lawton site is defined by its location on Magnolia bluff and its collection of former military buildings and grassy/vegetated natural areas. Existing buildings on the site are one- to two-stories in height and are generally constructed with brick, stone, wood and/or metal facades. They are typically minimalist in appearance, in accordance with their former storage and maintenance uses.

To the west and south of the site, the visual character is defined by the primarily forested/vegetated portions of Discovery Park. The Fort Lawton Army Reserve Complex (FLARC) VA center is also located to the west of the site. The FLARC is a two-story building with a primarily brick façade.

The visual character of the areas to the north and east of the Fort Lawton site is generally defined by the existing single-family residential neighborhoods. Existing residences are typically two- to three-story, wood frame structures.

## **Views**

The City of Seattle has adopted policies to: *"protect public views of significant natural and human-made features: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of specified viewpoints, parks, scenic routes and*

*view corridors identified in Attachment 1*".<sup>1</sup> It is also the City's policy to protect public views of City-designated historic landmarks, views of the Space Needle from designated public places and views from City-designated scenic routes.

### City-Designated Public Viewpoints

Of the City's 97 officially-designated public viewpoints, two are near the Fort Lawton site and could potentially be impacted by proposed development: Discovery Park and Commodore Park. The locations of these viewpoints are depicted on **Figure 3.7-1, Viewpoint Location Map** and are described below:

- **Discovery Park** – Discovery Park is located at the north tip of Elliott Bay and is adjacent to the west and south boundaries of the Fort Lawton site. The approximately 534-acre park includes panoramic views of Puget Sound, the Olympic Mountains, the Cascade Mountains and Mount Rainier. Three designated viewpoint areas are located within the park:
  - The West Point Lighthouse – located on the west edge of the park, provides panoramic views to the north, south and west;
  - The Fort Lawton Historic District – located in the south portion of the park, provides panoramic views to the north, west and southwest; and
  - The Daybreak Star Center – located in the north portion of the park, provides panoramic views to the north, east and west.

Views of the Fort Lawton site are not possible from any of the designated viewpoint areas in Discovery Park due to the intervening distance, topography and vegetation. However, the site can be seen from the park boundary to the west of the site, and this location was included in the view analysis (see the photos in **Appendix G**).

- **Commodore Park** – Commodore Park is located less than 0.25 mile to the northeast of the Fort Lawton site, along the south shore of the Lake Washington Ship Canal. The approximately 3.9-acre park provides panoramic views of the Canal and secondary views of Puget Sound to the west. There are two designated viewpoint locations within the park, one on the east side and the other on the west side of the park. Views of the Fort Lawton site are not possible from the designated viewpoint areas in Commodore Park due to the intervening distance, topography, vegetation and buildings (see the photos in **Appendix G**). Therefore, photo simulations of proposed development were not prepared from this viewpoint.

### Views of City-Designated Historic Landmarks

In addition to view protection policies associated with officially-designated viewpoints, it is also City policy to: *protect public views of historic landmarks designated by the City's Landmarks Preservation Board which, because of their prominence of location or contrasts of*

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<sup>1</sup> Seattle Municipal Code Chap. 25.05.675 P.2.a.i. Attachment 1 is at the end of Section 25.05.675.



*siting, age or scale are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood or the City.*<sup>2</sup> There are two designated City Landmarks adjacent to the site: the Hiram Chittendon Locks and the Salmon Bay Bridge. These historic landmarks are depicted on **Figure 3.7-1**, Viewpoint Location Map and are described below:

- **Hiram Chittendon Locks** – The Hiram Chittendon Locks are located approximately 0.1 mile north of the Fort Lawton site and were constructed from 1911 to 1917 to move boats from the water level of Lake Washington and Lake Union to Puget Sound, and to maintain the water levels of both lakes. The Hiram Chittendon Locks were listed on the National Register of Historic Places in 1978.
- **Salmon Bay Bridge** – The Salmon Bay Bridge is located approximately 0.1 mile north of the Fort Lawton site and was constructed in 1914 by the Great Northern Railroad Company to provide a rail connection between Ballard and Magnolia. It serves as a prominent visual feature on the Lake Washington Ship Canal and is the only railroad bridge across the canal. The bridge was designated as a City of Seattle Landmark in 1980.

Views of the Hiram Chittendon Locks and Salmon Bay Bridge are largely not available from the Fort Lawton site due to the intervening distance, topography, vegetation and buildings—only the top of the bridge can be seen (see the photos in **Appendix G**). Therefore, photo simulations of proposed development were not prepared from these viewpoints.

### Space Needle Viewpoints

The most visible landmark from many parts of the City is the Space Needle, which is located approximately 3.8 miles southeast of the Fort Lawton site. The City has identified ten viewpoints from which views of the Space Needle are to be protected.<sup>3</sup> These viewpoints are located to the south and southeast of the Fort Lawton site. The designated Space Needle view corridor that is closest to the project site is Kerry Park.<sup>4</sup> This view corridor is located approximately three miles to the southeast of the Fort Lawton site and maintains protected views toward the south and southeast of the Space Needle.

Development on the Fort Lawton site would not impact views of the Space Needle from Kerry Park or any other protected Space Needle viewpoint location; therefore, they were not included in the view analysis.

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<sup>2</sup> Seattle Municipal Code Chap. 25.05.675 P.2.b.i.

<sup>3</sup> Seattle Municipal Code Chap. 25.05.675 P. and Seattle DCLU, 2001,

<sup>4</sup> City of Seattle, Viewpoints Locater Map.

## Scenic Routes

City ordinances<sup>5</sup> also identify specific scenic routes throughout the City from which view protection is encouraged: *It is City policy to protect public views of significant natural and human-made features from designated scenic routes, identified in Attachment 1”* (25.05.675 P.2.). Near the Fort Lawton site, there are two designated Scenic Routes, W Commodore Way and Seaview Avenue NW to the north of the site that provide views of the Lake Washington Ship Canal. These locations are depicted on **Figure 3.7-1**.

Development on the Fort Lawton site would not affect views from these scenic routes due to the intervening distance, topography, vegetation and buildings (see the photos in **Appendix G**). Therefore, photo simulations of proposed development were not prepared from these viewpoints.

## Existing Views from the Selected Viewpoints

Four viewpoints were ultimately selected as being most representative of area viewpoints and/or were determined to have the greatest potential for redevelopment on the Fort Lawton site to change the character of the view:

- **Viewpoint 2** – Fort Lawton Military Cemetery (Southwest of Site)
- **Viewpoint 3** – Discovery Park East Boundary (West of Site)
- **Viewpoint 6** – Secondary Entrance at Texas Way (Northwest of Site)
- **Viewpoint 9** – 36<sup>th</sup> Avenue W (East of Site)

See **Figure 3.7-1** for the locations of these viewpoints. Existing views toward the Fort Lawton site from these viewpoints are described below.

### *Viewpoint 2 – Fort Lawton Military Cemetery at Discovery Park*

From Viewpoint 2, the existing view includes grass and trees within the Fort Lawton Military Cemetery and the existing fence line separating the cemetery from the Fort Lawton site in the foreground view. Texas Way is in the mid-ground view, as well as storage/maintenance buildings and paved areas in the south central portion of the site. Existing on-site trees and portions of other existing on-site buildings are also partially visible within the background view (see **Figure 3.7-2**).

### *Viewpoint 3 – Discovery Park East Boundary*

From Viewpoint 3, the existing view is of the central portion of the Fort Lawton site, including Texas Way, the driveway access to the FLARC VA building and one- and two-story storage and maintenance buildings on the site. Mature trees and vegetation are visible in the background view (see **Figure 3.7-3**).

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<sup>5</sup> Ord. #97025 (Scenic Routes Identified by the Seattle Engineering Department’s Traffic Division) and Ord. #114057 (Seattle Mayor’s Recommended Open Space Policies).

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**Existing Conditions**



**Alt. 1**



**Alt. 2**

Source: SMR Architects, 2017.

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**Existing Conditions**



**Alt. 1**



**Alt. 2**

Source: SMR Architects, 2017.

**Figure 3.7-3**

Viewpoint 3—Discovery Park East Boundary



### *Viewpoint 6 – Secondary Entrance at Texas Way*

From Viewpoint 6, the existing view includes the secondary entrance at the northwest corner of the Fort Lawton site via Texas Way. The view from this location includes the Texas Way paved roadway, which is framed by existing mature trees and vegetation on both sides (see **Figure 3.7-4**).

### *Viewpoint 9 – 36<sup>th</sup> Avenue W*

From Viewpoint 9, the existing view consists of the 36<sup>th</sup> Avenue W roadway and mature trees, landscaping and fencing along the east edge of the Fort Lawton site. A portion of two-story maintenance and storage buildings on the site are partially visible from this location beyond the existing mature trees (see **Figure 3.7-5**).

### **Light and Glare**

The principal sources of existing light on and adjacent to the Fort Lawton site include street lights on area roadways (i.e., Texas Way, 36<sup>th</sup> Avenue W, W Lawton Street, W Government Way, etc.); vehicle headlights on area roadways; and building lighting (including interior lighting and exterior lighting). Existing buildings on Fort Lawton site produce a minimal amount of light because the buildings are currently vacant. Existing light standards associated with the streetlight fixtures onsite are approximately 30 feet high and the lamps are cobra-style fixtures (cobra lamps function by lighting a broad area).

The primary sources of glare on and adjacent to the Fort Lawton site include light and reflective glare from glazing and other specular surfaces on vehicles traveling along area roadways, as well as light and reflective glare from glazing and other specular surfaces on existing buildings. Glare from existing buildings, paving and vehicles on and near the Fort Lawton site is expected to be minimal, given the types of buildings and amount of traffic that is present.

### **Shadows**

Seattle's SEPA policies relating to shadows (SMC 25.05.675.Q.2.) aim to "minimize or prevent light blockage and the creation of shadows on open spaces most used by the public."<sup>6</sup> The closest public parks to the Fort Lawton site are Discovery Park (located immediately west and south of the site), Kiwanis Memorial Preserve Park (located one block to the east) and Commodore Park (located less than 0.25 mile to the northeast). Factors that influence the extent of shading include: weather (e.g., cloud cover); building height, width and facade orientation; and the proximity of other intervening structures and/or trees, topographic variations and significant landscaping. Generally, greater building

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<sup>6</sup> Seattle Municipal Code Chapter 25.05.675 Q2.

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**Existing Conditions**



**Alt. 1**



**Alt. 2**

Source: SMR Architects, 2017.

**Figure 3.7-4**

Viewpoint 6—Secondary Entrance at Texas Way

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**Existing Conditions**



**Alt. 1**



**Alt. 2**

Source: SMR Architects, 2017.

heights extend the length of the shadow cast and increased mass (or cross-sectional width) widens the shadow cast by a building. Shadows from tall buildings extend farther from a building but their effects on more distant locations are of shorter duration, because the sun's motion translates into faster movement of the shadow over the ground. Buildings with greater mass create wider shadows and an increased amount of shaded area within the immediate area (e.g., adjacent streets, public spaces, etc.), but the reach of the shadow is limited by the building's height.

Shadows from existing development on the Fort Lawton site are limited due to the lower building heights on the site (primarily one- to two-story buildings). The mature trees and vegetation surrounding the site within Discovery Park and adjacent neighborhoods is the largest source of shadows on and near the site. Shadows from existing buildings onsite do not extend onto the park.

## Talaris Site

### **Visual Character**

The existing visual character of the Talaris site is defined by the historic conference center buildings located within a park-like setting. Existing buildings on the site are one- to two-stories in height and are generally wood-frame construction. The buildings are in the mid-century modern style. A man-made pond is located in the central portion of the site and a natural area with a wetland in the site's southwest corner. Mature trees are located throughout the site, including along all four edges of the property. Both the buildings and landscaping are designated historic landmarks by the City of Seattle (see Section 3.9, **Historic and Cultural Resources**, for details).

To the east, west and south of the site, the visual character is primarily defined by existing residences in the Laurelhurst neighborhood. Most of the buildings are single-family residences with some multi-family residences located to the south of the site. Single-family residences are generally one to two stories in height while multi-family residences are two to three stories.

The visual character of the area to the north is generally defined by multi-family residences, commercial/offices uses and institutional uses (Children's Hospital). Multi-family apartment complexes are located immediately north of the Talaris site and are typically three to four stories in height. Commercial/retail uses to the northeast are generally one to two stories in height. A four-story medical office building and an eight-story medical building (Children's Hospital) are located further to the north.

### **Views**

#### **City-Designated Public Viewpoints**

There are no officially-designated public viewpoints in the immediate vicinity of the Talaris site. The closest designated public viewpoint is Washington Park (Foster Island/Arboretum) which is located approximately one mile to the south of the site, beyond Union Bay. This



viewpoint would not be impacted by development on the Talaris site due to the intervening distance, topography, vegetation and buildings, and therefore was not analyzed.

### Views of City-Designated Historic Landmarks

The existing Talaris buildings and landscape were designated as a historic landmark by the City of Seattle in 2013 based on satisfying several criteria, including that the site embodies distinctive visual characteristics of an architectural style or period or a method of construction, is an outstanding work of a design or building and is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood. Views of the Talaris site are available from several areas surrounding the sight, the most prominent of which are from the south (along NE 41<sup>st</sup> Street), the west (along the street ends of NE 42<sup>nd</sup> Street, NE 43<sup>rd</sup> Street and NE 44<sup>th</sup> Street), and the north (from existing multi-family residences immediately adjacent to the site) (see **Figure 3.7-6**, Talaris Existing Views).

The next closest city-designated landmark to the Talaris site is the University Presbyterian Church which is located approximately 1.1 miles to the northwest of the site. The closest state or national historic register properties are located on the University of Washington campus, approximately one mile to the west of the Talaris site. Views of these landmarks and historic register properties would not be impacted by development on the Talaris site due to the intervening distance, topography, vegetation and buildings, and therefore were not analyzed.

### Space Needle Viewpoints

There are no protected Space Needle viewpoints in the immediate vicinity of the Talaris site. The closest protected Space Needle viewpoint is Gasworks Park which is located approximately 2.5 miles to the southwest of the site. Views from this viewpoint would not be impacted by development on the Talaris site due to the intervening distance, topography, vegetation and buildings, and therefore were not analyzed.

### Scenic Routes

The closest scenic route to the Talaris site is NE 45<sup>th</sup> Street and Sand Point Way NE, which is located approximately two blocks to the north of the site. Within the area proximate to the Talaris site there are no views of significant natural features (i.e., the Cascade Mountains, Lake Washington, etc.) from this scenic route (views are blocked by development in the Laurelhurst neighborhood). Therefore, view impacts from these scenic routes were not analyzed.

### Light and Glare

The principal sources of existing light that occur on or adjacent to the Talaris site include street lights on area roadways (i.e., Talaris Way, NE 41<sup>st</sup> Street, 42<sup>nd</sup> Avenue NE, NE 45<sup>th</sup> Street, etc.); vehicle headlights on area roadways; and building lighting (including interior lighting and exterior lighting). Existing light standards associated with the streetlight fixtures are approximately 30 feet and the lamps are cobra-style.

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**South Portion of  
the Talaris Site**



**Central Portion of  
the Talaris Site**



**North Portion of the  
Talaris Site**

Source: EA Engineering, 2017.

**Figure 3.7-6**  
Talaris Existing Views

The primary sources of glare on and adjacent to the Talaris site include light and reflective glare from glazing and other specular surfaces on vehicles traveling along area roadways, and light and reflective glare from glazing and other specular surfaces on existing buildings.

### **Shadows**

As noted previously, Seattle’s SEPA policies aim to “minimize or prevent light blockage and the creation of shadows on open spaces most used by the public.” The closest public park to the Talaris site is Laurelhurst Park, which is located approximately 0.2 miles to the west of the site. Shadows from existing development on the Talaris site are limited due to the lower building heights on the site (primarily one- to two-story buildings) and the presence of mature trees and vegetation around the perimeter of the site and do not extend onto the park.

## 3.7.2 Impacts of the Alternatives

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An analysis of the potential adverse aesthetics/light and glare impacts of Alternative 1, the Applicant’s Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant’s Preferred Alternative**)

#### **Fort Lawton Site**

##### **Visual Character**

Under Alternative 1, development on the Fort Lawton site would change the visual character from the existing, collection of former military buildings to housing and open space/park facilities. Senior supportive housing would consist of one three-story (up to 40-feet tall), u-shaped building located in the west central portion of the site. Affordable rental housing would include four, three-story (up to 30-feet tall) rowhouse blocks in the central portion of the site. Affordable homeownership rowhouses would be located in the central portion of the site and include two, three-story (up to 30-feet tall) six-plex buildings. Affordable homeownership townhomes would be provided in 20, three-story (up to 30-feet tall) duplex buildings in the central and east portions of the site. The site layout under Alternative 1 would place the taller and denser buildings in the central and west portions of the site, away from the adjacent single-family areas offsite.

Exterior building materials could include fiber cement panel and lap siding, as well as wood framing and trim. Design details for the buildings would be taken from the Officer Row housing that had historically occupied the site and the design concept is intended to meet the overall City of Seattle design guidelines and design review requirements. **Figure 3.7-7,**



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Note: These are examples of existing affordable developments with housing types similar to those proposed at Fort Lawton.

Source: Tonkin Architecture, SMR, and Habitat for Humanity, 2017.

Affordable Housing Design Examples, shows existing affordable housing in the Seattle area that is representative of the housing types proposed at Fort Lawton.

Landscaping under Alternative 1 would be designed to meet applicable City of Seattle landscape regulations and is intended to blend with the existing natural vegetation in the adjacent Discovery Park and landscaping in the Magnolia neighborhood. The parks and recreation facilities under Alternative 1 would preserve existing wooded areas in the north, south and west portions of the site; retain passive use lawn areas; and develop two unlit, multi-purpose fields in the central part of the site. The project would maintain and as necessary enhance the existing trees and other vegetation along the east edge of the site that serve as a buffer between the site and the existing residences to the east.

## Views

The following summarizes potential changes to view conditions that could occur with redevelopment on the Fort Lawton site under Alternative 1.

### *Viewpoint 2 – Fort Lawton Military Cemetery*

Under Alternative 1, the existing foreground view would remain unchanged, but new development on the Fort Lawton site would be visible within the mid-ground and background views. Affordable apartments and affordable homeownership townhomes and rowhouses would be visible to the east of Texas Way and would generally be up to 30 feet tall with a 10-foot pitched roof. To the south of these building would be surface parking areas and the two natural-turf multi-purpose fields. The senior supportive housing apartment building would be located to the west of Texas Way, but would largely be obstructed from view in this location by existing mature trees (see **Figure 3.7-2**).

### *Viewpoint 3 – Discovery Park East Boundary*

Redevelopment under Alternative 1 would replace the existing one- and two- story storage and maintenance buildings with new three- to four-story buildings (up to 40 feet in height), including senior supportive housing, affordable rental housing and affordable homeownership townhomes and rowhouses. New buildings would generally be located in similar areas as existing buildings on the site, but would be taller and denser. Surface parking would be located to the south of the new buildings and the existing grass open space area would be replaced with two multi-use fields (see **Figure 3.7-3**).

### *Viewpoint 6 – Secondary Entrance at Texas Way*

Under Alternative 1, the view would remain generally like existing conditions. Redevelopment on the Fort Lawton site would be located to the south of the roadway (to the right of a potential viewer) and would generally be obstructed by existing mature trees and vegetation adjacent to Texas Way. Portions of buildings may be visible through certain sections of the existing trees and other vegetation but the general view from this location

would not be substantially different with redevelopment under Alternative 1 (see **Figure 3.7-4**).

### *Viewpoint 9 – 36<sup>th</sup> Avenue West*

Redevelopment on the Fort Lawton site under Alternative 1 would change the existing background view from this location to reflect new buildings on the Fort Lawton site. New affordable homeownership townhomes would be located on the eastern edge of the site and would be two to three stories tall (approximately 30 feet with a 10-foot pitched roof). These buildings would be similar in height and bulk to the existing residences located along 36<sup>th</sup> Avenue NE (to the east of the site) and would be partially visible from this location due to the existing mature trees that would continue to provide a visual buffer between the site and adjacent uses (see **Figure 3.7-5**).

### Light and Glare

Redevelopment under Alternative 1 would add new sources of light on the Fort Lawton site, including interior and exterior building lighting associated with new residential buildings, pedestrian-scale lighting and an increase in mobile sources of light from vehicles traveling to and from the site. Alternative 1 would result in the greatest increase in light on the site of the EIS alternatives due to the number of residential units and the multiuse fields which could result in an increase in visitors traveling to and from the site for recreational uses. Areas immediately adjacent to the Fort Lawton site (i.e., existing residences to the east of the site) could experience some localized light spillage; however, the amount of light spillage is not anticipated to be significant and existing mature trees along the eastern edge of the site would continue to serve as a partial buffer to screen light spillage in certain locations. Lighting on the site would be designed to be consistent with City of Seattle Municipal Code (SMC), including SMC 23.45.534 (multi-family light and glare standards).

New sources of glare would also occur on the site with redevelopment. The primary sources of glare would be vehicles travelling to and from the site, as well as sunlight reflected off specular building surfaces on building façades. As noted above, it is anticipated that potential buildings would be designed to be consistent with City light and glare standards. As part of the City's design review process, potential factors that could influence glare would be reviewed such as façade design, materials and glazing to ensure that new development would not create a substantial source of glare. As a result, significant glare impacts are not anticipated.

### Shadows

Under Alternative 1, the housing development would generate additional shadows. Shadow diagrams were completed under Alternative 1 at the Fort Lawton site (see **Appendix G** for these diagrams). Shadows associated with new buildings would generally be cast toward the northwest during the mornings (9:00 AM), transition toward the north in the mid-day (12:00 PM), and toward the northeast by the late afternoon/early evening (3:00 PM). The time of year with the longest shadows would be during the winter when the angle of the

sun is at its lowest period. Due the height of the potential buildings, most of the shadows from potential development would remain on the Fort Lawton site. During the morning and late afternoon in the winter it is possible that some shadows could extend beyond the site boundaries and onto adjacent portions of Discovery Park. However, existing mature trees would continue to provide the greatest source of shadows in the Fort Lawton vicinity. Therefore, shadows associated with development under Alternative 1 would not result in significant impacts.

### **Talaris Site**

Under Alternative 1, no redevelopment would occur on the Talaris site. Aesthetic/light and glare conditions would remain as under existing conditions.

## **Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

### **Fort Lawton Site**

#### **Visual Character**

Under Alternative 2, development on the Fort Lawton site would change the visual character from the existing, vacant military storage and maintenance buildings to new single-family residences. Approximately 113 new market-rate residential units would be provided on the site. No parks and recreation facilities would be included; however, approximately 65% of each building lot would be in private yards for use by individual homeowners in accordance with the site's SF 7,200 zoning (which allows up to 35% building coverage per lot). Consistent with the site's SF 7,200 zoning, buildings would generally be a maximum of 30 feet in height. The market-rate homes would likely be designed to appeal to higher income buyers.

Landscaping under Alternative 2 would be provided at the discretion of the homebuilders and individual homeowners and would be intended to meet the applicable City of Seattle landscape regulations.

#### **Views**

The following summarizes potential changes to view conditions that could occur with redevelopment on the Fort Lawton site under Alternative 2.

#### ***Viewpoint 2 – Fort Lawton Military Cemetery***

From Viewpoint 2, the existing foreground view would remain unchanged under Alternative 2, but new development on the Fort Lawton site would be visible within the mid-ground and background views. New single-family residences would comprise a more substantial portion of the view from this location compared with Alternative 1, as no park areas (i.e., multi-use fields) would be provided between the south edge of development and Texas Way (see **Figure 3.7-2**).

### *Viewpoint 3 – Discovery Park East Boundary*

Like Alternative 1, redevelopment under Alternative 2 would change the view from Viewpoint 3 to reflect new residential buildings. New buildings would generally be located in similar areas as existing buildings on the site, but would be taller and denser. As under Alternative 1, new residential development would comprise most of the view from this location (see **Figure 3.7-3**).

### *Viewpoint 6 – Secondary Entrance at Texas Way in the North Portion of the Site*

Under Alternative 2, the view of development on the Fort Lawton site from Viewpoint 6 would be generally similar to Alternative 1. However, a portion of redevelopment on the site would be located to the north and south of the roadway, but would generally be obstructed by existing mature trees and other vegetation adjacent to Texas Way. Portions of buildings may be visible through certain sections of the existing trees and vegetation but it is anticipated that the general view from this location would not be significantly impacted by redevelopment under Alternative 2 (see **Figure 3.7-4**).

### *Viewpoint 9 – 36<sup>th</sup> Avenue W (East of the Site)*

Like Alternative 1, redevelopment on the Fort Lawton site under Alternative 2 would change the existing background view to reflect new buildings on the Fort Lawton site. New single-family residences would be located on the eastern edge of the site and would be two to three stories tall. These buildings would be similar in height and bulk to the existing residences located along 36<sup>th</sup> Avenue NE (to the east of the site) and would be partially visible from this location due to the existing mature trees that would be retained that would continue to provide a visual buffer between the site and adjacent uses (**Figure 3.7-5**).

### Light and Glare

Like Alternative 1, redevelopment under Alternative 2 would add new sources of light on the Fort Lawton site, including interior and exterior building lighting associated with new residential buildings, pedestrian-scale lighting and an increase in mobile sources of light from vehicles traveling to and from the site. Light levels would be lower than under Alternative 1 due to fewer residential units and no parks uses. Areas immediately adjacent to the site (i.e., existing residences to the east of the site) could experience some localized light spillage; however, the amount of light spillage is not anticipated to be significant. Lighting on the site would be designed to be consistent with City of Seattle light and glare requirements.

New sources of glare would also be introduced on the site, including from vehicles travelling to and from the site, as well as sunlight reflected off of specular building surfaces on building façades. Potential glare levels would be lower under Alternative 2 due to fewer residential units on the site than under Alternative 1. As noted above, buildings would be designed to be consistent with City light and glare standards. As a result, significant glare impacts are not anticipated.



## Shadows

The proposed single-family housing would generate additional shadows on the Fort Lawton site. Shadow diagrams were completed for Alternative 2 at the site (see **Appendix G**). Like Alternative 1, most of the shadows from the development would remain on the Fort Lawton site. During the morning and late afternoon in the winter time it is possible that some shadows could extend beyond the site boundaries and onto adjacent portions of Discovery Park. However, since the existing mature trees would continue to be the greatest source of shadows in the Fort Lawton vicinity, shadows associated with development under Alternative 2 are not expected to result in significant impacts.

## **Talaris Site**

### Visual Character

Development on the Talaris site under Alternative 2 would change the visual character of the Talaris site from a conference center in a park-like setting to housing and open space areas. Under Alternative 2, some housing would occupy existing, renovated buildings while other new housing would be in newly constructed buildings, primarily within the west and south portions of the site. New senior supportive housing would consist of one three-story (up to 40-feet tall) building located in the west central portion of the site. Affordable rental housing would include four new three-story (up to 30-feet tall) rowhouse blocks in the northwest portion of the site. Affordable homeownership rowhouses would be located in the west and south portions of the site and include seven new three-story (up to 30-feet tall) six-plex buildings. An affordable homeownership townhome would be provided in one three-story (up to 30-feet tall) duplex building in the south portion of the site. The site layout under Alternative 2 is designed to place the tallest and most dense building internal to the site and away from adjacent single-family areas offsite.

Exterior building materials would be similar to under Alternative 1. The design concept under Alternative 2 is intended to meet the overall City of Seattle design guidelines and design review requirements, and would also adhere to the requirement of the Talaris site's historic landmark designation.

Landscaping under Alternative 2 would be designed to meet the applicable City of Seattle landscape regulations. A majority of the existing landscaping would be retained with the development of the affordable housing onsite. Any modifications to the existing landscaping would adhere to the requirements of the site's historic landmark designation.

## Views

As noted previously, there are no City-designated public viewpoints, protected Space Needle viewpoints or scenic routes in the immediate vicinity of the Talaris site that would be impacted by redevelopment under Alternative 2. However, the Talaris buildings and landscape have been designated as a City historic landmark and potential modifications to the existing buildings and landscaping, as well as the addition of new buildings would change the views and aesthetic character of a designated landmark. Consistent with City of

Seattle requirements, any potential modifications to designated landmark features on the Talaris site under Alternative 2 would need to obtain a Certificate of Approval from the City of Seattle Department of Neighborhoods to ensure that modifications do not significantly compromise the site's landmark status. The Certificate of Approval would require the review and approval by the City of Seattle's Landmark Preservation Board.

### Light and Glare

Like Alternative 1, redevelopment under Alternative 2 would add new sources of light on the Talaris site, including interior and exterior building lighting associated with new residential buildings, pedestrian-scale lighting and an increase in mobile sources of light from vehicles traveling to and from the site. Areas immediately adjacent to the Talaris site (i.e. existing residences surrounding the site) could experience some localized light spillage; however, the amount of light spillage is not anticipated to be significant and existing mature trees and other vegetation along the perimeter of the site would continue to serve as a partial buffer to screen light spillage in certain locations. Lighting on the site would be designed consistent with City of Seattle light and glare requirements.

New sources of glare would also be introduced on the site with redevelopment. The primary sources of glare would be vehicles travelling to and from the site, as well as sunlight reflected off specular building surfaces on building façades. As noted above, buildings would be designed to be consistent with City light and glare standards. As a result, significant light and glare impacts are not anticipated.

### Shadows

Under Alternative 2, the new affordable housing would generate additional shadows on the Talaris site. Like development on the Fort Lawton site under Alternative 1, it is anticipated that most of the shadows from potential development would remain on the Talaris site. During the morning and late afternoon in the winter time, it is possible that some shadows could extend beyond the site boundaries and onto adjacent properties; however, the shadows would not extend over any existing public parks. In addition, since existing mature trees would continue to provide the greatest source of shadows in the Talaris vicinity, shadows associated with development under Alternative 2 are not expected to result in significant impacts.

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### Visual Character

Development on the Fort Lawton site under Alternative 3 would change the visual character of the site from a collection of former military buildings and surface parking areas into new park/recreational areas. Passive recreation areas would be located in the north portion of the site. Multi-use fields would be provided in the south portion of the site.

Like under Alternative 1, landscaping under Alternative 3 would be designed to meet applicable City of Seattle landscape regulations and is intended to blend with the existing natural vegetation in the adjacent Discovery Park and landscaping in the adjacent Magnolia neighborhood. The parks and recreation facilities under Alternative 3 would preserve existing wooded areas in the north, south and west portions of the site; retain passive use lawn areas; and develop three, unlit multi-purpose fields in the central part of the site. The project would maintain and as necessary enhance the existing trees and other vegetation along the eastern edge of the site that serve as a buffer between the site and the existing residences to the east.

### Views

Under Alternative 3, views of the Fort Lawton site would change to reflect the passive and active recreation areas. No impacts to City-designated public viewpoints, protected Space Needle viewpoints, scenic routes or other public views are anticipated since no building development would occur on the site.

### Light and Glare

Although no new sources of building or field lighting would occur on the Fort Lawton site under Alternative 3, the passive and active recreation areas would result in an increase in mobile sources of light and glare from additional vehicles traveling to and from the site. Due to the level of development assumed under Alternative 3 the amount of light and glare would be much lower than under Alternatives 1 and 2.

### Shadows

Under Alternative 3, no new building development would occur on the Fort Lawton site and no new shadows would be generated.

### **Talaris Site**

Redevelopment of the Talaris site under Alternative 3 would be the same as described under Alternative 2 and potential aesthetic, view, light and glare and shadow impacts would be the same as well.

## Alternative 4 – No Action Alternative

Under Alternative 4, no new development would occur on the Fort Lawton or Talaris sites at this time. The sites would remain in their existing conditions and no changes to aesthetic, view, light and glare or shadow conditions are anticipated.

### 3.7.3 Mitigation Measures

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The following measures have been identified to address the potential aesthetic impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal

regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

### **Legally-Required Measures**

- Proposed development would adhere to all applicable City of Seattle Land Use Code requirements related to aesthetics/light and glare and would be subject to the City's design review processes.
- Under Alternatives 2 and 3, proposed development on the Talaris site would require a Certificate of Approval from the City of Seattle Department of Neighborhoods to ensure that modifications do not significantly compromise the site's landmark status, including visual character and views. The Certificate of Approval would require the review and approval by the City of Seattle's Landmark Preservation Board.
- Landscaping would be provided per the City of Seattle landscape standards.
- Pedestrian-scale lighting would be provided consistent with code, function, and safety requirements. Exterior lighting would include fixtures to direct the light downward or upward and away from off-site land uses.

#### **3.7.4 Significant Unavoidable Adverse Impacts**

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Proposed development under the EIS Alternatives would change the visual character of the Fort Lawton or Talaris sites to new townhouses, rowhouses, and apartment buildings and open space/park facilities. No significant unavoidable adverse aesthetic/light and glare impacts are anticipated.

## 3.8 RECREATION AND OPEN SPACE

This section of the FEIS describes recreation and open space uses on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives on these uses are evaluated and mitigation measures identified.

### Key Findings

*The Fort Lawton site currently contains no formal recreation uses. Discovery Park is located immediately adjacent to the site. The Talaris site also contains no formal recreation uses, but is used informally by the community for walking. The closest public park is Laurelhurst Playfield and Community Center, approximately 0.25 miles to the east.*

*Under Alternatives 1 and 2, new residential development on the Fort Lawton site would generate demand for parks and recreation facilities. Under Alternative 1, the demand for approximately 4.7 acres of parks/recreation area could be satisfied by the incorporation of approximately 4.7 acres of land owned by the U.S. Army into Discovery Park, as well as the provision of approximately 8.2 acres of passive recreation areas and approximately 5.4 acres of active recreation areas (including two multi-purpose fields). Under Alternative 2, the demand for approximately 2.1 acres of parks/recreation areas could be fulfilled by use of the 4.7 acres of land on the west edge of the site as private open space or purchase of this land by the City for public use. However, if this area is retained by the U.S. Army, it could result in some demand by on-site residents at nearby parks. Under Alternative 3, the entire Fort Lawton site would be developed as a public park, including 17.0 acres of passive recreation uses and 7.6 acres of active recreation uses (including three multi-purpose fields). Approximately 4.7 acres of land owned by the U.S. Army would also be incorporated into Discovery Park under this alternative.*

*Under Alternatives 2 and 3, new residential development on the Talaris site would generate additional demand for approximately 4.7 acres of parks/recreation areas. While retained on-site walkways and open space areas could fulfill a portion of the demand for parks/recreation areas, the demand could result in increased use of nearby parks.*

*Overall, residential development under Alternatives 1, 2 and 3 is not expected to result in significant impacts on recreation and open space given the proposed open space and recreation areas. And, substantial parks and recreation facilities would be provided at the Fort Lawton site under Alternatives 1 and 3.*

### Methodology

Information on existing recreation facilities and parks/open space is from the Seattle Parks and Recreation (SPR) website. The analysis of demand for parks is based on level of service standards from City of Seattle's 2017 Parks and Open Space Plan.

### 3.8.1 Affected Environment

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This sub-section describes the existing recreation facilities and parks/open space on and near the Fort Lawton and Talaris sites.

#### Fort Lawton Site

##### **Site**

In 1897, the Seattle Chamber of Commerce and local citizens donated 703 acres of Magnolia Bluff to the U.S. Army for use as a base to defend Seattle and Puget Sound. Fort Lawton was in active military use through World Wars I and II, the Korean War and into the Vietnam War. In 1968, the Army transferred much of the base site to the City of Seattle, which subsequently became Discovery Park. After the land was transferred to the City, a 20-acre portion of the site was turned over to Native Americans to create the Daybreak Star Cultural Center. An area of approximately 46 acres was retained by the U.S. Army and used as a Reserve Center. Approximately 34 acres of the Army Reserve Center, and the subject of this EIS, is currently closed, vacant and in caretaker status by the U.S. Army. The Fort Lawton site is currently comprised of buildings, surface parking and vegetated areas. Approximately 9.6 acres of the site is in passive open space that includes natural wooded and vegetated areas. An additional approximately 5.9 acres is comprised of landscaped areas. There are no formal recreation uses on the Fort Lawton site.

##### **Fort Lawton Vicinity**

Discovery Park is located immediately west of the Fort Lawton site and is the largest park in the city of Seattle. The approximately 534-acre area park is located on Magnolia Bluff and offers views of Puget Sound, the Olympic Mountains and Cascade Mountains. The park includes two-miles of protected tidal beaches as well as open meadow lands, sea cliffs, forest groves, active sand dunes, thickets and streams. Boating access is available along 100-feet of shoreline north and 100 feet of shoreline south of the West Point lighthouse. Recreational facilities within the park include a 2.8-mile loop trail around the park, open space, beach areas, picnic areas, basketball courts, children's play areas, tennis courts and volleyball courts. The Daybreak Star Native American Cultural Center is in the north portion of the park and is operated by the United Indians of All Tribes Foundation for their programs and events, as well as for rental and use by the public. The Discovery Park Environmental Learning Center is also located within the park and includes classrooms for environmental programs and events.

Other parks in the Fort Lawton vicinity include the Kiwanis Memorial Preserve Park (located approximately one block to the east of the site) and Commodore Park (located less than 0.25 mile to the northeast of the site). The Kiwanis Memorial Preserve Park is generally comprised of natural open space areas and hiking trails. Commodore Park includes seating areas, picnic areas, walkways and open space adjacent to the Lake Washington Ship Canal.

## Talaris Site

### **Site**

The Talaris site is comprised of buildings and parking areas that are part of a conference center. The center is located within a park-like setting with ornamental landscaping and a man-made pond. Existing trees and other vegetation are located along the perimeter of the site and a natural area is located in the southern portion of the site. While there are no formal public park uses on the Talaris site, many local community members have historically used portions of it for strolling and dog walking. However, there are signs surrounding the site noting that it is private property and that public access and use of the property is prohibited.

### **Talaris Vicinity**

The closest public park to the Talaris site is Laurelhurst Playfield which is located less than 0.25 mile east of the site and includes ballfields, tennis courts, a children's play area and open space. The Laurelhurst Community Center is located adjacent to the playfield and provides several youth and recreation programs, including toddler/preschool age programs, after school programs and youth sports.

Other recreation and open space areas near the site include Belvoir Place (located 0.25 mile to the south), the Union Bay Natural Area (located 0.25 mile to the southwest) and Burke Gilman Playground Park (located 0.3 mile to the north). Belvoir Place is a small waterfront park that includes a dock and provides access for hand-carry boats. The Union Bay Natural Area is a 74-acre public wildlife and natural restoration area on the University of Washington campus; it includes walking trails and viewing areas. Burke Gilman Playground Park includes jogging trails that connect with the Burke Gilman Trail, a children's playground, seating areas, picnic tables and open space.

## Existing Citywide Demand for Park and Recreational Facilities

The growing population in Seattle has placed demands on the public park system and has impacted the limited active recreation resources available through Seattle Parks and Recreation (SPR). Between 2010 and 2016, Seattle's population increased by 78,140 individuals. Puget Sound Regional Council has projected that an additional 120,000 people will move to Seattle by 2035, with most growth occurring in the city's urban centers and villages. To meet the increased demand for park space and meet the City's adopted Level of Service (LOS) of eight acres of parkland per 1,000 residents, SPR needs to acquire approximately 40 acres of parkland by 2035.

### 3.8.2 Impacts of the Alternatives

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An analysis of the potential adverse recreation and open space impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred

Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

## Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite **(Applicant's Preferred Alternative)**

### **Fort Lawton Site**

Redevelopment on the Fort Lawton site under Alternative 1 would include 238 new senior supportive and affordable housing units that would accommodate approximately 586 residents.<sup>1</sup> Under Alternative 1, approximately 21.6 acres of park and recreation facilities would be provided on the site. The 21.6 acres includes 3.3 acres for an SPR maintenance facility and 18.3 acres of passive and active recreation and open space areas for use by the on-site residents, as well as the surrounding community. The SPR maintenance facility would use one of the existing buildings onsite. Sidewalks and trails would be provided throughout the site. The parks and recreation facilities would be designed in more detail in the future through a planning and public outreach process, and would be constructed when funding is available.

Approximately 13.0 acres of the site would be provided for passive recreation activities such as picnicking and viewing. Existing wooded areas in the north and south parts of the site would be preserved in their natural condition. A large passive park would be provided in the north part of the site and a small passive park would be created in the central site area, amongst the townhouses and row houses. The smaller park could include a children's play area(s). Up to 4.7 acres (of the 13 acres in passive recreation areas) of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. These park areas would be designed and constructed to SPR standards, and would be owned and maintained by SPR.

In addition, approximately 5.1 acres of the site would be developed for active recreation, including two unlit, multi-purpose fields in the central portion of the site, to the south of the housing and parking. Counting associated parking and site improvements, the total area devoted to active recreation is approximately 6 acres. These fields could be configured in a variety of orientations for different uses, including for both structured and unstructured athletics and community functions. It is anticipated that some league play would occur on these fields. The fields would include an irrigation system which would require electricity to run. It should be noted that the City has begun discussion with Seattle Public Schools (SPS) regarding their interest in owning and maintaining land dedicated to active recreation. Such uses could help meet SPS's recreational needs, as well as serving the broader public. As with other shared facilities in Seattle, these would likely be the subject of a Joint Use of Facilities Agreement with SPR.

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<sup>1</sup> Population estimates are based on comparable projects and are calculated as follows Senior Supportive housing – 86 residents (1.0 resident per unit); Affordable rental – 250 residents (2.5 residents per unit); and, Affordable ownership - 250 residents (5.0 residents per unit).



As mentioned above, the City's adopted LOS for parkland from the 2017 Parks and Open Space Plan is 8 acres per 1,000 residents. While this LOS is used as a citywide guideline for the entire City of Seattle, it can also be used to provide an estimate of the demand for parks and recreation facilities that could be generated by new residents on the Fort Lawton site. Based on the number of residents (586 people) that would reside on the site with development under Alternative 1 and the citywide LOS guidelines, there would be demand for approximately 4.7 acres of parks and recreation facilities. This demand could result in increased use of nearby parks (e.g., Discovery Park, Commodore Park, Kiwanis Memorial Preserve Park, etc.). However, new demand could also be satisfied by the incorporation of approximately 4.7 acres of land owned by the U.S. Army to Discovery Park, as well as the provision of approximately 8.2 acres of passive recreation areas and approximately 5.4 acres of active recreation areas onsite. The provision of new passive and active recreation facilities on the site would increase the amount of area and number of facilities that are available to the public. This increase in recreation area would also provide an additional amenity for nearby residents and the city of Seattle as a whole. As a result, no significant recreation and open space impacts are anticipated.

### **Talaris Site**

Under Alternative 1, the Talaris site would remain in its existing condition and no new development would occur on the site at this time. Recreation and open space conditions would remain as under existing conditions.

## **Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

### **Fort Lawton Site**

Under Alternative 2, market-rate housing would be developed on the Fort Lawton site, including 113 new single-family homes. Development under Alternative 2 would accommodate approximately 263 residents on the site.<sup>2</sup>

No new park or recreation facilities would be developed on the site under Alternative 2. Approximately 18.6 acres of the site would be in open space that would include areas for private yards on individual building lots. Up to 4.7 acres of forested land in the western portion of the site could be retained by the U.S. Army and used as open space for the Fort Lawton Army Reserve Center Veteran's Administration offices; purchased by the developer of the site and used as private open space for resident; or purchased by the City for future public use.

Based on the SPR 2017 Parks and Open Space Plan citywide LOS guidelines and the number of residents (263 people) that would reside on the site with development under Alternative 2, new residents would generate a demand for approximately 2.1 acres of parks and

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<sup>2</sup> Based on 2.33 residents per unit in the Magnolia neighborhood from the American Community Survey 2009-2013, census tract aggregation.

recreation facilities. This demand could be fulfilled by use of the 4.7 acres of land on the western edge of the as private open space or purchase of this land by the City for public use. However, if this area is used by the U.S. Army, it could result in some level of increased recreation demand by on-site residents at nearby parks such as Discovery Park, Commodore Park and Kiwanis Memorial Preserve Park.

### **Talaris Site**

Like development on the Fort Lawton site under Alternative 1, development on the Talaris site under Alternative 2 would include 238 new senior supportive housing and affordable housing units which would accommodate approximately 586 new residents on the site.

No park or recreation facilities would be developed on the Talaris side under Alternative 2. However, based on the site plan (see **Figure 2-11**), some of the open space areas (i.e., the existing pond and forested areas) and walkways would be retained onsite.

Based on the 2017 Parks and Open Space Plan citywide LOS guideline and the number of residents that would reside on the site with development under Alternative 2 (586 people), there would be demand for approximately 4.7 acres of parks and recreation facilities. While onsite walkways and open space areas could fulfill a portion of the demand generated under Alternative 2, the demand for parks and recreation facilities could result in increased use of nearby parks (e.g., Laurelhurst Playground, Belvoir Place, Burke Gilman Playground Park, the Union Bay Natural Area, etc.).

## **Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite**

### **Fort Lawton Site**

Under Alternative 3, the entire Fort Lawton site would be developed as a public park. Approximately 29 acres of open space area would be provided onsite, including the reuse of one of the existing buildings as an SPR maintenance building. Sidewalks and trails would be provided throughout the site. The parks and recreation facilities would be designed in more detail in the future through a planning and public outreach process, and would be constructed when funding is available. No housing would be developed on the site under Alternative 3.

A total of 17.0 acres on the Fort Lawton site would be provided for passive recreation uses. Existing forested areas in the north and south portions of the site would be preserved in their natural condition. Passive park areas would also be provided in the north part of the site. Like Alternative 1, up to 4.7-acres of forest land owned by the U.S. Army in the west site area would be incorporated into Discovery Park. All passive park areas would be designed and constructed to SPR standards and would be owned and operated by SPR.

A total of 7.6 acres on the site would be developed for active recreation, including three unlit, multi-purpose fields (versus two multi-purpose fields under Alternative 1). It is anticipated that some league play from SPR programming uses would occur on the site. The fields would include irrigation systems which would require electricity to run. All fields

would be designed and constructed per SPR standards and would be owned and operated by SPR.

While there would be no increase in demand for park and recreation facilities by residents on the Fort Lawton site under Alternative 3, the provision of passive and active recreation facilities on the site owned and operated by SPR would increase the amount of area and number of facilities that would be in the SPR inventory. This increase in recreation area (17 acres of passive and 7.6 of active recreation areas) would provide an additional amenity for nearby residents and the City of Seattle as a whole and would help satisfy the approximately 40 acres of parkland needed in the City by 2035.

### **Talaris Site**

Development under Alternative 3 on the Talaris site would be the same as described under Alternative 2. As result, potential recreation and open space impacts would be the same as under Alternative 2.

### **Alternative 4 – No Action Alternative**

Under the No Action Alternative, no new development would occur on the Fort Lawton site or the Talaris at this time. The sites would remain as under existing conditions and no impacts to recreation and open space would be anticipated. No new parks and recreational facilities would be developed on the Fort Lawton site, and the potential to satisfy some of the parkland needed in the City by 2035 would not be realized.

### **3.8.3 Mitigation Measures**

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The following measures have been identified to address the potential recreation and open space impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- A portion of the tax revenues generated directly and indirectly from development under the EIS alternatives—potentially including construction sales tax, retail sales tax, property tax, utilities tax, leasehold excise tax, and other fees from City licenses and permits during site redevelopment—would accrue to the City of Seattle and could help offset demands for public services, including parks and recreation.

### **Measures Proposed as Part of Project**

- Up to 4.7 acres of forest land on the western edge of the Fort Lawton project site would be incorporated into Discovery Park under Alternatives 1 and 3. This area could potentially be purchased by the City of Seattle under Alternative 2 or used as private open space.
- Under Alternatives 1 and 3, passive and active recreation areas would be provided on the Fort Lawton site, including 2 or 3 multiuse fields, respectively.

#### **3.8.4 Significant Unavoidable Adverse Impacts**

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No significant unavoidable adverse impacts to recreation and open space are anticipated.

## 3.9 HISTORIC AND CULTURAL RESOURCES

This section of the FEIS describes historic and cultural resources on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified. This section is based on the historic and cultural resources report prepared by Cultural Resource Consultants in October 2017 (see **Appendix H**).

### Key Findings

*Neither the Fort Lawton nor the Talaris site is on the National Register of Historic Places. The City Landmark status of the buildings on the Fort Lawton site has not been determined, but most do not appear to meet the criteria to be considered eligible for Landmark designation. The entire Talaris site is a designated City Landmark. The Fort Lawton site is considered to have a low potential to contain as-yet unknown archaeological sites; the Talaris site is considered to have a moderate potential to contain as-yet unknown archaeological sites.*

*Under Alternatives 1 and 3, all the existing buildings except Building 245 would be removed on the Fort Lawton site. Under Alternative 2, all the existing buildings would be removed on the Fort Lawton site. Existing buildings to be removed at the Fort Lawton site would be referred to the City Landmark Preservation Board for consideration. If a building is determined eligible for City Landmark status, requirements for mitigation of impacts to historic sites would be determined by the Landmarks Preservation Board. Under Alternatives 2 and 3, all the existing buildings would be retained and repurposed on the Talaris site. Development on the site could impact the site's landmarks status, and proposed development would require a Certificate of Approval from the Landmark Preservation Board to ensure that modifications do not significantly compromise the site's landmark status, including visual character and views. The probability of impacts to archaeological resources with development on either site is considered low, but somewhat greater with development under Alternatives 2 and 3 on the Talaris site. An archaeological survey would be conducted at the Talaris site prior to construction, and work stopped in the case of inadvertent discovery. Overall, significant impacts on historic and cultural resources are not expected with development at either site with adherence to applicable regulations.*

### Methodology

The assessment methods for the historic and cultural resources analysis included a review of previous ethnographic, historical and archaeological investigations onsite and in the local area; a records search at the Washington State Department of Archaeology and Historic Preservation (DAHP) for known sites in the immediate area; a review of relevant background literature and maps; and a pedestrian survey and subsurface testing. The cultural resources department at the Duwamish, Muckleshoot, Snoqualmie and Suquamish tribes were also contacted to inquire about project-related cultural information or concerns

on a technical staff-to-technical staff basis (see **Appendix H** for details on the historic and cultural resources analysis methodology).

### 3.9.1 Affected Environment

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This sub-section describes the regulatory context that applies to historic and cultural resources and existing historic and cultural resources on and near the Fort Lawton and Talaris sites.

#### Historic Resources Regulatory Context

Designated historic landmarks are those properties that have been recognized locally, regionally or nationally as significant resources to the community, city, state or nation. Recognition may be provided by: listing in the National Register of Historic Places (NRHP) or the Washington Heritage Register (WHR); through a nomination process managed by DAHP; or by listing as a local landmark. Typically, a property is not eligible for consideration for listing in the NRHP or WHR until it is at least 50 years old. For King County Landmarks, the age threshold is 40 years and for city of Seattle Landmarks it is 25 years.

#### **National Register of Historic Places**

The National Park Service administers the NRHP. The NRHP is the official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. NRHP properties have significance to the history of their community, state or the nation. Nominations for listing historic properties come from State Historic Preservation Officers, from Federal Preservation Officers for properties owned or controlled by the United States Government and from Tribal Historic Preservation Officers for properties on tribal lands. Private individuals and organizations, local governments and American Indian tribes often initiate this process and prepare the necessary documentation. In Washington State, the Washington State Advisory Council on Historic Preservation, organized and staffed by DAHP, considers each property proposed for listing and makes a recommendation on its eligibility.

To be eligible for listing, a property must normally be at least 50 years of age and possess significance in American history and culture, architecture or archaeology to meet one or more of four established criteria. A property must also have integrity, which is defined as "the ability of a property to convey its significance." <sup>1</sup>

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<sup>1</sup> National Park Service. *How to Apply the National Register Criteria for Evaluation*. National Register bulletin, 15. U.S. Department of the Interior, National Park Service, Interagency Resources Division, 1997.

### **Washington Heritage Register**

The Washington Heritage Register is an official listing of historically-significant sites and properties found throughout the state. The list is maintained by DAHP and includes districts, sites, buildings, structures and objects that have been identified and documented as being significant in local or state history, architecture, archaeology, engineering or culture. Sites which are listed in the NRHP are automatically added to the Washington Heritage Register.

### **King County Landmarks Process**

The King County Historic Preservation Program administers the King County Landmarks process. Anyone may nominate a building, site, object, structure or district in King County for consideration as a King County Landmark. The King County Historic Preservation Officer reviews the nomination for completeness and schedules a public hearing before the King County Landmarks Commission for consideration. King County Code 20.62 requires that to be designated, a property must be more than 40 years old; possess integrity of location, design, setting, materials, workmanship, feeling and association; and meet at least one of five criteria.

### **City of Seattle Landmarks Process**

Local recognition of historical significance in Seattle is provided through the process of designation of the property as a Seattle Landmark. The process consists of three sequential steps involving the Landmarks Preservation Board: submission of a nomination and its review and approval by the Board; designation by the Board; and negotiation of controls and incentives by the property owner and the Board staff. A final step in Seattle's landmarks process is approval of the designation by an ordinance passed by City Council.

The city of Seattle's Landmarks Preservation Ordinance (SMC 25.12) requires that to be designated, a building, object or site must be at least 25 years old and must meet at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350).

To make changes to the exteriors and in some case the interiors of designated Landmark buildings in the city of Seattle, a Certificate of Approval from the Landmarks Preservation Board must be obtained. This entails completing an application detailing proposed changes and a presentation before the Board for a members' vote. Based on the vote results, an application is approved, approved with conditions, or denied. A Certificate of Approval or a Letter of Denial is then issued.

## Cultural Resources Regulatory Context

As described in **Chapter 2**, the proposed Fort Lawton Project is subject to SEPA, and could be subject to NEPA review; therefore, the applicability of both federal and Washington State regulations is considered in the cultural resources analysis for the project.

Section 106 of the National Historic Preservation Act (NHPA) requires that a federal agency consider the effects of undertakings upon historic properties within the project's Area of Potential Effects (APE). The APEs for the Fort Lawton project are defined as the areas within the Fort Lawton and Talaris site boundaries. The Fort Lawton site (and APE) is located in the Magnolia neighborhood in northwest Seattle; the Talaris site (and APE) is located in the Laurelhurst neighborhood in northeast Seattle.

Several Washington State laws specifically address archaeological sites and Native American burials and would pertain to redevelopment of the Fort Lawton and Talaris sites, including the Archaeological Sites and Resources Act [RCW 27.53] and the Indian Graves and Records Act [RCW 27.44].

(See **Appendix H** for details on historic and cultural regulatory context.)

### Fort Lawton Site

#### **Historic Resources**

##### *Site Historical Context*

In 1897, the Seattle Chamber of Commerce and local citizens donated 703 acres of Magnolia Bluff to the U.S. Army for use as a base to defend Seattle and Puget Sound. Fort Lawton was in active military use as a staging center and prisoner of war camp through World Wars I and II, the Korean War and into the Vietnam War. At the height of base activities during World War II, the Fort included 450 buildings and housed 20,000 soldiers. In 1968, the Army decided to transfer much of the base site to the City of Seattle, which subsequently became Discovery Park, the City's largest park (534 acres). After the land was transferred to the City, a 20-acre portion of the site was turned over to Native Americans to create the Daybreak Star Cultural Center. An area of approximately 46 acres was retained by the U.S. Army and used as a Reserve Center. In 2000, the Army built the Fort Lawton Army Reserve Complex (FLARC) building at the Reserve Center, which was transferred to the Veterans Administration (VA) in 2011. The Federal Government plans to retain the portion of the Army Reserve Center site that contains FLARC, together with supporting parking and the military cemetery. The remaining approximately 34 acres of the Army Reserve Center (the subject of this EIS) is currently closed and vacant and is in caretaker status by the Army (see **Appendix H** for details about the history of the Fort Lawton site).



## Site Buildings

There are currently six main buildings on the Fort Lawton site. Other buildings and structures are also present. **Table 3.9-1** lists the existing buildings and other buildings/structures and the dates they were built, and **Figure 3.9-1** depicts the locations of the buildings/structures. The 2012 U.S. Army NEPA Environmental Assessment (EA) determined that the Fort Lawton site was not eligible for listing in the NRHP. The EA did not evaluate buildings relative to Seattle Landmark criteria. Several of the buildings are at least 25 years old. However, the overall site is considered to have poor integrity and individually, most of the buildings on the site do not appear to meet the criteria to be considered eligible for Seattle Landmark designation due to a lack of significant associations, design characteristics or prominence, or do not meet the age threshold of 25 years. The exception is Harvey Hall, which could meet several of the Seattle Landmark criteria. Harvey Hall is an example of a Cold War military facility that was intended to be part of the local community and has retained a high level of integrity.

**Table 3.9-1**  
**FORT LAWTON SITE – EXISTING BUILDINGS & STRUCTURES**

Building Name	Building Number	Build Date
<b>Major Buildings</b>		
Harvey Hall	Building 216	1958, 2003
Leisy Hall	Building 220	1972, 1976
Area Maintenance Support Activity (AMSA)	Building 222	1972
Maintenance	Building 211	1958
Maintenance	Building 214	2000
Organizational Maintenance Shop (OMS)	Building 245	1999
<b>Other Buildings and Structures</b>		
Fuel Shed	Building 223	1972
Storage Shed	Building 228	1990
Incinerator Stack	Incinerator Stack	1934
Pumphouse	Pumphouse	2001

**Source:** CRC, 2017.

## Fort Lawton Vicinity

Review of DAHP's Historic Property Inventory shows that 75 historic resources have been identified within approximately 500 feet of the Fort Lawton site. These resources are primarily early to middle twentieth century single-family residences. Six historic resources within 500 feet of the site have been recorded in more detail, including the on-site buildings (see Table 2 in **Appendix H** for a list of these buildings). Each of these resources has been determined not eligible for the NRHP. They have not been evaluated for eligibility for nomination as Seattle Landmarks.

Fort Lawton Army Reserve Center Redevelopment Project  
Final Environmental Impact Statement



Note: This figure is not to scale



Source: Cultural Resources Consultants, 2017.

**Figure 3.9-1**  
Fort Lawton Existing Buildings

The Fort Lawton Cemetery located immediately west of the site was established in 1898. The cemetery has been determined eligible for listing in the NRHP based on its associations with the development of Fort Lawton and its uniqueness as the only “post” cemetery in King County. Additionally, one mid-twentieth century residence has been recorded east of the site on 36th Avenue W but has not been evaluated for potential historical significance.

There are several properties within one mile of the site that have been listed on the NRHP, Washington Heritage Register (WHR), Seattle Landmarks Register (SLR) or as a National Historic Landmark. The Fort Lawton Historic District is located 0.25 mile west of the site. However, due to the distance from the site there is little potential for impacts from the project.

## **Cultural Resources**

### *Archaeological Context*

Thousands of years of human occupation of Puget Sound have been documented in a number of archaeological and ethnographic investigations over the past decade that provide a regional context for evaluation the Fort Lawton redevelopment. Archeological evidence suggests the presence of nomadic hunter-gatherers during the late Pleistocene to early Holocene. Human land use was generally structured around natural resources, such as fresh water, terrestrial and marine food resources, forests, and suitable terrain.

### *Ethnographic Context*

The Fort Lawton site is located within the traditional territory of the Duwamish, a southern South Coast Salish people whose settlements were often located near major waterways within Puget Sound. Members of Suquamish and Muckleshoot tribes also used the vicinity. Ethnohistoric economies were dependent on seasonally available resources, which translated to seasonal occupation and logistic mobility. Near Fort Lawton, Salmon Bay was a thoroughfare for Puget Sound peoples headed to Lake Washington via canoe, as well as a resource for fishing and trading with neighboring tribes.

### *Previously Recorded Sites and Surveys*

Seven archaeological sites have been recorded within one mile of the Fort Lawton site (see Table 1 in **Appendix H** for a list of these sites). One precontact archaeological site has been recorded 0.28 mile from the Fort Lawton site. When discovered in 1950, several stone tools were found at this site; when revisited in 1958, no artifacts or deposits were observed, having likely been collected by local residents. Other precontact archaeological sites are located near shorelines. Historic-era archaeological sites associated with Fort Lawton have been identified west of the site. These include a historic building foundation and a historic dump site used by the military. No archeological sites have been recorded within the Fort Lawton site.

## *Potential for Unrecorded Cultural Resources*

The DAHP statewide predictive model uses data about the locations of known archaeological sites to identify where previously unknown archaeological sites are more likely to be found. Based on this model, the Fort Lawton site is mostly ranked “Survey Highly Advised: High Risk” with some areas of “Very High Risk” and “Moderate Risk.” However, the Fort Lawton site location is considered to have low potential overall to contain as-yet unknown archaeological sites due to the extent of prior ground disturbance for the former military uses. Field observations support this conclusion, with no aboveground evidence of archaeological sites observed. If precontact archaeological materials do exist within the site, they could include the remains of habitation sites, lithic scatters or similar features representing domestic, subsistence or ceremonial activities. Historic period archaeological materials would most likely be related to military activities.

(See **Appendix H** for details on existing historic and cultural resources on and near the Fort Lawton site.)

## *Talaris Site*

### **Historic Resources**

#### *Site Historical Context*

In the 1960s and 1970s, the Talaris site was developed as the Battelle Memorial Institute. Apartment buildings A, B and C, and Seminar Building D were built during phase one of construction, from 1965-1967. Lodge Building E, Dining Building F and Office Building G were built during phase two, 1970-1971. NBBJ, Inc. was the design architect for the Battelle Memorial Institute in both phases. The designed landscape includes a water feature and pedestrian bridge, as well as natural and ornamental landscaping. The firm of Richard Haag Associates was responsible for both the conceptual Master Plan and landscape design. The Battelle campus was used for educational seminars, conferences and workshops and as an advanced study center.

In 1997, Battelle sold the property to ERA Communities of Laurelhurst, and in 2000, ERA Communities sold the property to 4000 Property, LLC. The property was leased to the Talaris Research Institute which used the facilities to study early childhood development. In 2012, Talaris Research was sold to a Maryland-based company. The property is currently used as a conference center, known as the Talaris Conference Center. In 2013, the buildings and landscaping at the Talaris site were designated as an historic landmark by city of Seattle. The site has been determined eligible for listing in the NRHP. The buildings and landscaping are also considered to have local and national significance (see **Appendix H** for details about the history of the Talaris site).

## Site Buildings

There are currently nine buildings on the Talaris site. Other features are also present. **Figure 3.9-2** depicts the locations of the buildings and features and **Table 3.9-2** lists the buildings and features onsite and years of construction.

**Table 3.9-2**  
**TALARIS SITE – EXISTING BUILDINGS & STRUCTURES**

Building Number (Use)	Build Date
<b>Buildings</b>	
Apartment Building A	1966
Apartment Building B	1966
Apartment Building C	1966
Seminar Building D	1966
Lodge Building E	1971
Dining Building F	1971
Office Building G	1971
Equipment Shed	Unknown (after 1992)
Pumphouse	2001
<b>Other Features</b>	
Water Feature (Pond)	1967
Pedestrian Bridge	1971

**Source: CRC, 2017.**

## Talaris Vicinity

Approximately 130 historic resources have been identified within approximately 500 feet of the Talaris site. There resources are early to middle twentieth century single-family residences.

## Cultural Resources

### Archaeological Context

The archeological context of the Talaris site is as described for the Fort Lawton site.

### Ethnographic Context

The Talaris site is located along the same canoe route connecting Puget Sound to Lake Washington as discussed in the Fort Lawton ethnographic context section. The Talaris site was in the homeland of the Lakes Duwamish. Precontact Suquamish settlements were often located on major waterways and heads of bays or inlets. The Muckleshoot Indian Tribe includes the descendants of an amalgam of tribes that lived in the Green River and White River valleys.



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Note: This figure is not to scale



North

Source: Cultural Resource Consultants, 2017.

**Figure 3.9-2**  
Talaris Existing Buildings

### *Previously Recorded Sites and Surveys*

Seven archaeological sites have been recorded within one mile of the Talaris site (see **Appendix H** for details). The closest archaeological site to the Talaris site is located 0.19 mile away from the site and has been recommended eligible for NRHP based on its high structural and depositional integrity and potential to provide significant historic information. Precontact sites recorded near the site are limited to two precontract isolates. Both isolates were found in disturbed sediments and not in association with intact cultural deposits. The precontact sites were recommended not eligible for listing in the NRHP. No archeological sites have been recorded within the Talaris site.

### *Potential for Unrecorded Cultural Resources*

The DAHP statewide predictive model ranked the Talaris site “Survey Highly Advised: Very High Risk.” The Talaris site has been previously altered by earthmoving activity but is considered to have moderate potential for as-yet unknown archeological sites due to the presence of the historical Union Bay shoreline and Holocene peat deposits on the site. As with the Fort Lawton site, precontact-era archaeological materials could include the remains of habitation sites, lithic scatters or similar features representing domestic, subsistence, or ceremonial activities. Historic period archeological materials could be associated with homesteading or farming.

(See **Appendix H** for details on existing historic and cultural resources on and near the Talaris site.)

## 3.9.2 Impacts of the Alternatives

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An analysis of the potential adverse historic and cultural resources impacts of Alternative 1, the Applicant’s Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant’s Preferred Alternative**)

#### **Fort Lawton Site**

##### *Historic Resources*

Except for OMS Building 245, all existing buildings and structures on the site would be demolished, including Harvey Hall which is recommended eligible for nomination as a Seattle Landmark. Existing buildings to be removed would need to be referred to the City Landmarks Preservation Board for consideration, following the process described in more detail in **Appendix H**. If a building is determined eligible for City Landmark status,

requirements for mitigation of impacts to historic sites would be determined by the Landmarks Preservation Board.

The adjacent Fort Lawton Cemetery would not be indirectly (e.g., visually) affected by redevelopment under Alternative 1.

### *Cultural Resources*

Development under Alternative 1 would include minimal site grading because proposed buildings would be designed to conform to the existing site topography. Undeveloped areas of the site are forested and sloped and would not have been suitable for occupation or other activities with potential to generate significant archaeological deposits. As described previously, Fort Lawton is considered to have a low potential to contain as-yet unknown archaeological sites due to the extent of prior ground disturbance. For these reasons, the probability of impacts to archaeological resources under Alternative 1 is considered low.

#### **Talaris Site**

Under Alternative 1, the Talaris site would not be redeveloped and historic and cultural resources would remain as under existing conditions. No impacts to historic or cultural resources are expected.

### Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite

#### **Fort Lawton Site**

### *Historic Resources*

Under Alternative 2, all buildings and structures would be demolished, including Harvey Hall, a building that is recommended eligible for nomination as a Seattle Landmark. Like Under Alternative 1, existing buildings to be removed would need to be referred to the City Landmarks Preservation Board for consideration. If a building is determined eligible for City Landmark status, requirements for mitigation of impacts to historic sites would be determined by the Landmarks Preservation Board.

Indirect impacts to the adjacent Fort Lawton Cemetery would occur due to the construction of a road and housing in proximity to the eastern cemetery boundary. This would affect the integrity of setting of the NRHP-eligible cemetery through the introduction of new built environmental elements.

### *Cultural Resources*

Like under Alternative 1, the probability of encountering archaeological impacts is low. Although Alternative 2 could include the construction of retaining walls and/or deep



foundations and more overall ground disturbance, the likelihood of impacting as-yet unknown archaeological sites is low given the extent of prior ground disturbance at the site.

### **Talaris Site**

#### *Historic Resources*

Under Alternative 2, all of the site's major buildings and most of the landscaping would be retained. However, impacts to this designated Seattle Landmark and NRHP-eligible site would be generated by proposed alterations to the existing campus and buildings. Specifically, impacts would occur due to alterations to the designed landscape and any interior alterations visible from the outside. The massing of units in large groups along NE 41<sup>st</sup> Street and deeper within the site would also be inconsistent with the siting and design of existing buildings and the surrounding neighborhood. Removal of vegetation planted as a part of the landscape design would also be considered an impact.

#### *Cultural Resources*

As described previously, the Talaris site is considered to have a moderate potential for as-yet unknown archaeological sites due to the presence of the historical Union Bay shoreline and Holocene peat deposits. Under Alternative 2 minimal grading is anticipated; however, construction of retaining walls and/or deep foundations could be necessary, leading to the possibility of localized impacts to archaeological resources.

### Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### *Historic Resources*

Under Alternative 3, direct impacts to historic resources (e.g., Harvey Hall) would be the same as described under Alternatives 1 and 2.

Indirect impacts to the Fort Lawton Cemetery are not anticipated because new construction would not occur adjacent to the cemetery. A forested buffer would be retained east of the cemetery and a multiuse field would be located north of Texas Way, to the north of the cemetery.

#### *Cultural Resources*

The potential for impacts to archaeological resources would be the same as described for Alternatives 1 and 2 (i.e., the potential for impacts would be low).

### **Talaris Site**

Potential impacts to historic and cultural resources on and near the Talaris site would be the same as those described under Alternative 2, because the same development is proposed.

### **Alternative 4 – No Action Alternative**

Under the No Action Alternative, the Fort Lawton and Talaris sites would not be redeveloped at this time and would remain in their existing conditions. Buildings at Fort Lawton would likely continue to deteriorate. The Army may choose to retain the property in caretaker status, or could sell it to another party. Future development of the property by others would have the potential to impact the setting of the Fort Lawton Cemetery and would likely involve removing existing buildings. Under the No Action Alternative, the Talaris property could be sold to another party. Future use and development of the property would be subject to the City's Certificate of Approval process because it has been designated a Seattle Landmark.

### **3.9.3 Mitigation Measures**

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The following measures have been identified to address the potential historic and cultural resources impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- Existing buildings that appear to meet the criteria for landmark designation and are proposed to be demolished at the Fort Lawton site would be referred to the City's Landmark Preservation Board (LPB) for their consideration as a City Landmark. If a building is designated as City Landmark, a Certificate of Approval will be required before any changes requiring a Certificate of Approval can be made to the landmark (see **Appendix H** for details).
- Under Alternatives 2 and 3, proposed development at Talaris would be reviewed by the City Landmarks Preservation Board. Any changes to the site would comply with the designating ordinance or Controls and Incentives Agreement for the property. Proposed changes should also meet the Secretary of the Interior's Standards for Rehabilitation and Secretary of the Interior's Standards with Guidelines for the Treatment of Cultural Landscapes.

- Should any as-yet unknown potentially significant archaeological sites be encountered during construction and it is not possible to avoid them, impacts would be minimized by one or more of the following:
  - Limiting the magnitude of the proposed work;
  - Modifying proposed development through redesign or reorientation to minimize or avoid further impacts to resources; or
  - Archaeological monitoring, testing, or data recovery excavations (DAHP 2010).
- Other measures that could be implemented to minimize adverse impacts to an archaeological site include:
  - Relocating the project on the site;
  - Providing markers, plaques, or recognition of discovery;
  - Imposing a delay of as much as 90 days (or more than 90 days for extraordinary circumstances) to allow archaeological artifacts and information to be analyzed; or
  - Excavation and recovery of artifacts (DON 2015).
- Under Alternatives 2 and 3, an archaeological survey would be conducted prior to development at the Talaris site due to the moderate potential for subsurface archaeological sites to be present.
- If ground disturbing or other activities result in the inadvertent discovery of archaeological deposits, work would be halted in the immediate area and contact made with DAHP. Work would be halted until further investigation and appropriate consultation is concluded.
- In the unlikely event of the inadvertent discovery of human remains, work would be immediately halted in the area, the discovery covered and secured against further disturbance, and contact made with law enforcement personnel, consistent with the provisions in RCW 27.44.055 and RCW 68.60.055.

### **Other Possible Measures**

- Under Alternative 2, an undeveloped buffer could be retained around Fort Lawton Cemetery to avoid affecting its integrity of setting through introduction of new built environment elements.
- Under Alternatives 2 and 3, interpretive information conveying the historical significance of the Talaris site could be used as public education tools or integrated into future planning and design efforts.

#### 3.9.4 Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse historic or cultural resources impacts are anticipated.

### 3.10 TRANSPORTATION

This section of the FEIS describes the transportation conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified. The section is based on the *Transportation Technical Report* prepared by Heffron Transportation, Inc. (see **Appendix I**).

#### Key Findings

*Access through the Fort Lawton site is currently provided by Texas Way. There are presently no on-site sources of traffic. The project's effect on area traffic operations was evaluated using level of service (LOS), which are rated from LOS A, reflecting excellent operations to LOS F, reflecting congested conditions. Although the City of Seattle does not have adopted level of service standard for individual intersections, it typically considers operation of LOS D as acceptable. The City may tolerate delays in the LOS E or F range for minor movements at unsignalized intersections or at signalized intersections where additional traffic control measures are not applicable or desirable. For signalized intersections that operate at LOS E or F without the project, the City will typically accept increases in delay of less than 5 seconds per vehicle.*

*Near the Fort Lawton site, all intersections presently operate at LOS B or better and are expected to continue at the same levels in 2030 without the Fort Lawton project. More distant from the site, the W Emerson Place/Gilman Avenue W intersection currently operates at LOS F, and vehicle delays at this all-way-stop intersection would continue to increase through 2030 without the project.*

*Access through the Talaris site is currently provided by NE 41<sup>st</sup> Street. The Talaris Conference Center periodically generates traffic from conference center guests and employees. In the Talaris site study area, the NE 45<sup>th</sup> Street/Union Bay Place/Mary Gates Memorial Drive intersection currently operates at LOS E during the PM peak hour and is expected to degrade to LOS F by 2030 without the project. The other study intersections currently operate at LOS D or better and are expected to remain at the same levels in 2030 without the project.*

*Under Alternatives 1, 2 and 3, truck traffic and employee traffic would temporarily increase during construction activities for development at the Fort Lawton and Talaris sites. With implementation of a Construction Management Plan, and due to the temporary nature of the truck and employee traffic, this increase in traffic is not expected to result in significant impacts.*

*With development at the Fort Lawton site under Alternatives 1 and 3, the existing access provided by Texas Way would be retained; no additional access points to the surrounding neighborhood would be provided. Under Alternative 2 at the Fort Lawton site, access would continue to be provided from the south at Texas Way/W Government Way but would terminate at a cul-de-sac to the north; four additional access points to the surrounding*

neighborhood would be provided. With development under Alternatives 2 and 3 at the Talaris site, the existing site access would remain the same. At full buildout, Alternatives 1, 2 and 3 would increase daily vehicle trips above existing levels in the Fort Lawton and Talaris vicinities. However, no significant LOS changes are expected at intersections near either of the sites. At the Fort Lawton site, all alternatives would add traffic to intersections farther from the site including the three Magnolia access points, the proportion of project-generated traffic would be small compared to the total intersection volumes and would not change the overall intersection levels of service. Under Alternatives 1 and 3, peak parking demand could exceed supply at the Fort Lawton site. Excess parking demand could be addressed through parking management strategies. Transit and non-motorized facilities would be adequate at both sites to accommodate increases in demand resulting from all alternatives. As a result, no significant transportation impacts are expected during operation of the project.

## Methodology

The transportation analysis was performed using best practice methodologies developed by the Institute of Transportation Engineers (ITE). The Affected Environment section describes various elements of the transportation system as they currently exist and changes that could occur in the future without the proposed project. All future analyses were performed for the year 2030 to be consistent with other transportation planning efforts in Seattle.

Trip generation for the EIS alternatives was estimated using the recommended methodology in the ITE current edition of the *Trip Generation Handbook*. Average ITE trip rates for the affordable housing were adjusted to account for anticipated mode-of-travel characteristics from the year 2010 Census compiled by the PSRC. Analysis performed for a similar project<sup>1</sup> was reviewed to determine the appropriate trip generation for the Senior Supportive Housing. Trip generation for the athletic fields was estimated based on an analysis of a similar facility.<sup>2</sup>

The trip distribution pattern for the residential trips was developed using data from the City of Seattle's Concurrency Director's Rule 5-2009. The City's database does not have information about recreational trips. Therefore, the trip distribution pattern for the athletic field trips was based on existing travel patterns at the entrance to Discovery Park as well as trip patterns at the other study area intersections.

A level of service analysis was conducted for the study area intersections for AM and PM peak hour conditions under the EIS alternatives. Level of service (LOS) is a qualitative measure used to characterize traffic operating conditions. The quality of traffic conditions is graded from LOS A, the best and represents good traffic operations with little or no delay to motorists,

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<sup>1</sup> *Ballard Senior Housing Project*, Heffron Transportation, 2012.

<sup>2</sup> *Parking and Transportation Impact Analysis for the Loyal Heights Playfield Improvements*, Heffron Transportation, 2006.

through LOS F, the worst and indicates poor traffic operations with long delays. The City of Seattle does not have an adopted level of service standard for individual intersections; however, typically considers operation of LOS D as acceptable. The City may tolerate delays in the LOS E or F range for minor movements at un-signalized intersections or at signalized intersections where additional traffic control measures are not applicable or desirable. Levels of service were determined using the *Synchro 10.1* traffic operations analysis software. The models reflect current intersection geometries and levels of service were reported based upon guidelines presented in the *Highway Capacity Manual*.<sup>3</sup>

Parking demand was estimated for the EIS alternatives based on rates compiled from a variety of sources. Parking demand for single-family and multi-family households was determined from data compiled by the Puget Sound Regional Council (PSRC) from the 2010 Census. Parking demand for the Alternative 1 Senior Supportive Housing was determined from analysis completed for another senior housing project.<sup>4</sup> Parking demand for the proposed athletic fields was based on an analysis for similar facilities.<sup>5</sup>

(See **Appendix I** for details on the transportation analysis methodology.)

### 3.10.1 Affected Environment

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This sub-section describes existing transportation system and traffic conditions on and near the Fort Lawton and Talaris sites.

#### **Fort Lawton Site**

##### **Roadway Network**

Vehicular access through the Fort Lawton site is presently provided by Texas Way, a street that generally passes north-south through the site. The primary access point to the site is from the south via the intersection of Texas Way and W Government Way. Secondary access is available from the north via the intersection of Texas Way and 40<sup>th</sup> Avenue W. There are several former vehicular access points to the site from 36<sup>th</sup> Avenue W; however, these access locations are currently closed.

Study area intersections near Fort Lawton were selected based on the vehicular travel routes expected to be used to access and egress the site. The following four intersections were evaluated for both the morning and afternoon peak hours.

- 40<sup>th</sup> Avenue E / Texas Way;
- Discovery Park Boulevard / Texas Way;
- W Government Way / 36<sup>th</sup> Avenue W; and

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<sup>3</sup> Highway Capacity Manual, 6<sup>th</sup> Edition, Transportation Research Board, 2016.

<sup>4</sup> *Ballard Senior Housing Project*, Heffron Transportation, Inc., Ballard Senior Housing Project Parking Needs Assessment, July 25, 2012.

<sup>5</sup> *Parking and Transportation Impact Analysis for the Loyal Heights Playfield Improvements*, Heffron Transportation, Inc. March 2006.

- Discovery Park Boulevard / 34<sup>th</sup> Avenue W.

All the study area intersections are currently un-signalized. Roadways in the Fort Lawton study area were inventoried and are described in **Appendix I**. No major changes are planned for area streets or intersections.

### Traffic Volumes

Existing traffic volumes in the Fort Lawton vicinity are primarily generated by local residential development and visitors to Discovery Park. Based on observations and seasonal counts at Magnuson Park—which offers similar types of recreational opportunities—traffic volumes at Discovery Park are expected to be highest during the summertime. They are expected to peak in the morning when parents drop off students who participate in day camps offered at the park. Peak period turning movement counts were conducted at all Fort Lawton site study area intersections in July 2017. The highest existing hourly volumes in the morning began at 8:00 AM at all intersections. The highest afternoon hourly volumes varied from times starting between 4:00 and 5:00 PM (see **Appendix I** for the existing (2017) and 2030 No Action traffic volumes).

Future traffic volumes were forecast for the year 2030. Historical traffic counts conducted by the Seattle Department of Transportation (SDOT) in the study area indicate that both daily and peak hour volumes have decreased in the past decade and there is little growth from new development expected in the immediate vicinity. Based upon these trends, it was determined that a rate of 1.0% per year would result in a conservatively high estimate of traffic growth from new development activity in the vicinity.

### Traffic Operations

**Table 3.10-1** summarizes level of service results for existing and 2030 No Action (without the project) conditions. As shown, all intersections in the study area currently operate at LOS B or better and are expected to continue at the same levels in 2030 without redevelopment of the Fort Lawton site.



**Table 3.10-1**  
**LEVEL OF SERVICE NEAR FORT LAWTON SITE - EXISTING & 2030 NO ACTION**

Intersection	AM Peak Hour				PM Peak Hour			
	Existing (2017)		2030 No Action		Existing (2017)		2030 No Action	
	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS	Delay	LOS	Delay	LOS	Delay
<b>All-Way Stop-Controlled</b>								
W Government Way / 34 <sup>th</sup> Avenue W	B	10.3	B	11.5	B	11.0	B	12.2
W Government Way / Discovery Park Boulevard / 36 <sup>th</sup> Avenue W	A	8.3	A	8.6	A	9.3	A	10.0
<b>Side-Street Stop-Controlled</b>								
40 <sup>th</sup> Avenue E / Texas Way ( <i>overall</i> )	A	4.8	A	4.5	A	4.6	A	4.5
Westbound Movements	A	8.9	A	9.0	A	9.6	A	9.8
Southbound Left Turns	A	7.3	A	7.4	A	7.5	A	7.5
Discovery Park Blvd / Texas Way ( <i>overall</i> )	A	0.6	A	0.7	A	2.5	A	2.6
Eastbound Left Turns	A	0.0	A	0.0	A	7.5	A	7.6
Southbound Movements	B	10.3	B	10.6	B	10.7	B	11.2

**Source: Heffron Transportation, Inc., 2017.**

Determined using the Synchro 10.1 software.

1. Level of service.

2. Average seconds of delay per vehicle.

### Parking

There is one existing publicly-accessible 73-space parking lot on the Fort Lawton site, located between Building 245 and the structures to the south. Three other parking lots on the site are closed to the public and have an unknown number of parking spaces. Adjacent to the site, on-street parking is provided along certain streets that front or connect to the site.

### Traffic Safety

Collision data for the study area intersections outside of Discovery Park was obtained from SDOT (SDOT does not collect collision data inside the park and no data are available for the Texas Way/40<sup>th</sup> Avenue W intersection). The historical collision data reflects the period between July 1, 2014 and July 31, 2017. Zero or one collision was reported at each intersection over the three-year study period. Overall, these data do not indicate any unusual traffic safety conditions in the study area.

### Transit

King County Metro Transit (Metro) Route 33 provides two-way bus service along Texas Way W through the Fort Lawton site. Within a half mile of the site, Metro Route 24 provides service with stops in both directions along 34<sup>th</sup> Avenue W. King County Metro's *Long Range Plan*<sup>6</sup> indicates that the existing level of local bus service is planned to remain through its long-range planning year of 2040. It also identifies provision by 2040 of additional

<sup>6</sup> King County Metro, Metro Connects: Long Range Plan 2016, Adopted January 2017.

“frequent” bus service (defined as buses that are so frequent that a schedule is not needed) along a route that includes W Government Way and 34<sup>th</sup> Avenue W.

### Non-Motorized Facilities

There is a continuous sidewalk on the west side of Texas Way W between Discovery Park Boulevard and the north gate to Fort Lawton; about a 200-foot segment of Texas Way W between the gate and 40<sup>th</sup> Avenue NE has no sidewalk or shoulder. Sidewalks are present on both sides of the street along W Government Way and 34<sup>th</sup> Avenue W and are intermittent along 36<sup>th</sup> Avenue W. There is a multi-use path on the south side of Discovery Park Boulevard west of 36<sup>th</sup> Avenue W, and no sidewalk or walkway on the north side of that street. W Government Way has marked crosswalks along the north, south and east legs at its intersection with 36<sup>th</sup> Avenue W and across all legs at its intersection with 34<sup>th</sup> Avenue W. Crosswalks are also present across Texas Way W near the Veterans Affairs (VA) facility. Narrow painted bicycle lanes are present on W Government Way in both directions. There is an extensive non-motorized trail system within Discovery Park just west of the site. The trail system can be reached via Discovery Park Boulevard or Texas Way.

(See **Appendix I** for details on existing transportation system and traffic conditions on and near the Fort Lawton site.)

### Talaris Site

Information about the transportation system near the Talaris site was obtained from a recent study of that property<sup>7</sup> and updated with information from field observation and other sources as described in the following sections.

### Roadway Network

The Talaris site is currently accessed from NE 41<sup>st</sup> Street; a second access to 38<sup>th</sup> Avenue NE is currently closed to vehicular traffic. The following intersections were evaluated for the Talaris site.

- NE 45<sup>th</sup> Street/Union Bay Place NE/NE 45<sup>th</sup> Place/Mary Gates Memorial Drive NE;
- NE 45<sup>th</sup> Street/Sand Point Way NE/38<sup>th</sup> Avenue NE;
- Sand Point Way NE/40<sup>th</sup> Avenue NE; and
- NE 41<sup>st</sup> Street/41<sup>st</sup> Avenue NE.

The NE 41<sup>st</sup> Street / 41<sup>st</sup> Avenue NE intersection is unsignalized and the other three are signalized. Roadways in the Talaris study area were inventoried and are described in **Appendix I**. No major geometry changes are planned for area streets or intersections. However, traffic signal timings were optimized for analysis of future conditions to account for future Intelligent Transportation System (ITS) improvements planned along Sand Point Way NE and NE 45<sup>th</sup> Street.

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<sup>7</sup> *Transportation Impact Analysis for the 4000 Property*, The Transpo Group, October 2013.

## Traffic Volumes

Two studies previously conducted in the area found that the highest volume traffic occurs during the PM peak hour;<sup>8, 9</sup> therefore, the PM peak hour was analyzed for the Talaris site. PM peak hour intersection turning movement counts for the four analysis intersections were performed in October 2013 for the prior study of the Talaris site. That study had forecast conditions to 2017 assuming a 1% per year background growth rate plus traffic generated by three large projects in the vicinity (Children's Hospital Expansion, NE 46<sup>th</sup> Street Multi-Use Building and University Village Expansion). The 2017 volumes developed for the prior study were applied to the existing conditions analysis completed for this Draft EIS.

Future traffic volumes were forecast for the year 2030, using a growth rate of 1% per year, consistent with a past study<sup>10</sup> (see **Appendix I** for the existing (2017) and 2030 No Action traffic volumes).

## Traffic Operations

Traffic operations analyses were performed for the Talaris site using the same methodology described for the Fort Lawton site. **Table 3.10-2** presents level of service results for the existing and 2030 No Action conditions. As shown, the "five corners intersection" at NE 45<sup>th</sup> Street/Union Bay Place/Mary Gates Memorial Drive currently operates at LOS E during the PM peak hour and is expected to degrade to LOS F by 2030 under No Action conditions. The intersection at Sand Point Way/40<sup>th</sup> Avenue NE currently operates at LOS D and the other two analysis intersections are operating at LOS B; all are expected to remain at those levels in 2030 under No Action conditions.

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<sup>8</sup> *Transportation Impact Analysis for the 4000 Property*, The Transpo Group, October 2013.

<sup>9</sup> *Sand Point Way Corridor Study*, Heffron Transportation, Inc., Draft Report, March 2017.

<sup>10</sup> *Sand Point Way Corridor Study*, Heffron Transportation, Inc., Draft Report, March 2017.

**Table 3.10-2**  
**LEVEL OF SERVICE NEAR TALARIS SITE – EXISTING & 2030 NO ACTION**

Intersection	PM Peak Hour			
	Existing (2017)		2030 No Action	
	LOS	Delay	LOS	Delay
<b>Signalized</b>				
NE 45 <sup>th</sup> Street / Union Bay Place NE / NE 45 <sup>th</sup> Place Mary Gates Memorial Drive NE	E	63.7	F	87.4
NE 45 <sup>th</sup> Street / Sand Point Way NE / 38 <sup>th</sup> Avenue NE	B	12.6	B	12.2
Sand Point Way NE / 40 <sup>th</sup> Avenue NE	D	39.7	D	54.7
<b>Side-Street Stop-Controlled</b>				
NE 41 <sup>st</sup> Street / 41 <sup>st</sup> Avenue NE ( <i>overall</i> )	A	0.7	A	0.6
Westbound Left Turns	A	8.2	A	8.3
Northbound Movements	B	11.5	B	11.9

**Source: Heffron Transportation, Inc., 2017.**

Determined using Synchro 10.1 software. Cycle lengths, offsets, and splits optimized for signalized intersections in the NE 45<sup>th</sup> Street / Sand Point Way corridor for the 2030 w/o project condition.

1. Level of service.
2. Average seconds of delay per vehicle.

### Parking

The existing Talaris site has a substantial amount of on-site parking that serves the existing buildings and its function as a conference center. Adjacent to the site, on-street parking is provided along all the streets that front or connect to the site.

### Traffic Safety

Collision data for the study area intersections surrounding the Talaris site were obtained from SDOT. Data reflect the period between July 1, 2014 and July 31, 2017 and showed that on average all study area intersections experienced fewer than two collisions per year. One of the reported collisions at the NE 45<sup>th</sup> Street/Mary Gates Memorial Drive intersection involved a bicyclist. There were no fatalities. Overall, these data do not indicate any unusual traffic safety conditions, and none of the intersections would meet the City's definition of a high collision location.

### Transit

Metro provides bus service near the Talaris site. The nearest stops, serviced by Route 78, are located at the southeast corner of the site, at the NE 41<sup>st</sup> Street/42<sup>nd</sup> Avenue NE intersection. Metro Routes 31, 32, 65, 67 and 75 also serve the site with stops along NE 45<sup>th</sup> Street, at the intersections of 36<sup>th</sup> Avenue NE and 42<sup>nd</sup> Avenue NE. King County Metro's *Long Range Plan*<sup>11</sup> indicates that the existing level of local bus service is planned to remain through its long-range planning year of 2040. It also identifies provision of additional RapidRide service (frequent two-way bus service with amenities that facilitate faster

<sup>11</sup> King County Metro, Metro Connects: Long range Plan 2016, Adopted January 2017.

passenger loading and unloading) by 2025 for a route that includes NE 45<sup>th</sup> Street and Sand Point Way NE.

### **Non-Motorized Facilities**

All of the Talaris study area streets have sidewalks on both sides, except for NE 41<sup>st</sup> Street, which has no sidewalk along the site frontage (north side of the street). All signalized intersections have pedestrian crosswalks and signals and there is a pedestrian-only signal to assist crossing NE 45<sup>th</sup> Street at 36<sup>th</sup> Avenue NE. The Burke-Gilman Trail is located north of 45<sup>th</sup> Avenue NE and west of Sand Point Way. There are connections to the trail at 36<sup>th</sup> Avenue NE and from the 40<sup>th</sup> Avenue NE/Sand Point Way intersection. Pedestrian facilities on the existing Talaris campus consist of short segments of sidewalk where drop-off/pick-up activities occur as well as paved trails that connect between buildings. There are no pedestrian facilities along the driveways that connect to the city street network.

(See **Appendix I** for details on existing transportation system and traffic conditions on and near the Talaris site.)

### **3.10.2 Impacts of the Alternatives**

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An analysis of the potential adverse transportation impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be like the Preferred Alternative).

#### **Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (Applicant's Preferred Alternative)**

### **Fort Lawton Site**

#### **Construction**

Alternative 1 would generate construction truck traffic and employee traffic associated with demolition, excavation, infrastructure construction, building construction and landscaping. Internal roadways would be upgraded and/or replaced. The highest number of truck trips per day would be generated during excavation activities when large quantities of materials can be stockpiled on site and then hauled off in a compressed schedule. Based upon typical construction shifts, it is anticipated that construction workers would arrive at the construction site before the morning peak traffic period on local area streets and depart the site prior to the evening commute peak period. The number of workers at the project site at any one time would vary depending upon the construction element being implemented. Construction worker trips typically peak during building construction when many trades can be working simultaneously at the site.

For all these construction activities, it is unlikely that Alternative 1 would generate more trips per hour than evaluated for the full build condition (see below under Operation for details). Therefore, the vicinity roadway systems would be able to accommodate the construction traffic. All truck staging and contractor parking should be able to be accommodated on the site.

Prior to commencing construction, the selected contractor(s) would prepare a Construction Management Plan. This plan would include information related to truck haul routes, staging areas, sidewalk and street detours and employee parking. As a result, no significant transportation impacts are expected during construction of the project (see **Appendix I** for details).

## Operation

### *Project Trips*

The number of vehicle trips generated by Alternative 1 is summarized in **Table 3.10-3**. Alternative 1 would generate an estimated 1,260 vehicle trips per day (630 inbound and 630 outbound) with 64 trips during the AM peak hour and 216 during the PM peak hour.

**Table 3.10-3  
VEHICLE TRIP GENERATION – ALTERNATIVE 1 (FORT LAWTON SITE)**

Land Use	# of Units/ Fields	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Senior Housing	86 <sup>1</sup>	150	7	2	9	2	7	9
Apartments (Rental)	100	430	7	26	33	26	14	40
Townhomes (Ownership)	52	300	6	16	22	16	11	27
Single-Family (Market-Rate)	0	0	0	0	0	0	0	0
Athletic Fields	<u>2</u>	<u>380</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>70</u>	<u>70</u>	<u>140</u>
<b>Total Vehicle Trips</b>		<b>1,260</b>	<b>20</b>	<b>44</b>	<b>64</b>	<b>114</b>	<b>102</b>	<b>216</b>

**Source: Heffron Transportation, Inc., 2017.**

1. Includes 85 senior units and one manager unit.

During the peak hours, most residential trips from Alternative 1 would be associated with commute trips to major employment areas such as downtown Seattle, Ballard and Interbay; some peak hour residential trips could be to local areas such as schools and shopping districts. Peak trips to and from the athletic fields are expected to be associated with youth practice activities and as such, are primarily expected to be attracted from the local Magnolia neighborhood. In terms of trip distribution, the data indicate that 78% of all inbound trips during the PM peak hour would be from areas outside of Magnolia, the remaining 22% would be local Magnolia trips. For the outbound trips, 38% would be local Magnolia trips and the rest to outside neighborhoods. The reverse of these patterns was assumed for the AM peak hours. The City's database does not have information about recreational trips. Therefore, the trip distribution pattern for the athletic field trips was based on existing travel patterns at the entrance to Discovery Park as well as trip patterns

at the other study area intersections (see **Appendix I** for the trip distribution patterns under Alternative 1). Trips were assigned to the roadway network (see **Figure 3.10-1**, Fort Lawton Trip Assignment – Alternatives 1 and 3).

### **Traffic Operations**

**Within Site Study Area** – The trip generation and trip assignments determined that Alternative 1 would add the most traffic to area intersections of the EIS alternatives. Traffic operations with Alternative 1 were evaluated to show the potential impacts associated with the project and are compared to the No Action condition (see **Table 3.10-4**). As shown, all study area intersections are expected to continue to operate at LOS B or better with slight increases in delay associated with the additional trips Alternative 1 would generate. Therefore, no significant impacts are expected.

**Table 3.10-4**  
**LEVEL OF SERVICE NEAR FORT LAWTON SITE 2030 – ALTERNATIVE 1**

	AM Peak Hour				PM Peak Hour			
	2030 No Action		2030 w/ Alt. 1		2030 No Action		2030 w/ Alt. 1	
	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS	Delay	LOS	Delay	LOS	Delay
<b>All-Way Stop-Controlled Intersections</b>								
W Government Way / 34 <sup>th</sup> Avenue W	B	11.5	B	11.9	B	12.2	B	14.1
W Government Way / Discovery Park Boulevard / 36 <sup>th</sup> Avenue W	A	8.6	A	8.9	A	10.0	B	12.6
<b>Side-Street Stop-Controlled Intersections</b>								
40 <sup>th</sup> Avenue E / Texas Way ( <i>overall</i> )	A	4.5	A	5.5	A	4.5	A	5.3
Westbound Movements	A	9.0	A	9.0	A	9.8	B	10.1
Southbound Left Turns	A	7.4	A	7.4	A	7.5	A	7.6
Discovery Park Blvd / Texas Way ( <i>overall</i> )	A	0.7	A	1.6	A	2.6	A	4.9
Eastbound Left Turns	A	0.0	A	0.0	A	7.6	A	7.9
Southbound Movements	B	10.6	B	11.1	B	11.2	B	14.5

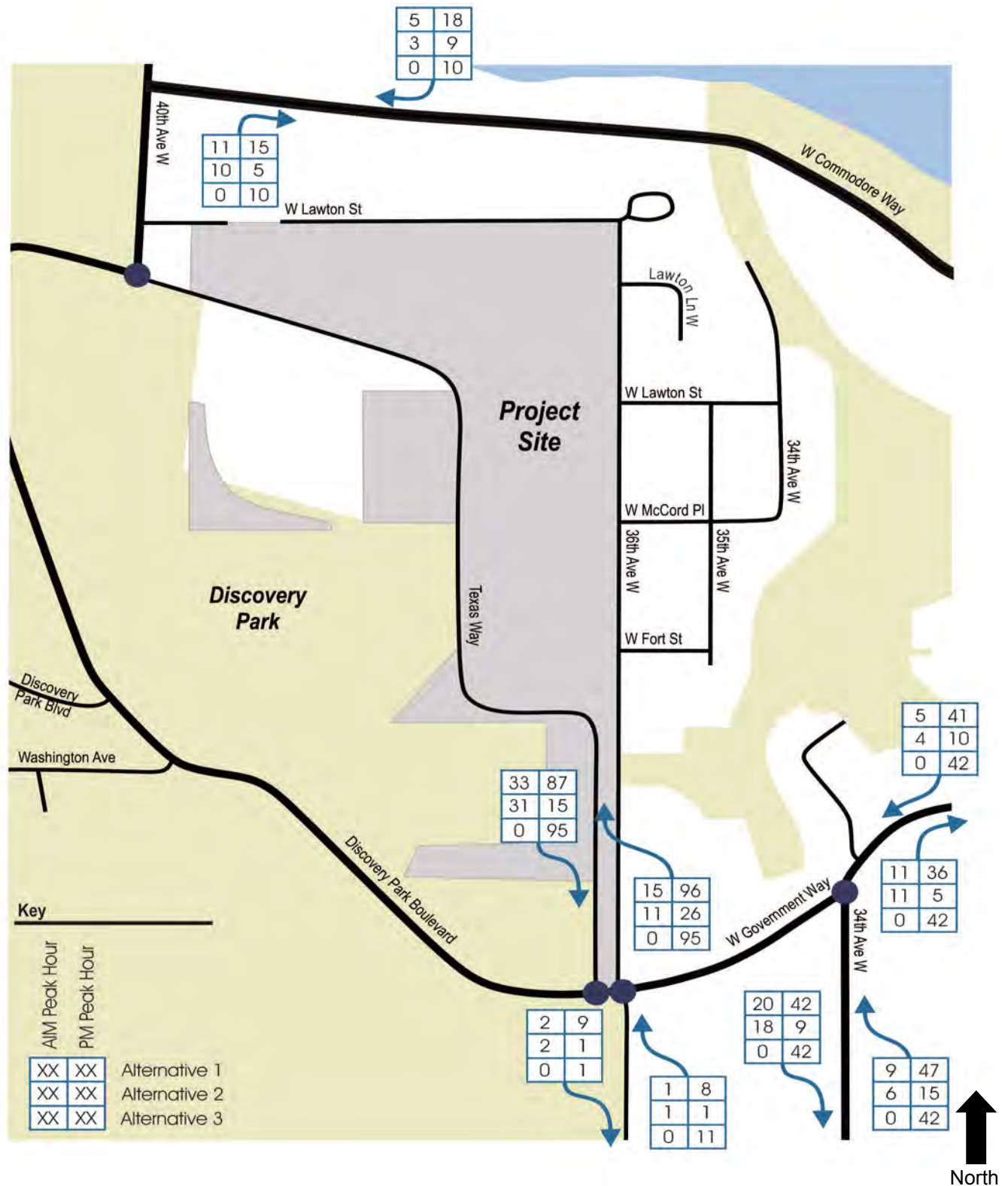
**Source: Heffron Transportation, Inc., 2017.**

Determined using Synchro 10.1 software.

1. Level of service.

2. Average seconds of delay per vehicle.

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Source: Heffron Transportation, Inc., 2017.

**Figure 3.10-1**  
Fort Lawton Trip Assignment—Alternatives 1 and 3



**Beyond Site Study Area** – Subsequent to the issuance of the DEIS, several comments on traffic operations beyond the site study area were received during the public comment period. The most common comments or questions related to impacts at the Magnolia neighborhood access points, traffic operations at W Emerson Place/Gilman Avenue W, and the effect of potential bridge closures. Additional information on these topics is presented below. The information provided in this section supplements the Transportation section of the DEIS and the *Transportation Technical Report* that was provided as **Appendix I**.

**Magnolia Access Points** – This section provides additional clarifying information about the expected impacts of project-generated trips at the three 15<sup>th</sup> Avenue W access points to the Magnolia neighborhood: at W Emerson/Nickerson Street, W Dravus Street and the Magnolia Bridge. Access at all three locations occurs via ramps between 15<sup>th</sup> Avenue W and the intersecting street.

As described above in the *Project Trips* section, City concurrency data indicated that 78% of all inbound peak hour residential trips would be from areas outside of Magnolia; the remaining 22% would be local Magnolia trips. For the outbound peak hour trips, 62% would be to areas outside of Magnolia; the remaining 38% would be local Magnolia trips. The trip distribution pattern for the residential trips was developed using citywide data from the City of Seattle's *Concurrency Director's Rule 5-2009*, consistent with the method described in **Appendix I**. Peak hour trips to and from the athletic fields would be associated with youth practice activities, and as such, are primarily expected to be generated by the local Magnolia neighborhood. However, for the purpose of analysis, 30% of trips generated by the athletic fields were assumed to be generated outside of the Magnolia neighborhood. These trips were distributed based upon existing travel patterns in the area.

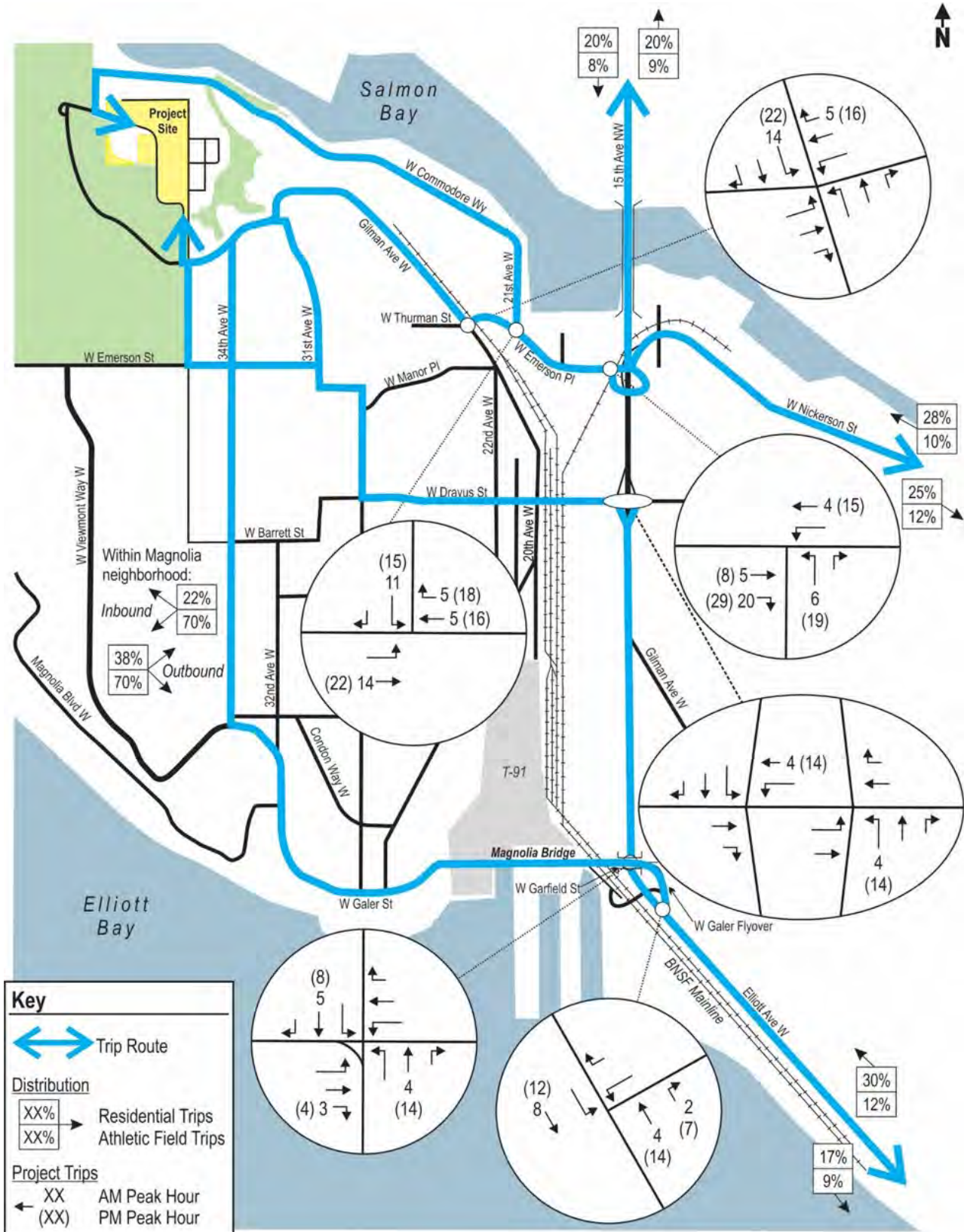
**Figure 3.10-2** shows the resulting peak hour trip patterns in and out of the Magnolia neighborhood under Alternative 1, which would generate the highest number of vehicle trips of the three project alternatives.

Existing (2017) intersection volumes for the Magnolia access intersections were performed by SDOT and compiled for the *Magnolia Bridge Traffic Maintenance During Bridge Closure Report*.<sup>12</sup> Future background (No Action) volumes were estimated by applying 1% compound annual growth through 2030, using the same methods applied for the DEIS analysis.

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<sup>12</sup> Heffron Transportation, Inc., *Magnolia Bridge Traffic Maintenance During Bridge Closure*, Prepared for the Seattle Department of Transportation, November 10, 2017.

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Source: Heffron Transportation, Inc., 2018.

**Figure 3.10-2**  
Project Trips at Magnolia Access Points 2030 – Alternative 1

**Table 3.10-5** summarizes the trips through each Magnolia access intersection, as well as the W Emerson Place/Gilman Avenue W intersection that is evaluated in a following section. The total trips through each intersection is also shown.

**Table 3.10-5**  
**Project Trips at Magnolia Access Points – Alternative 1 2030 Conditions**

Intersection	AM Peak Hour			PM Peak Hour		
	Project Volume <sup>1</sup>	Total Volume <sup>2</sup>	Project Percent of Total <sup>3</sup>	Project Volume <sup>1</sup>	Total Volume <sup>2</sup>	Project Percent of Total <sup>3</sup>
W Emerson Place / Gilman Avenue W	19	1,609	1.2%	38	1,828	2.1%
W Emerson Place / W Nickerson Street ramp	35	2,480	1.4%	71	1,981	3.6%
W Dravus Street / 15 <sup>th</sup> Avenue NW west ramps	4	2,039	0.2%	14	2,419	0.6%
W Dravus Street / 15 <sup>th</sup> Avenue NW east ramps	4	1,614	0.2%	14	2,089	0.7%
W Garfield Street / 15 <sup>th</sup> Avenue NW	12	4,032	0.3%	26	4,556	0.6%
W Galer Flyover / Elliott Avenue W	14	4,184	0.3%	33	4,733	0.7%

**Source: Heffron Transportation, Inc., February 2018.**

1. Projected trips through intersection generated by buildout of Alternative 1, which would generate the highest volumes of the three project alternatives.
2. Existing (2017) intersection volumes obtained from the Magnolia Bridge Traffic Maintenance During Bridge Closure Report (Heffron Transportation, Inc., November 10, 2017); future background volumes estimated by applying 1% compound annual growth through 2030, using the same methods applied for the DEIS analysis.
3. Project-generated volume through the intersection divided by the total volume through the intersection.

**Table 3.10-5** shows that project-generated trips would constitute a small percentage of trips through each Magnolia access intersection. Project trips are expected to be highest at the W Emerson Street/W Nickerson Street ramp, which is the closest access point to the Fort Lawton site. However, the peak hour trips—forecast to be about 1.4% of total trips during the AM peak hour and about 3.6% of total trips during the PM peak hour—would have small impact on the intersection operation. The trips generated under Alternative 1 would be lower at the W Dravus Street and Magnolia Bridge access points, which are farther away from the site, constituting less than 1% of total trips through their respective ramp intersections. Because trips generated by Alternative 1 through the three Magnolia access points would be a small proportion of total trips through the intersections, detailed operational analysis was not conducted to determine their relative level of impact at these locations.

**Effect of Potential Bridge Closures** – SDOT commissioned a study in Fall 2017 to evaluate the effect of emergency closure of the Magnolia Bridge due to a natural disaster and to identify measures to address the transportation effects.<sup>13</sup> Elements of the study included development of an *Emergency Bridge Closure Transportation Plan* to address transportation needs immediately following a catastrophic event and development of a *Short-Term Transportation Plan* to improve the resilience of the transportation system in advance of such an event. While the City has recognized the need to plan for a catastrophic event that could affect access options for the Magnolia neighborhood, redevelopment at Fort Lawton would not effect those plans. The trips that Alternative 1 would generate (as summarized in **Table 3.10-5**) are a small percentage of total trips through the access points and do not affect the findings or recommendations of the SDOT report. Since SDOT's procedures to address emergency access issues would be the same with or without Alternative 1, no additional analysis related to emergency access is provided in the EIS.

**Traffic Operations at W Emerson Place/Gilman Avenue W** – The DEIS transportation analysis did not initially include the W Emerson Place/Gilman Avenue W intersection as it was believed that it was at a distance where the number of trips passing through would not have a significant impact. However, comments received from the community indicated that this intersection was of particular interest and as a result, has been included in the FEIS. The analysis was based on current conditions, which include revisions implemented as part of the Interbay Trail Connections Project, which included re-channelization of Gilman Avenue W and the west section of W Emerson Place to provide protected bike lanes. For the FEIS analysis, the impacts of the Alternative 1 trips have been evaluated at the W Emerson Place/Gilman Avenue W intersection. As shown in **Table 3.10-5**, trips generated with buildout of Alternative 1 (which would be highest of the three alternatives) would comprise 1.2% to 2.1% of the total peak hour volumes through the intersection.

Level of service analysis was conducted at the intersection using the same procedures described in Section 2.1.3 of **Appendix I** for existing conditions, and future (2030) conditions with and without the proposed project. It was assumed that the intersection would remain as an all-way stop-controlled intersection. The results are summarized in **Table 3.10-6**.

As shown in **Table 3.10-6**, the intersection currently operates at LOS F during both peak hours; if no vehicle capacity improvements are made to the intersection, it is expected to operate at LOS F with higher delay in the future analysis year of 2030. Analysis indicates that the project-generated trips could add up to 7 to 10 seconds of average delay per vehicle but would have little impact on the intersection operation overall; operation would be LOS F with or without the project.

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<sup>13</sup> Heffron Transportation, Inc., November 10, 2017.

**Table 3.10-6**  
**LEVEL OF SERVICE AT W EMERSON PLACE/GILMAN AVENUE W**

Intersection	AM Peak Hour						PM Peak Hour					
	Existing (2017)		2030 No Action		2030 w/ Alt 1		Existing (2017)		2030 No Action		2030 w/ Alt 1	
	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
W Emerson Place / Gilman Avenue W <sup>3</sup>	F	69.3	F	119.7	F	129.2	F	139.8	F	207.0	F	218.1

**Source: Heffron Transportation, Inc., February 2018. Determined using Synchro 10.1 software.**

1. Level of service.
2. Average seconds of delay per vehicle.
3. All-way stop-controlled; level of service based upon the average delay per vehicle for all movements through the intersection.

It should be noted that the *Short-Term Closure Plan* identified in the *Magnolia Bridge Traffic Maintenance During Bridge Closure Report* recommends that operation of the W Emerson Place/Gilman Avenue W intersection be monitored, and a traffic signal installed at the point that traffic signal warrants<sup>14</sup> would be met. Recommendations also include conversion of the west leg of the intersection to one-way westbound at the time of signalization. If implemented by SDOT, signalization could help to reduce vehicle delay for peak movements at the W Emerson Place/Gilman Avenue W intersection; however, as previously described, future plans for this intersection would be the same with or without the proposed Fort Lawton Project.

SDOT recently commenced the long-term *Magnolia Bridge Planning Study*, which will develop a permanent alternative to the existing Magnolia Bridge structure. At the time of this FEIS, project alternatives were not yet developed. Further information about that study can be found at [www.seattle.gov/transportation/magnoliabridgeplanning](http://www.seattle.gov/transportation/magnoliabridgeplanning).<sup>15</sup>

### Parking

Under Alternative 1, a total of 266 parking spaces would be provided on the Fort Lawton site (see **Table 2-7** for a breakdown of the parking spaces by use). Proposed parking would meet the requirements in the Seattle Municipal Code (SMC 23.54.015).

The peak parking demand estimated for Alternative 1 is 257 to 294 parking spaces. Therefore, at the high end of the range, parking demand would exceed parking supply, particularly for the affordable housing and athletic fields. The excess parking demand from the affordable housing could be addressed through parking management strategies. The excess parking demand from the athletic fields could be addressed through sharing of

<sup>14</sup> Traffic signal warrants are a prescribed set of measures that are defined in the US Department of Transportation's *Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways*, 2009 Edition, last updated in May 2012.

<sup>15</sup> Seattle Department of Transportation, 2018.

parking with the existing parking at the VA facility offsite and/or the Seattle Parks Maintenance Facility onsite given that the peak demand would occur in the evenings and weekends when these facilities are minimally used. Therefore, no significant impacts are expected.

### *Traffic Safety*

Alternative 1 would increase traffic at the study area intersections and statistically, the number of collisions could increase as traffic increases. However, historical collision data show that there are no existing safety issues in the Fort Lawton vicinity. Alternative 1 would not change the roadway network--although several new intersections would be created along Texas Way--and is not expected to result in new safety issues in the neighborhood.

### *Transit*

Mode-of-travel data from the 2010 Census determined that 25% of residential trips in Magnolia occur by transit. None of the athletic field trips are expected to use transit. At this rate, Alternative 1 is expected to generate 28 peak hour transit trips. The projected additional transit demand averages to about 2 to 3 riders per bus that currently serves the Fort Lawton site during the peak hour, which is when the highest level of demand typically occurs.

The DEIS analysis concluded that existing bus service would be adequate to serve this demand. Subsequent to the issuance of the DEIS, several comments on transit were received during the public comment period relating to the availability of transit service. The following provides additional clarifying information about the expected impact of Alternative 1 on transit service.

As described under Affected Environment, the site is directly served by King County Metro Transit (Metro) Route 33. Metro Route 24 has stops about 1,800 feet from the site.

The conclusion presented in the DEIS is supported by additional analysis that was completed for the Expedia project,<sup>16</sup> which is planned on the west side of Elliott Avenue W, to the south of the Magnolia neighborhood. It is acknowledged that since the Magnolia neighborhood is the north terminus for the routes that serve it, only a portion of the total riders board or disembark the buses in Magnolia, and the routes have higher occupancy the closer they get to Downtown. **Table 3.10-7** summarizes transit capacity analysis that was completed for the Expedia project. In addition to the routes that serve Magnolia, information is also shown for two other routes that serve 15<sup>th</sup> Avenue W and Elliott Way W; this recognizes that riders who board or disembark buses closer to Downtown have more routes from which to choose.

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<sup>16</sup> Heffron Transportation, Inc., Revised Transportation Technical Report for the Expedia Campus, December 14, 2016.



**Table 3.10-7**  
**EXISTING TRANSIT CAPACITY AND LOAD RATIO –**  
**AM PEAK HOUR/PEAK DIRECTION**

	Number of Bus Trips in Peak Hour <sup>a</sup>	Total Peak Hour Seat Capacity <sup>b</sup>	Standing Capacity <sup>c</sup>	Total Peak Hour Capacity	Average Riders/ Trip <sup>d</sup>	Total Peak Hour Riders <sup>e</sup>	Peak Hour Load Ratio <sup>f</sup>
<b>Routes that directly serve the Magnolia neighborhood</b>							
Route 19	3	176	90	266	27	81	30%
Route 24	3	176	90	266	43	129	48%
Route 33	4	256	120	376	47	188	50%
<b>Additional routes that serve the Elliott Way corridor between Magnolia and Downtown</b>							
Route 32	2	120	60	180	10	20	11%
D-Line	8	384	240	624	47	376	60%

**Source: Heffron Transportation, Inc., Revised Transportation Technical Report for the Expedia Campus, December 14, 2016.**

- a. Reflects March 2016 schedule.
- b. Based on King County Metro database listing seat capacity per bus trip from Spring 2015, reflecting a range of 35 to 64 seats per bus, depending on bus type.
- c. Assumes 30 standing passengers on a bus, a factor used by SDOT to estimate peak bus capacity.
- d. Average riders per trip based on King County Metro count in Spring 2015. These reflect riders southbound on Elliott Avenue W at W Prospect Street during the AM peak hour.
- e. Average per trip ridership times number of trips.
- f. Peak Hour Load Ratio = Peak Hour Riders / Total Capacity.

**Table 3.10-7** summarizes existing transit capacity on the Elliott Avenue W corridor that was evaluated using Metro data from Spring 2015. The analysis took into account the seat capacity for each bus trip on the route as well as the average ridership per trip. In addition to the number of seats, SDOT also estimates that buses can accommodate about 30 standing passengers at full capacity. The analysis reflects southbound ridership during the AM peak hour at W Prospect Street and indicates that peak direction ridership for the three routes that directly serve Magnolia utilizes 30% to 50% of the total capacity on each route. For the additional routes that serve the corridor to the south Magnolia, 11% to 60% of capacity is used.

Applying the same background growth assumptions that were applied to the future vehicle forecasts in the DEIS (compound annual growth of 1%) from 2015 to 2030 results in an estimated overall growth of 16.1% to the average riders per trip. With this level of growth, and additionally accounting for the bus riders projected to be generated by the Expedia project (a total of up to 64 additional peak hour riders are projected on Routes 19, 24 and 33), results in a 2030 utilization of 44% to 65% on the routes that directly serve Magnolia, if no capacity changes are made.

These results indicate that while some buses may be “standing room only” during periods of peak ridership, on average they have available capacity. It should be noted that while Metro’s *Long-Range Plan*<sup>17</sup> does not indicate significant planned capacity changes for the local bus routes that serve Magnolia, Metro continuously monitors ridership on its buses and adjusts routes and schedules to adjust to shifts in demand. Updates are implemented twice per year, in March and September.

### *Non-Motorized Transportation*

Pedestrian facilities would be provided along all the new streets and upgraded along Texas Way W. Texas Way W currently has a continuous sidewalk along only the west side of the street and Alternative 1 would add a sidewalk to the east side of the street adjacent to new development and to connect to the existing bus stop. It is noted that there are a couple of locations where the existing west-side sidewalk width does not meet Americans with Disabilities Act (ADA) standards, including where it passes through the entry gate. These could be widened, if feasible, to meet ADA standards.

Several new pedestrian crosswalks are proposed to connect housing clusters and transit stops. All new crosswalk locations would have adequate sight lines for motorists and pedestrians, and would be designed to meet *Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways*<sup>18</sup> standard ladder stripe standards (existing crosswalks are now painted in non-standard yellow). ADA curb ramps and landings would be provided on both sides of the street. New non-motorized facilities would be constructed according to City standards and no adverse non-motorized impacts are expected to result.

### **Talaris Site**

No redevelopment of the Talaris site would occur at this time under Alternative 1. Transportation system and traffic conditions would continue as under existing conditions. No transportation impacts would be expected under this alternative.

## Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### **Construction**

Construction activities and their associated potential for impacts on the transportation system and traffic on and in the vicinity of the Fort Lawton site would be similar to under Alternative 1 (e.g., due to construction truck traffic and employee traffic). All truck staging and contractor parking should be able to be accommodated on the site. Prior to commencing construction, the selected contractor(s) would prepare a Construction

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<sup>17</sup> King County Metro, Metro Connects: Long Range Plan 2016, Adopted January 2017.

<sup>18</sup> US Department of Transportation – Federal Highway Administration, 2009 Edition.



Management Plan. As a result, no significant transportation impacts are expected during construction of the project.

## Operation

### *Project Trips*

The number of vehicle trips generated by Alternative 2 is summarized in **Table 3.10-8**. This alternative would generate an estimated 700 vehicle trips per day (350 inbound and 350 outbound) with 55 trips during the AM peak hour and 55 during the PM peak hour. The same trip pattern would occur as assumed for Alternative 1 (see **Figure 3.10-1**).

**Table 3.10-8  
VEHICLE TRIP GENERATION – ALTERNATIVE 2 (FORT LAWTON SITE)**

Land Use	# of Units/ Fields	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Senior Housing	0	0	0	0	0	0	0	0
Apartments (Rental)	0	0	0	0	0	0	0	0
Townhomes (Ownership)	0	0	0	0	0	0	0	0
Single-Family (Market-Rate)	113	700	14	41	55	35	20	55
Athletic Fields	0	0	0	0	0	0	0	0
<b>Total Vehicle Trips</b>		<b>700</b>	<b>14</b>	<b>41</b>	<b>55</b>	<b>35</b>	<b>20</b>	<b>55</b>

*Source: Heffron Transportation, Inc., 2017.*

### *Traffic Operations*

Alternative 2 would generate fewer peak hour trips than Alternative 1. Therefore, the intersections in the Fort Lawton vicinity would operate at the same or better levels with Alternative 2 than reported in **Table 3.10-4**. No significant impacts are expected.

### *Parking*

Alternative 2 is expected to generate a total peak parking demand of 180 to 201 vehicles, which would fit within the proposed parking supply of 254 spaces. No adverse parking impacts are expected (see **Appendix I** for details).

### *Safety*

Alternative 2 would extend the existing grid of streets, creating several four-legged intersections where T-intersections now exist along 36<sup>th</sup> Avenue W. The volumes at these intersections are expected to be low and operate like other intersections in the residential neighborhood and are not expected to result in new safety issues in the Fort Lawton site area.

## *Transit*

Alternative 2 is expected to generate 21 peak hour transit trips. The expected demand of 2 to 3 additional riders per bus would not adversely affect transit service in the site area.

## *Non-Motorized Facilities*

The pedestrian facility needs for Alternative 2 would be similar to those described for Alternative 1. Pedestrian facilities would be provided along all the new streets and upgraded along Texas Way. Any new crosswalks would be designed to meet MUTCD standards. Therefore, no significant impacts are expected.

## **Talaris Site**

### **Construction**

Construction activities and their associated potential for impacts on the transportation system and traffic on and in the vicinity of the Talaris site would be similar to at the Fort Lawton site under Alternative 1 (e.g., due to construction truck traffic and employee traffic). All truck staging and contractor parking should be able to be accommodated on the site. Prior to commencing construction, the selected contractor(s) would prepare a Construction Management Plan. As a result, no significant transportation impacts are expected during construction of the project.

### **Operation**

#### *Project Trips*

The number of vehicle trips generated by Alternative 2 is summarized in **Table 3.10-9**. This alternative would generate an estimated 880 vehicle trips per day (440 inbound and 440 outbound) with 64 trips during the AM peak hour and 76 during the PM peak hour. The Talaris site currently generates traffic. However, no credit was taken for these existing trips, which reflects a conservatively high estimate of site impacts.

**Table 3.10-9**  
**VEHICLE TRIP GENERATION – ALTERNATIVE 2 (TALARIS SITE)**

Land Use	# of Units/ Fields	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Senior Housing	86 <sup>1</sup>	150	7	2	9	2	7	9
Apartments (Rental)	100	430	7	26	33	26	14	40
Townhomes (Ownership)	52	300	6	16	22	16	11	27
Single-Family (Market-Rate)	0	0	0	0	0	0	0	0
Athletic Fields	0	0	0	0	0	0	0	0
<b>Total Vehicle Trips</b>		<b>880</b>	<b>20</b>	<b>44</b>	<b>64</b>	<b>44</b>	<b>32</b>	<b>76</b>

**Source: Heffron Transportation, Inc., 2017.**

1. Includes 85 senior units and one manager unit

It is projected that about 75% of the Talaris site trips under Alternative 2 would be to and from the west on NE 45<sup>th</sup> Street. The other 25% of the trips would use 40<sup>th</sup> Avenue NE and Sand Point Way NE, north and northeast of the site (see **Figure 3.10-3**, Trip Assignment Talaris Site – Alternatives 2 and 3).

### *Traffic Operations*

**Table 3.10-10** presents the results of the traffic operations analysis for Alternative 2; levels of service for the 2030 No Action alternative are shown for comparison. As shown, the project is expected to add less than one second of delay to the intersections at NE 45<sup>th</sup> Street/Mary Gates Memorial Drive NE and Sand Point Way/40<sup>th</sup> Avenue NE intersections, which are projected to operate at LOS F and E with the project, respectively. This level of increased delay would not be considered a significant impact, and no mitigation is recommended. It is the long-standing precedent established by the City's traffic review team that delay increases less than 5 seconds at a signalized intersection would not be significant.

**Table 3.10-10  
LEVEL OF SERVICE NEAR TALARIS SITE 2030 - ALTERNATIVE 2 & 3**

Intersection	PM Peak Hour			
	2030 No Action		2030 w/ Alternative 2 or 3	
	LOS	Delay	LOS	Delay
<b>Signalized Intersection</b>				
NE 45 <sup>th</sup> Street / Union Bay Place NE / NE 45 <sup>th</sup> Place	F	87.4	F	88.7
Mary Gates Memorial Drive NE				
NE 45 <sup>th</sup> Street / Sand Point Way NE / 38 <sup>th</sup> Avenue NE	B	12.2	B	12.2
Sand Point Way NE / 40 <sup>th</sup> Avenue NE	D	54.7	E	55.5
<b>Side-Street Stop Controlled Intersection</b>				
NE 41 <sup>st</sup> Street / 41 <sup>st</sup> Avenue NE	A	0.6	A	0.6
Westbound Left Turns	A	8.3	A	8.4
Northbound Movements	B	11.9	B	12.1

**Source: Heffron Transportation, Inc., 2017.**

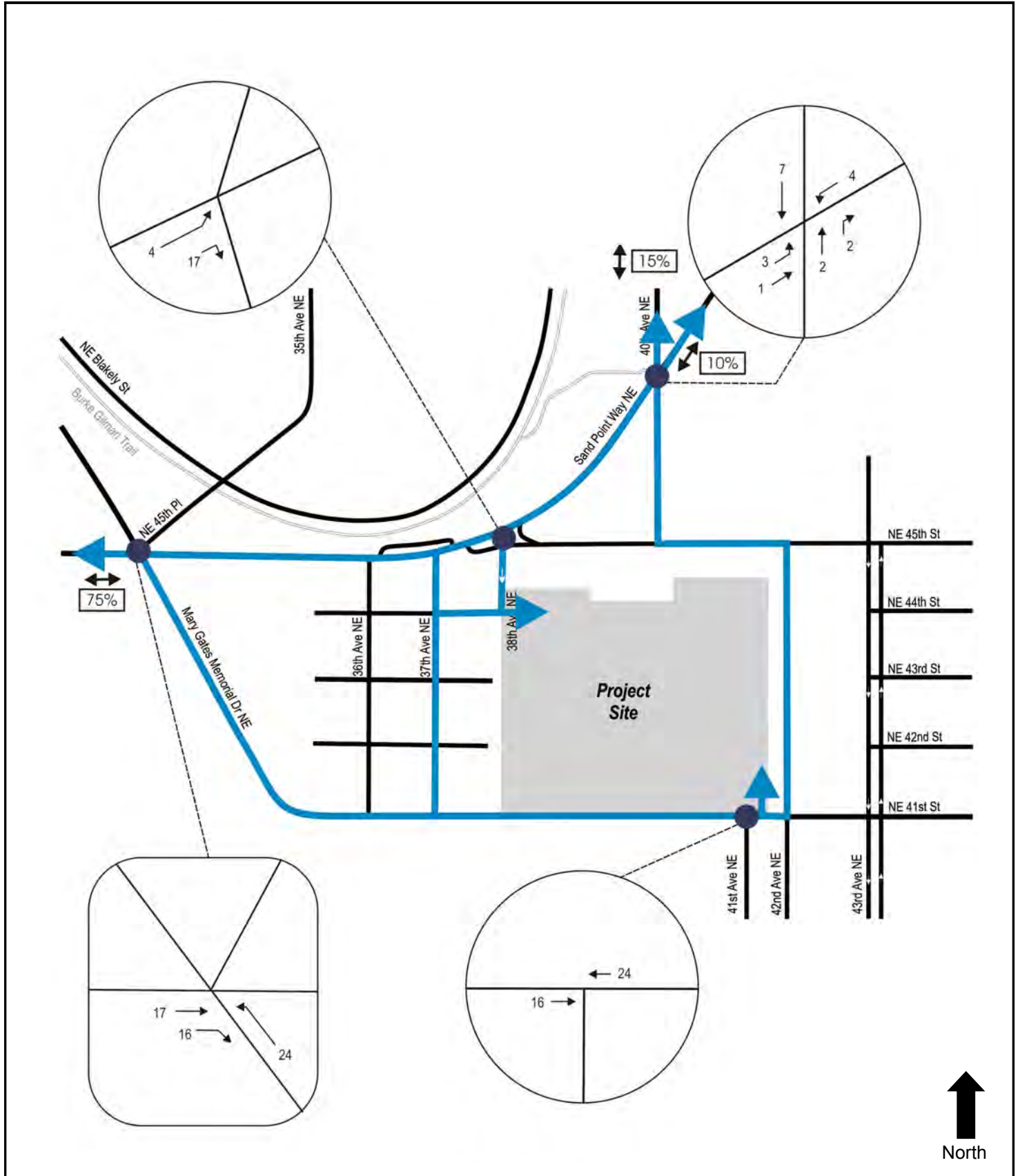
Determined using the Synchro 10.1 software. Cycle lengths, offsets, and splits optimized for signalized intersections in the NE 45<sup>th</sup> Street / Sand Point Way corridor for the 2030 project conditions.

1. Level of service.
2. Average seconds of delay per vehicle.

### *Parking*

The projected total peak parking demand of 180 to 201 spaces under Alternative 2 would be accommodated by the proposed supply of 254 spaces, with no overflow. No adverse parking impacts are expected.

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Source: Heffron Transportation, Inc., 2017.

**Figure 3.10-3**  
Talaris Trip Assignment—Alternatives 2 and 3

## *Traffic Safety*

Under Alternative 2, the project would increase traffic at the Talaris study area intersections and statistically, the number of collisions could increase as traffic increases. However, historical collision data show that there are no existing safety issues in the Talaris vicinity. Alternative 2 does not include any changes to the roadway network that are expected to result in new safety concerns.

## *Transit*

Alternative 2 is expected to generate 17 peak hour transit trips. This projected additional transit demand averages to less than one rider per bus that currently serves the Talaris site during the peak hour. The existing bus service would be adequate to serve this demand; therefore, no adverse transit impacts are expected.

## *Non-Motorized Transportation*

Under Alternative 2, a new sidewalk would be constructed along the NE 41<sup>st</sup> Street frontage where no sidewalk exists today. In addition, a new sidewalk or a separated walkway would be added along internal roadways as required by the City. New non-motorized facilities would be constructed according to City standards and no adverse non-motorized impacts are expected.

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

### **Fort Lawton Site**

#### **Construction**

Construction activities and their associated potential for impacts on the transportation system and traffic on and in the vicinity of the Fort Lawton site would be similar to under Alternative 1 (e.g., due to construction truck traffic and employee traffic). All truck staging and contractor parking should be able to be accommodated on the site. Prior to commencing construction, the selected contractor(s) would prepare a Construction Management Plan. As a result, no significant transportation impacts are expected during construction of the project.

#### **Operation**

##### *Project Trips*

The number of vehicle trips generated by Alternative 3 is summarized in **Table 3.10-11**. This alternative would generate an estimated 570 vehicle trips per day (285 inbound and 285 outbound) with no trips during the AM peak hour and 210 during the PM peak hour. The same trip pattern would occur as assumed for Alternative 1; the trip assignment for this alternative is shown on **Figure 3.10-1**.

**Table 3.10-11**  
**VEHICLE TRIP GENERATION – ALTERNATIVE 3 (FORT LAWTON SITE)**

Land Use	# of Units/ Fields	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Senior Housing	0	0	0	0	0	0	0	0
Apartments (Rental)	0	0	0	0	0	0	0	0
Townhomes (Ownership)	0	0	0	0	0	0	0	0
Single-Family (Market-Rate)	0	0	0	0	0	0	0	0
Athletic Fields	3	570	0	0	0	105	105	210
<b>Total Vehicle Trips</b>		<b>570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>105</b>	<b>210</b>

*Source: Heffron Transportation, Inc., 2017.*

### *Traffic Operations*

Alternative 3 would generate approximately the same number of PM peak hour trips as Alternative 1, and the intersections in the Fort Lawton vicinity would operate at similar levels to those reported **Table 3.10-4**. The athletic fields are expected to generate no additional trips during the AM peak hour and would not significantly affect morning traffic operations.

### *Parking*

Alternative 3 is expected to generate a total peak parking demand of 99 vehicles. This would exceed the estimated proposed supply of 90 spaces. Proposed parking would meet the requirements in the Seattle Municipal Code (SMC 23.54.015). Like under Alternative 1, it may be possible to share existing parking at the VA facility offsite and/or the Seattle Parks Maintenance Facility onsite in the evenings and/or on weekends when the peak field use is expected. No significant impacts are expected.

### *Safety*

Alternative 3 would increase traffic at the Fort Lawton study area intersections, and statistically the number of collisions could increase as traffic increases. However, historical collision data show that there are no existing safety issues in the Fort Lawton vicinity. Alternative 3 would not change the roadway network and no safety impacts are anticipated.

### *Transit*

Athletic fields proposed under Alternative 3 are expected to generate little to no transit use, and therefore would have minimal transit impacts.

## *Non-Motorized Facilities*

The pedestrian facility need for Alternative 3 would be the similar to Alternative 1. Pedestrian facilities would be upgraded along Texas Way W. Any new crosswalks would be designed to meet MUTCD standard. Therefore, no significant impacts are expected.

## **Talaris Site**

Development under Alternative 3 on the Talaris site would be identical to under Alternative 2. Therefore, the transportation impacts would be the same as described for Alternative 2.

## Alternative 4 – No Action Alternative

Under the No Action Alternative, the Fort Lawton and Talaris sites would not be redeveloped at this time and would remain in their existing conditions. No transportation-related impacts are anticipated under Alternative 4.

### 3.10.3 Mitigation Measures

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The following measures have been identified to address the potential transportation impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

## **Legally-Required Measures**

- Development would comply with all land use code requirements regardless of right of way improvements including any requirements for addition or upgrade of pedestrian facilities.
- Prior to commencing construction on either site, the selected contractor(s) would prepare a Construction Management Plan that documents the following:
  - Truck haul routes to and from the site;
  - Truck staging areas (e.g. locations where empty or full dump trucks would wait or stage prior to loading or unloading);
  - Construction employee parking areas;
  - Road or lane closures that may be needed during utility or street construction;
  - Sidewalk, bike lane, or bus stop closures and relocations; and
  - Mechanism for notifying the community if street, sidewalk, bike lane, or bus stop closures would be required.

## **Measures Proposed as Part of Project**

### **Fort Lawton Site**

- **Improve pedestrian facilities on Texas Way** – For Alternative 1, 2 or 3, Texas Way would be improved to add a sidewalk or walkway to the east side of the street adjacent to new development areas. In addition, the existing sidewalk on the west side of the street would be maintained. New crosswalks would be located where there is adequate sight distance for both motorists and pedestrians, and all would be designed to meet Manual on Uniform Traffic Control Devices (MUTCD) standards. Americans with Disability Act (ADA) curb ramps and landings would be provided on both sides of the street.
- **Implement parking management strategies for affordable housing uses** – To reduce the potential for overflow residential parking with Alternative 1 or 2, the Office of Housing and its partners would implement programs that reduce a resident's need to own a vehicle. The programs could include providing a shared bicycle fleet or encouraging use of bike sharing programs, encouraging use of car sharing programs, and providing information about bus service.

### **Talaris Site**

- **Improve pedestrian facilities on internal roads** – For Alternative 2 or 3, all new or retained internal roads at the Talaris site would have a pedestrian walkway on at least on one side of the street. Any internal crosswalks would be located where there is adequate sight distance for motorists and pedestrians and all would be designed to meet MUTCD standards. ADA curb ramps and landings would be provided on both sides of the street.
- **Construct sidewalk along N 41<sup>st</sup> Street frontage** – For Alternative 2 or 3, sidewalks would be constructed along the N 41<sup>st</sup> Street site frontage where there currently are none.

## **Other Possible Measures**

- **Share parking with athletic fields** – For Alternative 1 or 3, peak parking for the athletic fields on the Fort Lawton site is expected to occur in the evenings and on weekends. Seattle Parks and Recreation could work with the VA to share its existing nearby parking spaces offsite during these times when parking demand at the VA facility is low or use the parking spaces at the Parks Maintenance Building onsite during these times.
- **Magnolia Access Points** – As noted in the *Magnolia Bridge Traffic Maintenance During Bridge Closure Report*, the W Emerson Place/Gilman Avenue W intersection should be monitored and signalization or other operational changes considered at the point that monitoring indicates they are warranted. Funding



for future improvements would need to be identified and prioritized against other city needs at that time. SDOT prioritizes signals based on a variety of factors, including crash history, expected growth, equity and potential for partnering with developers.

#### 3.10.4 Significant Unavoidable Adverse Impacts

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The project would add less than one second of delay to two intersections near the Talaris site that are projected to operate at LOS F and E. This increased delay would not be considered a significant impact, as it is the long-standing precedent established by the City's traffic review team that delay increases less than 5 seconds at a signalized intersection would not be significant. Therefore, no significant unavoidable adverse transportation-related impacts are expected.

## 3.11 PUBLIC SERVICES

This section of the FEIS describes the public services that serve the Fort Lawton and Talaris sites, including police service, fire and emergency service, and public schools. Potential impacts from redevelopment of the EIS alternatives on these services are evaluated and mitigation measures are identified.

### Key Findings

*Police service for the Fort Lawton site is provided by the Seattle Police Department (SPD) West Precinct. Fire and emergency services are provided by the Seattle Fire Department (SFD), with the closest station being Station 41. Seattle Public Schools provides public school service and the closest schools are Lawton Elementary School, McClure Middle School and Ballard High School. Police service for the Talaris site is provided by the SPD North Precinct. Fire and emergency services are provided by SFD, with the closest station being Station 38. Seattle Public Schools provides public school service and the closest schools are Laurelhurst Elementary School, Eckstein Middle School and Roosevelt High School.*

*Development under Alternatives 1, 2 and 3 on the Fort Lawton and Talaris sites would result in increased demand for police and fire/emergency services during construction. These demands would be temporary, are not expected to be substantial and would cease once full buildout of the site is completed.*

*Increases in on-site population with development on the Fort Lawton site under Alternatives 1 and 2 would result in an increase in demand for police and fire/emergency services, as well generate new students that would attend public schools. Alternative 2 would result in less demand for public services due to fewer residential units than Alternative 1. There would be no new on-site population under Alternative 3; however, the provision of new park facilities could generate some increase in demand for police and fire/emergency services. This increased demand would be less than under Alternatives 1 or 2. New students would attend Lawton Elementary School and Ballard High School, which are projected to be over capacity. Through tax revenues generated directly and indirectly from development of the Fort Lawton site and the service purveyors' planning processes, all the purveyors could handle the increased demand for services from proposed development at the Fort Lawton site; therefore, no significant public services impacts are expected.*

*Increases in on-site population with development on the Talaris site under Alternatives 2 and 3 would result in an increased demand for police and fire/emergency services, and would generate new students that would attend public schools. New students would attend Eckstein Middle School, which is projected to be over capacity. Through tax revenues generated directly and indirectly from development of the Talaris site and the service purveyors' planning processes, all the purveyors could handle the increased demand for services from proposed development at the Talaris site; therefore, no significant public service impacts are expected.*

## Methodology

The analysis of public services is based on personal communication with the public service providers, including the Seattle Fire Department, Seattle Police Department and Seattle Public Schools. As appropriate, information from the most current capital facilities plans, annual reports and website data for each of the public service purveyors was also used for the analysis.

### 3.11.1 Affected Environment

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This sub-section summarizes the existing public services that serve the Fort Lawton and Talaris sites, including police service, fire and emergency service, and public schools.

#### Fort Lawton Site

##### **Police Service**

The Seattle Police Department (SPD) serves five precinct areas within the city of Seattle (North Precinct, East Precinct, South Precinct, Southwest Precinct and West Precinct). The Fort Lawton site is located within the service jurisdiction of the West Precinct, which is headquartered at 810 Virginia Street (approximately four miles to the southeast of the site). The West Precinct is further divided into four sectors and 12 beats; the site is located within the Queen Sector and Beat 1 (Q1).<sup>1</sup>

In 2016, SPD had 1,376 sworn officers, from the rank of police officer through police chief, and 513 civilian employees. The West Precinct includes approximately 183 officers and approximately 55 vehicles that are used by officers during their work in the field. The minimum number of officers assigned to a given shift is 18 officers which occurs during 1<sup>st</sup> Watch (between 3 AM and 11 AM).<sup>1</sup>

SPD does not have adopted level of service standards or guidelines but instead uses Micro Community Policing Plans to address the priorities of specific neighborhoods. The Fort Lawton site is located within the Magnolia Micro Community Policing Plan area. Micro Community Policing Plans are designed to address the distinctive needs of each community based on community engagement, crime data and police services. Based on data collected from April 2017 through June 2017, the public safety priorities for the Magnolia Micro Community Policing Plan area were car prowls, burglaries, auto theft and car/RV/bus camping.<sup>2</sup>

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<sup>1</sup> Personal communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

<sup>2</sup> Seattle Police Department. Magnolia Micro Community Policing Plan.  
<https://www.seattle.gov/police/community-policing/what-spd-is-doing>. September 2017.

**Table 3.11-1** presents the annual number of computer aided dispatch (CAD) events for the West Precinct over the past 5 years. From 2012 to 2016, the number of dispatched events for the West Precinct has increased by approximately 9%.

**Table 3.11-1  
WEST PRECINCT CAD EVENTS: 2012 – 2016**

	2012	2013	2014	2015	2016
<b>CAD Events</b>	110,355	128,607	112,867	116,833	120,820
<b>% Change over Previous Year</b>		17%	-12%	4%	3%

*Source: Seattle Police Department, 2017.*

More specifically, **Table 3.11-2** summarizes the annual calls for service over the last five years for the Q1 Beat, which includes the Fort Lawton site and vicinity. As noted in the table, there was a dramatic decrease in calls for service in 2013 and a sharp increase in calls for service in 2014 and 2015. Overall, calls for service have increased by approximately 7% since 2012.

**Table 3.11-2  
Q1 BEAT CALLS FOR SERVICE: 2012 – 2016**

	2012	2013	2014	2015	2016
<b>Calls for Service</b>	3,173	457	1,372	3,306	3,406
<b>% Change over Previous Year</b>		-86%	200%	141%	3%

*Source: Seattle Police Department, 2017.*

Regarding projected future staffing needs for the SPD, the City of Seattle has called for and approved a plan to hire 200 new police officers by the year 2020.

### **Fire and Emergency Service**

The Seattle Fire Department (SFD) provides fire protection, Basic Life Support (BLS) and Advanced Life Support (ALS)/Emergency Medical Services (EMS) throughout the city of Seattle, including the Fort Lawton site, from 33 fire stations. In 2016, the Department had 995 uniformed personnel, with an on-duty strength of 207 officers. Apparatus at all stations includes: 33 fire engines, 11 ladder trucks, 5 aid units (basic life support), 7 medic units (advanced life support), 2 air trucks, 4 fire boats and 2 hose wagons.<sup>3</sup>

The closest SFD stations to the Fort Lawton site are Fire Station 20 (2800 15<sup>th</sup> Avenue W – located approximately 1.7 miles to the southeast) and Station 41 (2416 34<sup>th</sup> Avenue W –

<sup>3</sup> Seattle Fire Department. 2016 Annual Report, 2017.

located approximately 1.5 miles to the south). Station 3 is located approximately 1.2 miles to the east of the site but is an unstaffed station that serves as the base of operations for the SFD's fireboats on the freshwater side of the Ballard Locks. Station 20 and Station 41 are each staffed by 4 personnel each day (1 supervisor and 3 firefighters) and each station maintains one fire engine onsite.<sup>4</sup>

The SFD has established a response time goal of four minutes (to be achievable 90% of the time) for the first engine company to arrive at the scene of a reported structure fire or Basic Life Service (BLS) medical emergency. Between 2012 and 2016, the SFD met this goal on 83% to 85% of those responses. The SFD also maintains a response time goal of eight minutes (to be achievable 90% of the time) to all ALS/EMS emergencies and met this goal on 85% to 89% of those responses between 2012 and 2016.<sup>4</sup>

**Table 3.11-3** shows the historical incident response data for the SFD from 2012 to 2016, including responses to calls for fire protection and responses for EMS calls. As shown in the table, the majority of the incidents responded to by SFD were for EMS calls.

**Table 3.11-3  
SUMMARY OF SFD RESPONSES: 2012 – 2016**

	2012	2013	2014	2015	2016
<b>Fire</b>	12,651	13,388	14,260	15,079	15,787
<b>EMS</b>	69,082	71,948	75,720	77,773	79,454
<b>Total</b>	<b>81,733</b>	<b>85,336</b>	<b>89,980</b>	<b>92,852</b>	<b>95,241</b>
<b>% Change over Previous Year</b>		4%	5%	3%	2%

**Source: Seattle Fire Department, 2017.**

More specifically, **Table 3.11-4** summarizes the historical incident responses for the closest stations to the Fort Lawton site (Station 20 and Station 41) over the last five years. Similar to the overall SFD, the majority of incidents responded to by Station 20 and Station 41 were for EMS calls.

<sup>4</sup> Personal communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

**Table 3.11-4**  
**SUMMARY OF SFD RESPONSES FOR STATION 20 AND STATION 41:**  
**2012 – 2016**

	2012		2013		2014		2015		2016	
	Station 20	Station 41	Station 20	Station 41	Station 20	Station 41	Station 20	Station 41	Station 20	Station 41
Fire	200	122	226	147	234	132	22	154	265	121
EMS	847	559	920	522	892	503	983	565	1,118	581
Total	1,047	681	1,146	669	1,795	635	1,005	719	1,383	702
% Change			9%	-2%	57%	-5%	-44%	13%	38%	-2%

*Source: Seattle Fire Department, 2017.*

### **Public Schools**

The Fort Lawton site is located within the enrollment boundaries of Seattle Public Schools (SPS). SPS contains 99 schools at various grade levels, including 59 elementary schools (K-6), 11 K-8 schools, 10 middle schools, 12 high schools and 7 service schools. SPS serves a total student population of approximately 54,976 students and has a staff of approximately 6,371 personnel, approximately 4,810 of which are educators.<sup>5</sup>

The schools that are closest and would be anticipated to serve the Fort Lawton site include Lawton Elementary School (4000 27<sup>th</sup> Avenue W – located 0.7 mile east of the site), McClure Middle School (1915 1<sup>st</sup> Avenue W – located 2.7 miles east of the site) and Ballard High School (1418 NW 65<sup>th</sup> Street – located 1.7 miles northeast of the site). SPS anticipates opening Magnolia Elementary School and Lincoln High School in 2019, which are expected to help absorb demand in surrounding areas and could affect the boundaries of Lawton Elementary School and Ballard High School.

**Table 3.11-5** summarizes the existing estimated right size capacity<sup>6</sup> of the schools that currently serve the Fort Lawton site and vicinity.

**Table 3.11-6** presents the enrollment for the schools that would serve the Fort Lawton site from 2012 – 2016. As noted in the table, enrollment at the schools has been relatively stable over the last five years. Lawton Elementary and McClure Middle School maintained enrollment levels that were below the right size capacity for each school, while Ballard High School had a higher enrollment than its right sized capacity as of 2016.

<sup>5</sup> Seattle Public Schools. *Seattle Public Schools Website*  
<http://www.seattleschools.org/cms/One.aspx?portalId=627&pageId=1529516>. September 2017.

<sup>6</sup> Estimated right size capacity is the number of students that can be accommodated assuming appropriately sized and configured classrooms and space for preschools and other programs.

**Table 3.11-5  
CAPACITY OF SCHOOLS THAT SERVE THE FORT LAWTON SITE**

	Estimated Right Size Capacity
Lawton Elementary	452 students
McClure Middle School	615 students
Ballard High School	1,606 students

*Source: Seattle Public Schools, 2017.*

**Table 3.11-6  
SCHOOL ENROLLMENT IN FORT LAWTON VICINITY: 2012 – 2016**

	2012	2013	2014	2015	2016
Lawton Elementary	433	422	419	426	443
% Change		-3%	-1%	2%	4%
McClure MS	448	520	540	554	552
% Change		16%	4%	3%	-1%
Ballard HS	1,609	1,582	1,634	1,665	1,798
% Change		-2%	3%	2%	8%

*Source: Seattle Public Schools, 2017.*

SPS completed their most recent five-year enrollment projections in October through November 2017 to prepare for student enrollment changes and plan for future growth within the district. **Table 3.11-7** presents the five-year enrollment projections for each of the schools that are most proximate to the Fort Lawton site. Based on these five-year projections, Lawton Elementary and Ballard High School would be over their right size capacity in the 2020-21 school year, while McClure Middle School ) would be below its right size capacity. As mentioned previously, SPS anticipates opening Magnolia Elementary School and Lincoln High School in 2019, which are expected to help absorb demand in surrounding areas and affect the boundaries of Lawton Elementary School and Ballard High School.

**Table 3.11-7  
ENROLLMENT PROJECTIONS FOR SCHOOLS IN THE FORT LAWTON  
VICINITY: 2012 – 2016**

	2016-17	2017-18	2018-19	2019-20	2020-21	Change from 2016-21
Lawton Elementary	446	513	553	595	641	+195
McClure MS	552	540	552	548	548	-4
Ballard HS	1,798	1,882	2,035	1,842	1,787	-11

*Source: Seattle Public Schools, 2017.*

As part of their planning process, SPS maintains data regarding the student yield rate for all students in grades K-12 in each part of Seattle for various types of housing (i.e., apartment, condominiums, single-family residences, etc.). The rate indicates the percentage of students that would be generated based on the number and type of housing unit. Within the McClure Middle School area (which would include the Fort Lawton site), the student yield rate for apartments is 2.3%, for condominiums the rate is 1.9% and for single-family residences the rate is 27.6%.

## Talaris Site

### **Police Service**

SPD provides police service to the Talaris site. The site is located within the service jurisdiction of the North Precinct, which is headquartered at 10049 College Way N (approximately 3.5 miles to the northwest of the site). The North Precinct is further divided into specific sectors and beats; the Talaris site is located within the University Sector and Beat 3 (U3).<sup>7</sup>

The North Precinct includes approximately 200 officers and approximately 62 vehicles that are used by officers during their work in the field. The minimum number of officers assigned to a given shift in the North Precinct is 25 officers, which occurs during 1<sup>st</sup> Watch (between 3 AM and 11 AM).<sup>1</sup>

The Talaris site is located within the University District Micro Community Policing Plan area. Based on data collected from April 2017 through June 2017, the public safety priorities for the University District Micro Community Policing Plan area were car prowls, burglaries, property crime and homeless encampments.<sup>8</sup>

**Table 3.11-8** presents the annual number of computer aided dispatch (CAD) events for the North Precinct over the past 5 years. From 2016 to 2012, the number of dispatched events for the West Precinct has increased by approximately 10%.

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<sup>7</sup> Personal communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

<sup>8</sup> Seattle Police Department. University District Micro Community Policing Plan. <https://www.seattle.gov/police/community-policing/what-spd-is-doing>. September 2017.



**Table 3.11-8  
NORTH PRECINCT CAD EVENTS: 2012 – 2016**

	2012	2013	2014	2015	2016
<b>CAD Events</b>	99,030	104,523	100,312	102,657	108,996
<b>% Change over Previous Year</b>		6%	-4%	2%	6%

*Source: Seattle Police Department, 2017.*

More specifically, **Table 3.11-9** summarizes the annual calls for service over the last five years for the U3 Beat, which includes the Talaris site and vicinity. As noted in the table, there was a dramatic decrease in calls for service in 2013 and a sharp increase in calls for service in 2014 and 2015. Overall, calls for service have decreased within the U3 Beat by approximately 7% since 2012.

**Table 3.11-9  
U3 BEAT CALLS FOR SERVICE: 2012 – 2016**

	2012	2013	2014	2015	2016
<b>Calls for Service</b>	5,527	728	1,804	4,167	5,113
<b>% Change over Previous Year</b>		-87%	148%	131%	23%

*Source: Seattle Police Department, 2017.*

### **Fire and Emergency Service**

SFD provides fire service to the Talaris site. The closest SFD stations to the site are Fire Station 17 (1050 NE 50<sup>th</sup> Street – located approximately 1.4 miles to the northeast) and Station 38 (4004 NE 55<sup>th</sup> Street – located approximately 0.5 mile to the north). Station 17 houses one fire engine, one ladder truck, one battalion chief vehicle and one medic unit; the station is staffed by 11 personnel (two supervisors, six firefighters, two firefighter/paramedics and one battalion chief).<sup>9</sup>

**Table 3.11-3** presents the historical incident response data for the SFD from 2012 to 2016, including responses to calls for fire protection and responses for EMS calls. More specifically, **Table 3.11-10** summarizes the historical incident responses for the stations that are closest to the Talaris site (Station 17 and Station 38). Similar to the overall SFD, the majority of the incidents that were responded to by Station 17 and Station 38 were for EMS calls.

<sup>9</sup> Personal communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

**Table 3.11-10**  
**SUMMARY OF SFD RESPONSES FOR STATION 17 AND STATION 38:**  
**2012 – 2016**

	2012		2013		2014		2015		2016	
	Station 17	Station 38	Station 17	Station 38	Station 17	Station 38	Station 17	Station 38	Station 17	Station 38
Fire	572	287	638	285	662	312	726	316	726	328
EMS	2,406	1,242	2,540	1,271	2,711	1,305	2,929	1,392	2,967	1,384
Total	2,978	1,529	3,178	1,556	3,373	1,617	3,655	1,708	3,693	1,712
% Change			9%	-2%	57%	-5%	-44%	13%	38%	-2%

*Source: Seattle Fire Department, 2017.*

### **Public Schools**

The Talaris site is within the enrollment boundaries of SPS. The schools that are closest and are anticipated to serve the Talaris site include Laurelhurst Elementary School (4530 46<sup>th</sup> Avenue NE – located 0.3 mile to the northeast), Eckstein Middle School (3003 NE 75<sup>th</sup> Street – located 1.5 miles to the north) and Roosevelt High School (1410 NE 66<sup>th</sup> Street – located 1.6 miles to the northwest of the site). SPS also anticipates opening Lincoln High School in 2019, which could affect the boundaries of Roosevelt High School.

**Table 3.11-11** summarizes the existing estimated right size capacity of the schools that currently serve the Talaris site and vicinity.

**Table 3.11-11**  
**CAPACITY OF SCHOOLS THAT SERVE THE TALARIS SITE**

	Estimated Right Size Capacity
Laurelhurst Elementary	400 students
Eckstein Middle School	925 students
Roosevelt High School	1,719 students

*Source: Seattle Public Schools, 2017.*

**Table 3.11-12** summarizes the enrollment for the schools that would serve the Talaris site from 2012 – 2016. As noted in the table, enrollment at the schools has been relatively stable over the last five years with the exception of 2014 for Eckstein Middle School which saw a 28% decrease in enrollment from the previous year. In 2016, Eckstein Middle School maintained enrollment that was below the right size capacity for the school, while

Laurelhurst Elementary and Roosevelt High School had an enrollment that was almost exactly at the right sized capacity for each school as of 2016.

**Table 3.11-12  
SCHOOL ENROLLMENT IN TALARIS VICINITY: 2012 – 2016**

	2012	2013	2014	2015	2016
Laurelhurst Elementary	410	427	421	432	403
Eckstein MS	1,298	1,220	881	907	980
Roosevelt HS	1,691	1,712	1,695 -	1,689	1,715

*Source: Seattle Public Schools, 2017.*

**Table 3.11-13** presents the five-year enrollment projections for each of the schools that are most proximate to the Talaris site. Based on these projections, Eckstein Middle School would be over its right size capacity (1,060 students) in the 2020-21 school year, while both Laurelhurst Elementary (400 students) and Roosevelt High School (1,715 students) would be below their right size capacity. As mentioned previously, SPS anticipates opening Lincoln High School in 2019, which could affect the boundaries of Roosevelt High School.

**Table 3.11-13  
ENROLLMENT PROJECTIONS FOR SCHOOLS IN THE TALARIS  
VICINITY: 2012 – 2016**

	2016-17	2017-18	2018-19	2019-20	2020-21	Change from 2016-21
Laurelhurst Elementary	416	397	391	375	365	-51
Eckstein MS	980	967 1%	1,014 7%	1,032 7%	1,055 -1%	+139
Roosevelt HS	1,713	1,813 6%	1,891 4%	1,418 -25%	1,487 5%	-226

*Source: Seattle Public Schools, 2017.*

As mentioned for the Fort Lawton site, as part of their planning process, SPS maintains data on the student yield rate for all students in grades K-12 in each part of Seattle for various types of housing. The rate indicates the percentage of students that would be generated based on the number and type of housing unit. Within the Eckstein Middle School area (which would include the Talaris site), the student yield rate for apartments is 5.9%, for condominiums the rate is 4.0% and for single-family residences the rate is 31.1%.

### 3.11.2 Impacts of the Alternatives

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An analysis of the potential public services impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's Preferred Alternative**)

Under Alternative 1, development would feature a mix of affordable housing on the Fort Lawton site, including affordable rental and ownership and formerly homeless housing. Approximately 238 housing units would be provided on the site. Public park uses would also be included. No development is assumed for the Talaris site.

#### **Fort Lawton Site**

##### Police Service

##### *Construction*

Construction activities associated with development under Alternative 1 could result in an increase in demand for police service due to potential construction site theft and/or vandalism. Potential construction-related increases in demand for police service would be temporary in nature and would cease once full buildout of the site is completed (assumed to occur in 2025). It is anticipated that the construction site would be secured with fencing for the duration of construction and that existing SPD staff would be sufficient to respond to any potential service calls resulting from construction activities. It is also possible that police staffing and resources would be needed at times for traffic management during construction activities.

##### *Operation*

Increases in the on-site population associated with the development of affordable housing and senior supportive housing under Alternative 1 would be incremental over the approximately seven-year buildout of the Fort Lawton site and would be accompanied by incremental increases in demand for police service. New park and recreation uses would also be anticipated to generate some increased demand for police service. SPD expects that call volumes could increase with development on the site; however, the exact number of incremental new calls cannot be quantified.<sup>10</sup>

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<sup>10</sup> Personal Communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

There is some thought that affordable housing can result in potential increases in crime in the surrounding areas. However, there is no definitive evidence that this is the case, and several studies and literature do not support this conclusion. In a 2013 research paper, Michael Lens, a professor of Urban Planning at the University of California at Los Angeles, analyzed numerous studies, research and literature that have been conducted over the past 30 years in cities across the country on the subject of affordable housing and its effect on neighborhood crime. Nearly all the studies referenced conclude that there is little evidence that public or affordable housing attracts crime, and that there is little evidence for crime spillovers into surrounding neighborhoods. In particular, a 2003 study in Denver examined scattered/dispersed site public housing's effect on neighborhood crime and compared predicated and actual crime rates in neighborhoods with and without public housing. The 2003 study found no discernable impacts from dispersed public housing on crime rates in Denver. They also conducted focus groups where the consensus among participants was that public housing would bring down property values and increase crime. However, the quantitative analysis concluded that property values increased and that there was no increase in crime. Mr. Lens concluded that whether looking at larger public housing projects, vouchers or scattered-site public housing, the effects on neighborhood crime are typically quite small.<sup>11</sup>

In addition, a 2016 nationwide analysis of affordable housing projects funded through the Low-Income Housing Tax Credit (LIHTC) program found that with few exceptions, low-income housing built in the nation's 20 least affordable housing markets had "no effect on home values." The study examined housing projects built over a 10-year period, including in the Seattle area. In particular, the report found that there is little cause for concern in cities where housing is either expensive or in short supply.<sup>12</sup>

Development of senior supportive housing under Alternative 1 would include the provision of a comprehensive package of services focused on residential stability and the well-being of residents, including case management services provided onsite by Catholic Community Services of Western Washington and residential counselors that would be available onsite 24 hours a day (see **Chapter 2** for details). These support services could reduce the need for police service.

While it is anticipated that new development and associated on-site population would result in an increase in police service calls, SPD expects that they would have the capacity to continue to meet the police service needs on the site and in the remainder of the city of Seattle. SPD does not anticipate that they would need to increase staffing levels or provide equipment upgrades as a result of the project, beyond the new staffing plan identified under Affected Environment (City of Seattle's approved plan for 200 new officers by 2020).<sup>10</sup>

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<sup>11</sup> Michael C. Lens. *Subsidized Housing and Crime: Theory, Mechanisms and Evidence*. January 2013.

<sup>12</sup> Cheryl Young, *There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values*. November 2016.

Tax revenues generated directly and indirectly from development of the Fort Lawton site (including sales tax, retail sales tax, property tax, utility tax and other fees, licenses and permits) would be accrued and would help to offset the increased demands for police service. In addition, SPD would continue to identify and plan for the future needs of the department as part of the annual strategic planning and budgeting process. As a result, significant impacts to police service are not anticipated.

## Fire and Emergency Service

### *Construction*

During construction of the project under Alternative 1, SFD service calls would relate to inspection of specific construction projects onsite and to respond to potential construction-related fires, accidents and/or injuries. Site preparation and construction of new infrastructure and buildings could also increase the risk of a medical emergency or accidental fire that would require a response by SFD. Existing SFD staffing and equipment are expected to be sufficient to handle any increased service needed for on-site construction activities. Construction is also expected to result in additional traffic in the area and potentially temporary street closures that could affect fire and EMS responses over the short term. However, SFD indicates that this would not materially impact fire and EMS response.<sup>13</sup>

### *Operation*

Increases in the on-site population under Alternative 1 would be incremental over the buildout of the Fort Lawton site and are anticipated to result in an increase in fire and EMS calls. New park and recreation uses (particularly active recreation uses such as the multi-purpose fields) are also anticipated to generate some increased demand for emergency services. SFD expects that call volumes could increase with development on the Fort Lawton site; however, the exact number of incremental new calls cannot be quantified.<sup>14</sup>

All new buildings would be constructed in compliance with the 2015 Seattle Fire Code, which is comprised of the 2015 International Fire Code with City of Seattle amendments. Adequate fire flow to serve the site would be provided as required by the 2015 Fire Code and specific requirements would be adhered to regarding emergency access to structures.

While it is anticipated that new development and associated on-site population would result in an increase in fire response and EMS calls, the SFD anticipates that they would have the staffing and equipment capacity to continue to meet the fire and emergency service needs on the site and in the remainder of the city of Seattle. SFD does not anticipate

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<sup>13</sup> Personal Communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

<sup>14</sup> Personal Communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

that they would need to increase staffing levels or provide equipment upgrades as a result of development under Alternative 1.<sup>11</sup>

Tax revenues generated from development of the Fort Lawton site would be accrued and would help to offset the increased demands for fire and emergency services. In addition, SFD would continue to identify and plan for the future needs of the department as part of the annual strategic planning and budgeting process. As a result, significant impacts to fire and emergency service are not anticipated.

### Public Schools

As noted under Affected Environment, SPS does not have standard student generation rates but does maintain data regarding the student yield rate for all students in grades K-12 in each part of the city of Seattle for various types of housing. The rate indicates the percentage of students that would be generated based on the number and type of housing units. Within the McClure Middle School area (which would include the Fort Lawton site), the student yield rate for apartments is 2.3%, for condominiums is 1.9% and for single-family residences is 27.6%. These student yield rates have been used in conjunction with the number and types of housing units assumed under each of the EIS alternatives to determine approximate number of students that could be generated by development. For the purposes of this analysis, it is assumed that senior supportive housing units would not generate any students, and in order to provide a conservative analysis, it is assumed that all other residential units would be categorized as single-family residences since that type of housing typically generates the greatest number of students.

### *Operation*

**Table 3.11-14** summarizes the new students generated by development on the Fort Lawton site under each of the EIS alternatives based on the methodology described above. Under Alternative 1, development on the Fort Lawton site would generate approximately 41 new students.

**Table 3.11-14  
FORECASTED STUDENT GENERATION FOR THE FORT LAWTON SITE –  
ALTERNATIVES 1 - 4**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>Total Students</b>	<b>41</b>	<b>31</b>	<b>0</b>	<b>0</b>

**Source:** *Seattle Public Schools and City of Seattle, 2017.*

As noted in the Affected Environment discussion, based on SPS student enrollment projections, it is anticipated that Lawton Elementary would be over its right size capacity while both McClure Middle School and Ballard High School would be below their right size capacity during the 2020-2021 school year. It should be noted that SPS anticipates that

Magnolia Elementary and Lincoln High School would be operational by 2019, which is expected to help absorb demand in the surrounding area and could affect the boundaries and enrollment for Lawton Elementary and Ballard High School. It is not known which specific grade levels new students under Alternative 1 would attend.

Based on the most current SPS student enrollment projections, it is anticipated that Lawton Elementary and Ballard High School would exceed their right-size capacity, while McClure Middle School would be below its right-size capacity during the 2020-2021 school year, without development under the EIS alternatives.

For elementary students, the opening of Magnolia (with approximately 500 new seats expected) is not yet reflected in SPS projections, since the precise impact from boundary changes has yet to be determined. However, SPS believes the opening of Magnolia will resolve any capacity issues expected at Lawton Elementary by 2020-21. In addition, SPS recently obtained funding to create an expected six additional classrooms at Coe Elementary, which is also not reflected in current projections.

For high school students, SPS has provided updated projections that estimate the opening of Lincoln will partially resolve capacity challenges at Ballard High School, but that capacity issues would remain by 2020-2021 (as reflected in the projections). However, SPS is currently pursuing development of a new high school in the downtown area that would provide further relief over the long-term.

For middle school students, SPS has stated that by adding elementary space to the area, they could actually free up space for more middle schoolers at Catherine Blaine. SPS estimates that with the addition of six classrooms at Coe, they could gain an additional 150 seats for that middle school service area.

In general, increases in student population over the buildout period could be addressed as part of SPS's annual planning processes. SPS could adjust the attendance area boundaries, provide transportation service for these students and/or take other measures to accommodate the number of students in excess of the right size capacity.

### **Talaris Site**

Under Alternative 1, the Talaris site would not be redeveloped and no changes or impacts to public services are anticipated.

### **Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

Under Alternative 2, the Fort Lawton site would be developed in market-rate single-family housing, and the development of affordable and formerly homeless housing would occur on the Talaris site. Approximately 113 market-rate houses would be developed on the Fort Lawton site and approximately 238 affordable housing units and associated community



facilities would be developed on the Talaris site. No active or passive public park areas would be provided on the Fort Lawton or Talaris sites under Alternative 2.

### **Fort Lawton Site**

#### **Police Service**

##### ***Construction***

Construction activities associated with development under Alternative 2 could result in an increase in demand for police services due to potential construction site theft or vandalism. Potential construction-related increases in demand for police services are anticipated to be lower than under Alternative 1 since few residential units would be developed on the site and no park and recreation facilities would be constructed.

##### ***Operation***

Increases in the on-site population associated with the development of market-rate single-family housing would be incremental over the approximately seven-year buildout of the Fort Lawton site and would be accompanied by incremental increases in demand for police service. SPD anticipates that call volumes could increase with development on the Fort Lawton site; however, the exact number of incremental new calls cannot be quantified.<sup>15</sup>

While new development and associated on-site population would result in an associated increase in police service calls, it is anticipated that this increase would be less than under Alternative 1 due to fewer residential units and lower on-site population. SPD indicates that they would have the capacity to continue to meet the police service needs on the site and in the remainder of the city of Seattle and does not anticipate that they would need to increase staffing levels or provide equipment upgrades as a result of the project, beyond the new staffing plan identified under Affected Environment.<sup>12</sup>

Tax revenues generated from development of the Fort Lawton site under Alternative 2 would be accrued and would help to offset the increased demands for police services. In addition, SPD would continue to identify and plan for the future needs of the department as part of the annual strategic planning and budgeting process. As a result, significant impacts to police services are not anticipated.

#### **Fire and Emergency Service**

##### ***Construction***

SFD service calls are anticipated to temporarily increase during construction under Alternative 2 and would be related to inspection of specific construction projects onsite and

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<sup>15</sup> Personal Communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

to respond to potential construction-related fires, accidents and/or injuries. Potential construction-related increases in demand for fire and emergency services are anticipated to be less than under Alternative 1 since fewer residential units would be developed on the site and no park and recreation facilities would be constructed.

### *Operation*

Increases in the on-site population associated with the development of market-rate single-family residences under Alternative 2 would be incremental over the buildout of the Fort Lawton site and are anticipated to result in an associated increase in fire and EMS calls. SFD expects that call volumes could increase with development on the site; however, the exact number of incremental new calls cannot be quantified. It is anticipated that the increase in call volumes would be less than Alternative 1 since fewer residential units would be constructed on the site and no parks and recreation facilities would be provided. While it is anticipated that new development and on-site population would result in an associated increase in fire response and EMS calls, the SFD anticipates that they would have the staffing and equipment capacity to continue to meet the fire and emergency service needs on the site and in the remainder of the city of Seattle.<sup>16</sup>

As under Alternative 1, all new buildings would be constructed in compliance with the 2015 Seattle Fire Codes. Adequate fire flow to serve the site would be provided as required by the 2015 Fire Code and specific requirements would be adhered to regarding emergency access to structures.

Tax revenues generated from development of the Fort Lawton site would be accrued and would help to offset the increased demands for fire and emergency services. In addition, SFD would continue to identify and plan for the future needs of the department as part of the annual strategic planning and budgeting process. As a result, significant impacts to fire and emergency services would not be anticipated.

### Public Schools

Development of market-rate single-family housing under Alternative 2 would generate new students from the Fort Lawton site. As noted in **Table 3.11-14**, development under Alternative 2 would generate approximately 31 new students, compared with 41 new students under Alternative 1. It is not known which specific grade levels new students would attend. Similar to Alternative 1, SPS anticipates that its surrounding schools would have adequate capacity to accommodate new students, and would address such issues through its annual and long-term planning processes.

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<sup>16</sup> Personal Communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

## **Talaris Site**

### **Police Services**

#### ***Construction***

Construction activities associated with development of affordable and senior supportive housing on the Talaris site under Alternative 2 would be similar to those described for the Fort Lawton site under Alternative 1. Potential construction-related increases in demand for police services could include a temporary increase in demand for police services due to potential construction site theft or vandalism and would cease once full buildout of the site is completed. It is anticipated that the construction site would be secured with fencing for the duration of construction, and that existing SPD staff would be sufficient to respond to any potential service calls resulting from construction activities. It is also possible that police staffing and resources would be needed at times for traffic management during construction activities.

#### ***Operation***

Increases in the on-site population associated with the development of affordable and senior supportive housing would be incremental over the approximately seven-year buildout of the Talaris site and would be accompanied by incremental increases in demand for police service. Increases in demand for police services under Alternative 2 is anticipated to be similar to or less than at the Fort Lawton site under Alternative 1 since no parks and recreation facilities would be provided on the Talaris site. SPD expects that call volumes would increase with development on the Talaris site; however, the exact number of incremental new calls cannot be quantified. While call volumes are anticipated to increase, SPD expects that they would have the capacity to continue to meet the police service needs on the site and in the remainder of the city of Seattle. SPD does not anticipate that they would need to increase staffing levels or provide equipment upgrades as a result of the project, beyond the new staffing plan identified under Affected Environment.<sup>17</sup>

As described for the Fort Lawton site under Alternative 1, there is some thought that affordable housing can result in potential increases in crime in the surrounding areas. However, several studies and research literature have shown that the evidence indicates that whether looking at larger public housing projects, vouchers or scattered-site public housing, the effects on neighborhood crime are typically quite small.

Similar to the development of senior supportive housing under Alternative 1, development on the Talaris site under Alternative 2 would include the provision of a comprehensive package of services focused on residential stability and the well-being of residents, including case management services provided onsite by Catholic Community Services of Western

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<sup>17</sup> Personal Communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

Washington and residential counselors that would be available onsite 24 hours a day (see **Chapter 2** for details). These support services could reduce the need for police service.

Tax revenues generated from development on the Talaris site would be accrued and would help to offset the increased demands for police service. In addition, SPD would continue to identify and plan for the future needs of the department as part of the annual strategic planning and budgeting process. As a result, significant impacts to police services are not anticipated.

## Fire and Emergency Services

### *Construction*

During construction of affordable housing and senior supportive housing on the Talaris site under Alternative 2, it is anticipated that services calls to SFD would temporarily increase similar to Alternative 1 development on the Fort Lawton site. Existing SFD staffing and equipment are expected to be sufficient to handle any increased service needed for on-site construction activities. It is also possible that construction could result in additional traffic in the area with temporary street closures, which could temporarily affect fire and EMS responses. SFD indicates that this will not materially impact fire and EMS response.

### *Operation*

Like development of the Fort Lawton site under Alternative 1, increases in the on-site population on the Talaris site under Alternative 2 would be incremental and are anticipated to result in an associated increase in fire and EMS calls. However, increased demand for fire and emergency services from the Talaris site under Alternative 2 would be less than from the Fort Lawton site under Alternative 1 since no new park and recreation uses would be provided. SFD expects that call volumes could increase with development on the Talaris site; however, the exact number of incremental new calls cannot be quantified. SFD anticipates that they would have the staffing and equipment capacity to continue to meet the fire and emergency service needs on the site and in the remainder of the city of Seattle. SFD does not anticipate that they would need to increase staffing levels or provide equipment upgrades as a result of the project.<sup>18</sup>

All new buildings would be constructed in compliance with the 2015 Seattle Fire Code. Adequate fire flow to serve the site would be provided as required by the 2015 Fire Code and specific requirements would be adhered to regarding emergency access to structures.

Tax revenues generated from development of the Talaris site would be accrued and would help to offset the increased demands for fire and emergency service. In addition, SFD would continue to identify and plan for the future needs of the department as part of the annual

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<sup>18</sup> Personal Communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

strategic planning and budgeting process. As a result, significant impacts to fire and emergency service are not anticipated.

### Public Schools

As described previously, student yield rate data compiled by SPS is used to forecast the number of students that could be generated by development on the Talaris site. Within the Eckstein Middle School area (which includes the Talaris site), the student yield rate for apartments is 5.9%, for condominiums the rate is 4.0% and for single-family residences the rate is 31.1%. These student yield rates have been used in conjunction with the number and types of housing units assumed under each of the EIS alternatives to determine approximate number of students that could be generated by development under the EIS alternatives. As described under Alternative 1, for the purposes of this analysis, it is assumed that senior supportive housing units would not generate any students, and in order to provide a conservative analysis, it is assumed that all other residential units would be categorized as single-family residences since that type of housing typically generates the greatest number of students.

### *Operation*

**Table 3.11-15** summarizes the new students that would be generated by development on the Talaris site under each of the EIS alternatives based on the methodology described above. Under Alternative 2, it is anticipated that development on the site would generate approximately 47 new students.

**Table 3.11-15  
FORECASTED STUDENT GENERATION FOR THE TALARIS SITE –  
ALTERNATIVES 1 - 4**

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>Total Students</b>	<b>0</b>	<b>47</b>	<b>47</b>	<b>0</b>

**Source:** *Seattle Public Schools and City of Seattle, 2017.*

As noted in Affected Environment, based on SPS student enrollment projections for the 2020-2021 school year, Eckstein Middle School would be over its right size capacity while both Laurelhurst Elementary and Roosevelt High School would be below their right size capacity. While it is not known which specific grade levels potential new students would attend, Laurelhurst Elementary and Roosevelt High School would have adequate capacity to accommodate additional students generated by development under Alternative 2. However, additional students at Eckstein Middle School would be within the boundaries of a school that is projected to be over its right size capacity. Increases in student population over the buildout period could be addressed as part of SPS's annual planning processes. SPS could adjust the attendance area boundaries, provide transportation service for these students and/or take other measures to accommodate the number of students in excess of

the right size capacity. However, these measures are limited without any immediate plans for construction of new middle school capacity within this area of the SPS service area. Since SPS has no new middle schools planned in the northeast Seattle area, the potential impacts on school service under Alternative 2 at the Talaris site would be greater than under Alternative 1 at the Fort Lawton site.

### Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

Under Alternative 3, the entire Fort Lawton site would be developed as a public park, including passive and active recreation areas. New affordable and formerly homeless housing would be developed on the Talaris site, including approximately 238 affordable housing units and associated community facilities.

#### **Fort Lawton Site**

##### **Police Service**

##### ***Construction***

Construction activities for the public park under Alternative 3 could result in potential construction-related increases in demand for police service, including a temporary increase in demand for police service due to potential construction site theft or vandalism and would cease once full buildout of the site is completed. Due to the amount of development on the Fort Lawton under Alternative 3, is anticipated that temporary construction-related impacts to police services would be less than under Alternatives 1 or 2.

##### ***Operation***

The operation of new park and recreation uses on the Fort Lawton site under Alternative 3 would generate some increased demand for police services. SPD expects that call volumes could increase with development on the Fort Lawton site; however, while the exact number of incremental new calls cannot be quantified it is anticipated that call volumes would be less than Alternatives 1 and 2 due to the amount of development on the site. SPD indicates that they would have the capacity to continue to meet the police service needs on the site and in the city of Seattle and do not anticipate that they would need to increase staffing levels or provide equipment upgrades as a result of the project, beyond the new staffing plan identified under Affected Environment.<sup>19</sup>

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<sup>19</sup> Personal Communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

## Fire and Emergency Service

### *Construction*

Construction activities associated with the development of the public park could result in a temporary increase in demand for fire and emergency service associated with a potential construction-related medical emergency or accidental fire that would require a response by the SFD. However, it is anticipated that this temporary increase would be less than under Alternatives 1 and 2 due to the amount of development on the Fort Lawton site.

### *Operation*

New park and recreation uses on the Fort Lawton site under Alternative 3 (particularly active recreation uses such as the three multi-purpose fields) would generate some increased demand for emergency services. Although the exact number of incremental new calls cannot be quantified, it is anticipated that the increase in demand would be lower than under Alternatives 1 and 2 due to less development on the site. SFD anticipates that they would have the staffing and equipment capacity to continue to meet the fire and emergency service needs on the site and in the remainder of the city of Seattle. SFD does not anticipate that they would need to increase staffing levels or provide equipment upgrades as a result of the project.<sup>20</sup>

## Public Schools

Under Alternative 3, the Fort Lawton site would be developed as a public park and no new residential units would be provided on the site. As a result, no new students would be generated by development under Alternative 3 and no impacts to public school service are anticipated.

## **Talaris Site**

Alternative 3 assumes the same level of residential development on the Talaris site as described under Alternative 2, including the same mix of affordable housing and senior supportive housing. As a result, impacts to public services from development on the Talaris site under Alternative 3 would be the same as under Alternative 2.

## Alternative 4 – No Action Alternative

Under Alternative 4 and no redevelopment would occur on the Fort Lawton or Talaris sites at this time. Both sites would remain in their existing conditions and no impacts to public services would result.

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<sup>20</sup> Personal Communication with Jay Hagen, Seattle Fire Department Assistant Chief – Operations Division. September 2017.

### 3.11.3 Mitigation Measures

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The following measures have been identified to address the potential public services impacts from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- All new buildings would be constructed in compliance with the 2015 Seattle Fire Code, which is comprised of the 2015 International Fire Code with City of Seattle amendments.
- Adequate fire flow to serve development under the EIS alternatives would be provided as required by the 2015 Fire Code and specific requirements would be adhered to regarding emergency access to structures.

#### **Measures Proposed as Part of Project**

- The portions of the site that are under construction during phased development of the site would be fenced and lit, and could be monitored by surveillance cameras to help prevent construction site theft and vandalism.
- A portion of the tax revenues directly and indirectly generated from development under the EIS alternatives – including construction sales tax, retail sales tax, property tax, utility tax and other fees, licenses and permits - would accrue to the City of Seattle and could help offset demand for public services.
- Increases in student population over the buildout period would be addressed through SPS's planning processes. SPS could take any or a combination of the following actions to match capacity and enrollment under the EIS alternatives:
  - Providing transportation service to schools with capacity;
  - Adding, relocating or removing programs;
  - Adjusting school boundaries;
  - Adjusting geographic zones for option schools;
  - Adding or removing portables;
  - Adding to or renovating buildings; and/or
  - Opening, reconstituting or closing buildings.



### **Other Possible Measures**

- King County Metro could provide shuttle service between the Fort Lawton Project and downtown to enhance residents' access to services and employment opportunities.
- Van service could be provided as part of the project for senior supportive housing and possibly for the other affordable housing onsite to enhance access to services and employment opportunities.

#### **3.11.4 Significant Unavoidable Adverse Impacts**

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Alternatives 1, 2 and 3 would increase demand for school service, including at schools that are projected to be over capacity with or without the project (e.g., Lawton Elementary School and Ballard High School in the Fort Lawton vicinity and Eckstein Middle School in the Talaris vicinity). This impact on school service would be greater under Alternatives 2 and 3 at the Talaris site, as SPS does not have plans for a new middle school in the northeast Seattle area, whereas in the service area at the Fort Lawton site there are immediate plans to add new elementary capacity, as well as new high school capacity. Although general growth-related pressures on schools are difficult to predict further into the future, SPS is expected to take measures to address capacity issues, including provide transportation service, adjust attendance area boundaries or add portables. As a result, no significant unavoidable adverse schools or other public services impacts are anticipated.

## 3.12 UTILITIES

This section of the FEIS describes the utilities on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures are identified. The section was prepared by MIG|SvR in December 2017.

### Key Findings

*Under existing conditions, there is no demand for potable water and sewage service at the Fort Lawton site and low demand at the Talaris site. Potable water and sewage service is currently provided by Seattle Public Utilities (SPU) at both sites; there are no known capacity constraints. Both sites have an existing stormwater distribution system, but no water quality treatment or flow control facilities are located at either site. Approximately 55% of the Fort Lawton site and 30% of the Talaris site is currently impervious surface.*

*During construction of Alternative 1, 2 or 3, stormwater could be impacted by erosion, sedimentation or pollutants. A temporary stormwater control system and Best Management Practices (BMPs) would minimize potential impacts. With development on the Fort Lawton site, Alternatives 1, 2, and 3 would reduce impervious surface coverage by approximately 15%, 10% and 20%, respectively. With development on the Talaris site, Alternatives 2 and 3 would increase impervious surfaces by approximately 20%.*

*Alternatives 1 and 2 on the Fort Lawton site would increase sewage flows to 41,720 and 39,550 gallons per day (gpd), respectively. Alternatives 2 and 3 on the Talaris site would both increase sewage flows to 41,720 gpd. Increases in potable water demand would be approximately equivalent to the increases in sewage flow. Although Alternative 3 does not include residential units, potable water demand could increase depending on irrigation needs for the multi-purpose fields.*

### Methodology

Information for the utilities analysis is from available City of Seattle GIS documentation and previous environmental documents including:

- U.S. Army Corps *Final Environmental Assessment for BRAX 05 Recommendations for Closure, Disposal, and Reuse of Fort Lawton, United States Army Reserve Center* (FACID WA030, WA031, WA012), Seattle, Washington (2012);
- City of Seattle *Talaris Environmental (SEPA) Checklist* (2008); and
- Triad Associates *4000P Preliminary Plat Drainage Report No 10-158* (2013).

Stormwater regulation is per the Seattle Stormwater Code (SMC 22.800) and the associated guidance in the *2016 City of Seattle Stormwater Manual*. These documents identify code regulations in compliance with the Phase I National Pollutant Discharge Elimination System (NPDES) permit and provide guidance for the application and design of stormwater BMPs

and infrastructure facilities. Regulations and design standards for sewer and water systems are per King County Health Department and City of Seattle.

### 3.12.1 Affected Environment

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This sub-section describes existing utilities on and near the Fort Lawton and Talaris sites, including stormwater, sewer and water.

#### Fort Lawton Site

The approximately 34-acre Fort Lawton site includes several existing buildings, surface parking and infrastructure that were part of the former U.S. Army Reserve Center. City documentation indicates that existing on-site utilities were installed between the 1920s and the late 1990s.

#### **Stormwater**

Approximately 55% of the site is currently impervious surface, including building footprints, surface parking and roadways (see **Table 2-1** in **Chapter 2** for details). The asphalt-surfaced Texas Way crosses northwest/southeast across the site with pedestrian access provided by an adjacent cement concrete sidewalk. Additional site circulation is provided by smaller site access roads that connect between parking lots, building sites and Texas Way. Surface water is collected in storm drainage structures at site parking lots, in catch basins along Texas Way and in roadside ditches where formal curb and gutter are not present. These flows are conveyed to two mains that run north/south across the property.

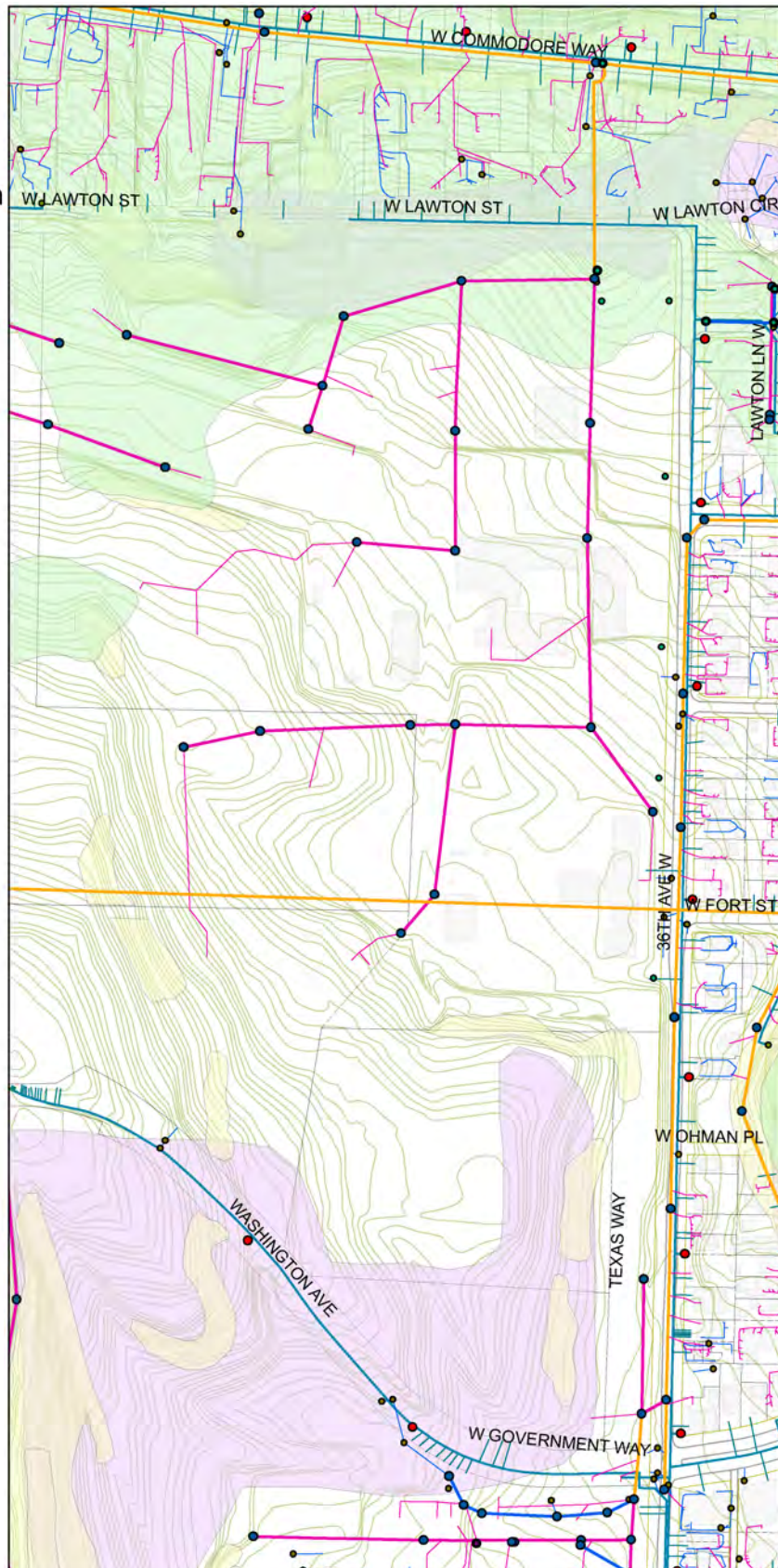
A 12-inch stormwater line that runs north/south along the east edge of the property and an 8-inch stormwater line that runs north/south through the center of the property convey stormwater from the site. These two conveyance lines connect at a 5-foot diameter stand pipe where a single storm line carries stormwater from the site northward to the 144-inch King County Metro Main where stormwater is then conveyed to King County's West Point Sewage Treatment Plant in Discovery Park for treatment and discharge to Shilshole Bay (see **Figure 3.12-1**, Fort Lawton Existing Utilities). The existing stormwater distribution system at the Fort Lawton site is federal government-owned (U.S. Army) and drains into King County's combined stormwater and sewer trunk line in Commodore Way W to the north of the Fort Lawton site. No water quality treatment or flow control facilities are provided onsite. Surface water is collected along roadside ditches or by stormwater catch basins.

Previous flooding has been reported at a residence downstream of the site. This flooding has been addressed.

# Fort Lawton Army Reserve Center Redevelopment Project Final Environmental Impact Statement

## Legend

- drainagemh
- outfall
- dwumh
- cbasin
- outfall
- dwu main line**
  - Combined
  - Drainage
  - Sanitary
- dwu laterals**
  - Combined
  - Drainage
  - Sanitary
- hydrant
- wtrln
- wtrsvc
- ▭ Parcels
- ▭ bldg
- contour2



Note: This figure is not to scale

Source: SVR Design, 2017.

**Figure 3.12-1**  
Fort Lawton Existing Utilities

## **Sewer**

The existing sewer distribution system onsite is Army-owned and was installed in the early 1940s. Treatment for these sewage flows is performed at the King County West Point Sewage Treatment Plant. The site is currently vacant and there is no existing demand for sewer service.

The site includes a network of 8-inch sewer lines that convey sewage flows northward. The flows are discharged to the 144-inch King County Metro Main which carries flows to King County's West Point Sewage Treatment Plant. There are no known capacity constraints in the sewer mains near the site (see **Figure 3.12-1**, Fort Lawton Existing Utilities).

## **Water**

Existing water service to the Fort Lawton site is provided by SPU. The water infrastructure on the site includes cast iron pipes from the 1920s, asbestos cement pipe from the 1950s and ductile iron pipe installed more recently in 1999. The site is currently vacant and there is no existing demand for potable water. SPU owns and operates more than 1,680 miles of water mains, eight reservoirs, sixteen pump stations, 18,920 fire hydrants and more than 188,000 service lines to serve 1.3 million regional customers.<sup>1</sup> The SPU 2013 *Water System Plan* was prepared to ensure that SPU can meet the current and future demands for potable water as development continues in the region. It includes consumption rates, water conservation reports, planned infrastructure and operational improvements and SPU's guiding policies.

The site water connection is at the SPU-owned 8-inch main line (main) along 36<sup>th</sup> Avenue W at W Government Way. An existing 8-inch combination meter at the main, near W Fort Street, supplies a dead end 12-inch and 8-inch trunk-and-branch on-site water system and 12-inch on-site pumping station. Existing building-domestic and fire suppression systems are connected to the on-site system, including the 50,000-square foot Veterans Administration Building and the irrigation system for the 90,000-square foot Fort Lawton Cemetery offsite. There are approximately 10 fire hydrants onsite.

The 8-inch water main serving the Fort Lawton site has an estimated capacity of 1,250 gallons per minute (gpm) under fire demand condition. SPU maintains a distribution water main, with system capacity of 1,890 gpm in 40<sup>th</sup> Avenue E, about 300 feet west of the west boundary of the Fort Lawton site (see **Figure 3.12-1**, Fort Lawton Existing Utilities).

## Talaris Site

The approximately 18-acre Talaris site includes several existing buildings, surface parking and infrastructure that are part of the Talaris conference center.

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<sup>1</sup> Seattle Public Utilities 2013 *Water System Plan*.

## **Stormwater**

Approximately 30% of the site is currently in impervious surfaces, including building footprints, pathways and surface parking. Stormwater facilities on the Talaris site were installed in the early 1960s. No water quality treatment or flow control facilities are provided onsite. A 72-inch stormwater main traverses southwest across the site, conveying upstream flows from the Laurelhurst and Sandpoint neighborhoods, and the waters of Yesler Creek, to the 72-inch main in 38<sup>th</sup> Avenue NE.

Site surface water and groundwater is collected by stormwater catch basins and foundations drains and conveyed through 6-inch, 8-inch and 10-inch distribution lines to the 72-inch main. A 60-inch line captures overflow from the manmade pond in the center of the site and conveys the flows to a connection at the main at NE 41<sup>st</sup> Street. All site and upstream stormwater flows, including the waters of Yesler Creek, are ultimately conveyed across the Union Bay Natural Area and then discharged through an existing outfall into the Lake Washington Plant (see **Figure 3.12-2**, Talaris Existing Utilities).

## **Sewer**

Existing sewer service to the site is provided by SPU. Sewer mains on the Talaris site were installed in the late 1940s. Due to the low density of on-site development, the existing sewer demand is low. A 30-inch sewer main and an 8-inch sewer line cross the northwest corner of the site and convey sewage flows from the upstream Laurelhurst and Sandpoint neighborhoods. These two sewer lines connect at an existing manhole located onsite. From this manhole, sewage flows are conveyed westward in a 30-inch main onsite to the 30-inch main in 38<sup>th</sup> Avenue NE. There are no known capacity constraints in the sewer mains near the site.

A 30-inch sewer line serves the site's central building, and 4-inch and 6-inch lines serve the smaller buildings. City sewer cards indicate that sanitary flows from the site's "lodge" in the northwest part of the site are conveyed southward through a 6-inch/8-inch side sewer along the south edge of the site before connecting into the main within 38<sup>th</sup> Avenue NE, immediately north of MH 025-024. The remainder of the site's sewage flows are conveyed to the 30-inch main onsite before being conveyed to the main in 38<sup>th</sup> Avenue NE (see **Figure 3.12-2**, Talaris Existing Utilities).

## **Water**

Existing water service to the site is provided by SPU. The site is served by two water mains, an 8-inch dead end distribution water main that terminates on the southeast corner of 41<sup>st</sup> Avenue NE and NE 41<sup>st</sup> Street and an 8-inch dead end lobe of the distribution system that is fed from a connection at 36<sup>th</sup> Avenue NE and NE 45<sup>th</sup> Street. The 8-inch dead end distribution main terminating at 41<sup>st</sup> Avenue NE and NE 41<sup>st</sup> Street was installed in the 1920s and has an estimated system capacity of just over 1,500 gpm. This water main serves two existing hydrants along 38<sup>th</sup> Avenue NE and a 6-inch domestic water line at the south side of the site. There are no on-site fire lines, so the hydrants are considered to have



# Fort Lawton Army Reserve Center Redevelopment Project Final Environmental Impact Statement

## Legend

- drainagemh
- outfall
- dwumh
- cbasin
- outfall

## dwu main line

- Combined
- Drainage
- Sanitary

## dwu laterals

- Combined
- Drainage
- Sanitary

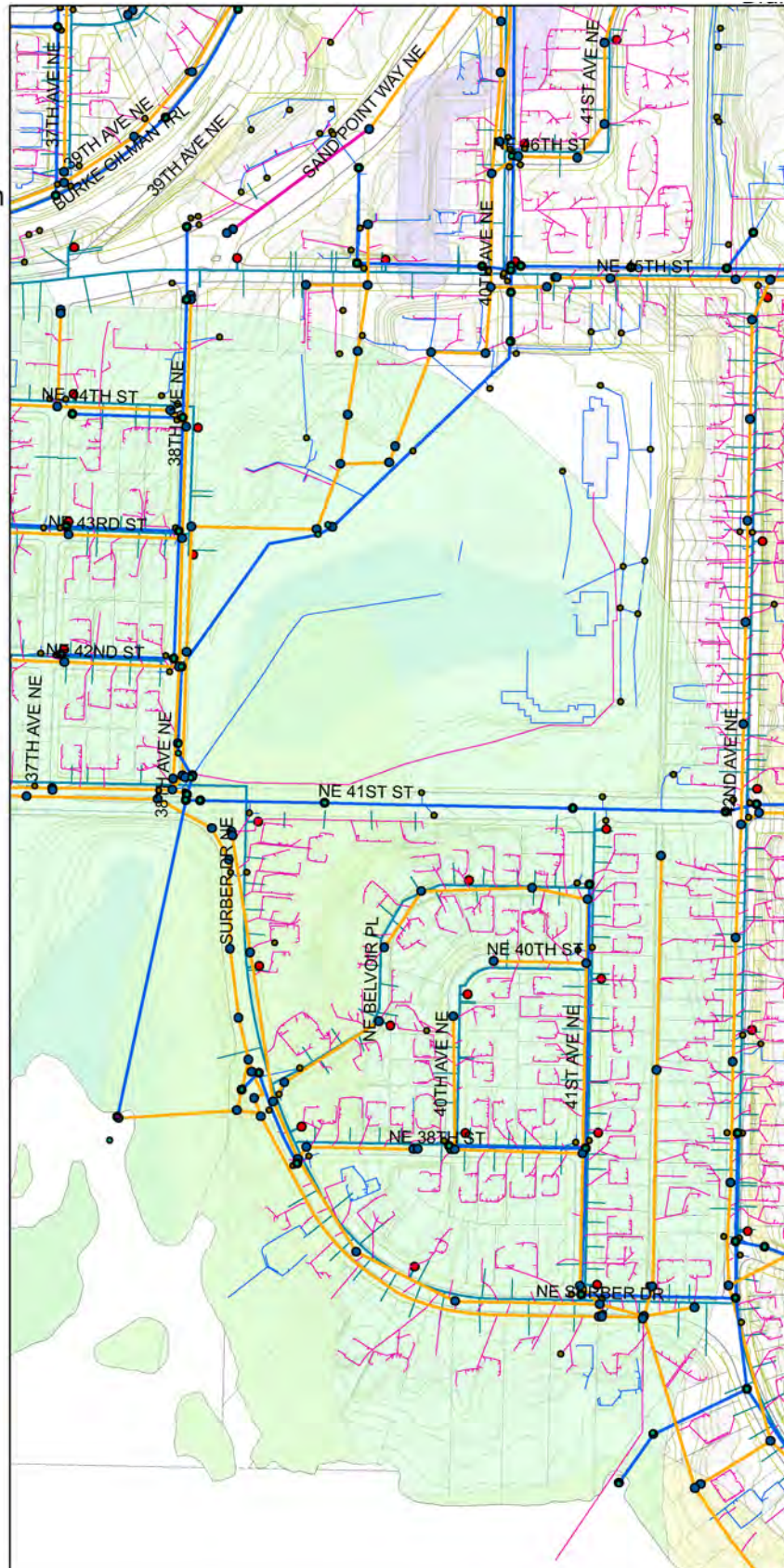
- hydrant

- wtrln
- wtrsvc

- ▭ Parcels

- ▭ bldg

- contour2



Note: This figure is not to scale

Source: SVR Design, 2017.

**Figure 3.12-2**  
Talaris Existing Utilities

impaired access. The 8-inch dead end lobe installed in the mid-1960s serves the three water service lines along the west frontage of 38<sup>th</sup> Avenue NE (two 4-inch water service lines and one 6-inch fire service). There are no known capacity constraints in the water mains near the site (see **Figure 3.12-2**, Talaris Existing Utilities).

### 3.12.2 Impacts of the Alternatives

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An analysis of the potential utility impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's Preferred Alternative**)

Under Alternative 1, development would feature a mix of affordable housing and public park uses on the Fort Lawton site. No development would occur on the Talaris site.

#### **Fort Lawton Site**

##### **Stormwater**

Grading activities on the Fort Lawton site for proposed redevelopment under Alternative 1 would include both cut and fill (see Section 3.1, **Earth**, for details). Construction activities could result in temporary impacts to stormwater runoff. Erosion and sedimentation as well as pollutants from construction equipment and vehicles could impact stormwater. A temporary stormwater control system and construction BMPs would be implemented that would address these potential impacts.

Development under Alternative 1 would include installation of new buildings, roadways, sidewalks, surface parking and driveways at the Fort Lawton site. The development would include transfer of land and existing easements from U.S. Army ownership to City of Seattle ownership. The project includes identifying responsibility for maintenance of any newly established public right of ways and associated utility and surface improvements. The City of Seattle Department of Transportation (SDOT) and SPU would be included in this process. Approximately 40% of the site would be covered in impervious surfaces at project buildout, roughly 15% less than under existing conditions (see **Table 2-1** in **Chapter 2** for details). A permanent stormwater control system would be installed to manage stormwater runoff from these impervious surfaces. This system would include additional drainage and conveyance facilities to capture surface water runoff. In accordance with the requirements of the Seattle Stormwater Code, these improvements would trigger on-site stormwater management BMPs and detention/retention to meet the peak flow control standard. The facilities could include elements such as stormwater lines, catch basins, manholes, vaults, raingardens, bioretention facilities, dispersal trenches and/or underdrain systems. No significant stormwater impacts are expected.



## Sewer

SPU would continue to provide sewer service to the Fort Lawton site under Alternative 1. Proposed development would increase the sewage flows discharging from the site to the sewer system to approximately 41,720 gpd<sup>2</sup>. Under Alternative 1, the existing 8-inch sewer line that conveys flows to the 144-inch King County sewer main would be video-taped and rehabilitated, or replaced. New distribution pipes would be installed to convey sewer flows to the existing 8-inch connection per applicable City standards and conveyance needs. Any additional flows conveyed to the SPU combined sewer in 36<sup>th</sup> Avenue W could require modeling of downstream impacts. No significant sewer impacts are expected.

## Water

SPU would continue to provide water service to the Fort Lawton site under Alternative 1, including to the Veterans Administration Building and Fort Lawton Cemetery offsite. Proposed development would increase potable water demand to the site to approximately 41,720 gallons per day. Additional water would be required for irrigation for parks areas during dry weather.

The existing potable water connection at 36<sup>th</sup> Avenue W and W Government Way would be maintained, with modifications to the existing distribution line. Any development, lot boundary adjustments or new parcel creation would require an approved Water Availability Certificate issued by SPU. SPU policies for water system designs typically require that developments and/or reconfigurations of this size provide developer installed SPU-owned facilities. Individual fire/domestic services would be required for new structures and facilities. If the existing dead-end water supply cannot meet required service levels, the development may require the installation of a looped system drawing from a second water main. No significant water impacts are expected.

## **Talaris Site**

Under Alternative 1, no development is proposed on the Talaris site and utilities would remain as under existing conditions.

## Alternative 2 – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite

Under Alternative 2, market-rate single-family housing would be constructed on the Fort Lawton site, and a mix of affordable housing on the Talaris site.

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<sup>2</sup> Water usage (and sewer flow) demand from the EIS alternatives is based on 70 gallons per day per person and the population estimates in Section 3.13, **Housing and Socioeconomics**.

## **Fort Lawton Site**

### **Stormwater**

Similar to Alternative 1, construction activities for Alternative 2 could result in temporary impacts to surface water runoff from erosion and sedimentation as well as pollutants from construction equipment and vehicles. A temporary stormwater control system and construction BMPs would be implemented to address these potential impacts.

Development under Alternative 2 would include installation of new buildings, roadways, sidewalks and private driveways at the Fort Lawton site. The development would include transfer of land from U.S. Army ownership to City of Seattle ownership. The project would include identifying responsibility for maintenance of any newly established public right of ways and associated utility and surface improvements. The SDOT and SPU would be included in this process. Approximately 45% of the site would be covered in impervious surfaces at project buildout, roughly 10% less than under existing conditions and 5% more than Alternative 1 (see **Table 2-1** in **Chapter 2** for details). A permanent stormwater control system would be installed to manage stormwater runoff from these impervious surfaces, similar to under Alternative 1. This system would meet the requirements of the Seattle Stormwater Code. On-site stormwater management BMPs and detention/retention to meet the peak flow control standard would be implemented. No significant stormwater impacts are expected.

### **Sewer**

SPU would continue to provide sewer service to the Fort Lawton site under Alternative 2. The proposed development would increase the sewage flows discharging from the site to the sanitary sewer system to approximately 39,550 gpd. Like under Alternative 1, the existing 8-inch sanitary sewer line would be video-taped and rehabilitated, or replaced. New distribution pipes would be installed to convey sewer flows to the existing 8-inch connection, per applicable City standards and conveyance needs. Any additional flows conveyed to the SPU combined sewer in 36<sup>th</sup> Avenue W could require modeling of downstream impacts. No significant sewer-related impacts are expected.

### **Water**

SPU would continue to provide water service to the site under Alternative 2. Development under Alternative 2 would increase potable water demand from the site to 39,550 gpd. The existing potable water connection at 36<sup>th</sup> Avenue W and W Government Way would be maintained, with modifications to the existing distribution line. No significant water impacts are expected.

## **Talaris Site**

### **Stormwater**

Construction activities for Alternative 2 could result in temporary impacts to surface water runoff from erosion and sedimentation as well as pollutants from construction equipment

and vehicles at the Talaris site. A temporary stormwater control system and construction BMPs would be implemented to address these potential impacts.

Development under Alternative 2 would include installation of new buildings, roadways, sidewalks, surface parking and private driveways at the Talaris site. The development would include the sale of privately held land to City of Seattle ownership. Any newly established public right of ways and associated utility and surface improvements would be maintained by SDOT and SPU, respectively. The existing SPU facilities on the site would remain under the ownership and maintenance authority of SPU. Approximately 50% of the site would be covered in impervious surfaces at project buildout, roughly 20% more than under existing conditions. A permanent stormwater control system would be installed to manage the stormwater runoff from these impervious surfaces. With on-site stormwater management BMPs and detention/retention to meet the pre-developed conditions per the Seattle Stormwater Code, there is no indication that the existing stormwater system is capacity constrained. Water quality treatment would be provided. No significant stormwater impacts are expected.

### Sewer

SPU would continue to provide sewer service to the Talaris site under Alternative 2. Proposed development would increase the sewage flows discharging from the site to the sanitary sewer system to approximately 41,720 gpd. The proposed development would likely require rehabilitation or replacement of the existing 8-inch side sewer lines, and construction of additional sewer facilities onsite. New distribution pipes would be designed to convey sewer flows per applicable City standards and the added demand. The existing SPU facilities onsite would remain under the ownership and maintenance authority of SPU. No significant sewer impacts are expected.

### Water

SPU would continue to provide water service to the Talaris site under Alternative 2. Proposed development would increase potable water demand to the site to approximately 41,720 gpd. The existing connections at 38<sup>th</sup> Avenue NE and NE 41<sup>st</sup> Street would be maintained. Alternatively, they would be retired and new water and fire distribution lines would be installed, as needed, to serve site development and the increased potable water demand. SPU fire/domestic services would be required for new buildings. The layout of site roadways and building units would guide the requirements for water mains, hydrants and water services, including the removal and relocation of existing facilities. A requirement to supply a site this large with a looped water system, supplied from two independent sources, is typical. Any development, lot boundary adjustments or new parcel creation would require an approved Water Availability Certificate issued by SPU. No significant water impacts are expected.

## Alternative 3 - Public Park Onsite; Affordable/Homeless Housing Offsite

Under Alternative 3, the Fort Lawton site would be developed as public parks and the Talaris site would be developed as affordable housing.

### **Fort Lawton Site**

#### **Stormwater**

Similar to under Alternative 1, construction activities for Alternative 3 could result in temporary impacts to surface water runoff from erosion and sedimentation as well as pollutants from construction equipment and vehicles at the Fort Lawton site. A temporary stormwater control system and construction BMPs would be implemented to address these potential impacts

Development under Alternative 3 would maintain the existing OMS – Building 245 and associated parking. Other pavement and buildings would be removed resulting in a reduction of the existing impervious surfaces to less than 30% of the site (see **Table 2-1** in **Chapter 2** for details). Earthmoving activities and the addition of pedestrian pavement for site circulation would trigger on-site stormwater management BMPs and flow control. The existing stormwater conveyance system would be maintained with facilities rehabilitated, as needed. No significant stormwater impacts are expected.

#### **Sewer**

SPU would continue to provide sewer service to the site under Alternative 3. There would be no additional demand for sewer service because all the existing buildings on the Fort Lawton site would be demolished and removed except OMS - Building 245. No alterations to the existing sanitary sewer system would be required and no significant sewer impacts are expected.

#### **Water**

SPU would continue to provide water service to the site under Alternative 3. Potable water use under Alternative 3 would depend on the irrigation demand for the parks uses. Although assumed to be generally less than under Alternatives 1 and 2, water demand under Alternative 3 could be comparable to Alternative 2 during dry months when irrigation would be needed. SPU policies for water system designs typically require that developments and/or reconfigurations of this size provide developer-installed SPU-owned facilities. SPU fire/domestic services would be required for new buildings. Removal of existing structures, realignment of existing roadways, or the incompatibility of water main corridors could require relocating and replacing on-site water mains. If required service levels cannot be satisfied with the existing dead-end water supply, then a looped system drawing from an additional second source of supply could be required. No alterations to the existing potable water system would be required and no significant water impacts are expected.

### **Talaris Site**

Under Alternative 3, the same development would occur on the Talaris site as under Alternative 2 and potential utility impacts during construction and operation would also be the same.

### **Alternative 4 – No Action Alternative**

Under Alternative 4, no redevelopment on the Fort Lawton or Talaris sites would occur at this time. The Fort Lawton site would remain in its existing vacant condition and the Talaris site would remain in its existing conference center use. There would be no additional demand for stormwater, sewer or water services and there would be no impacts on these utilities.

### **3.12.3 Mitigation Measures**

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The following measures have been identified to address the potential impacts on utilities from construction and operation of the Fort Lawton Project under Alternatives 1, 2 and 3. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- Construction would be conducted in accordance with the conditions of all applicable permits issued by regulatory agencies (e.g., City of Seattle, Department of Fish and Wildlife and Department of Ecology).
- A Construction Stormwater Erosion Control Plan (CSECP) would be developed and implemented to cover all areas of the contractor's work including off-site areas such as disposal sites, haul roads, all nearby property, streams and other bodies of water, including:
  - Waste materials would be transported offsite and disposed of in accordance with applicable regulations and as noted in the CSECP.
  - Construction entrances, wheel washes, street cleaning and other BMPs would be used to prevent tracking of soils beyond the project limits.
  - Stormwater from work areas would be kept separate from non-work areas.
  - The locations of existing inlets and catch basins would be identified in the CSECP and the method of protection would be described.
  - Descriptions of locations, protections and covering practices for stockpiles would be provided.

- Controls to prevent sediment, debris and other pollutants from entering surface waters and drainage features would be provided.

### **Measures Proposed as Part of Project**

- A Spill Plan (SP) would be developed and implemented to ensure that all pollutants and products are controlled and contained.
- BMPs for concrete work would include the following:
  - Cement trucks wash water would not be disposed of onsite but would be returned to the off-site batch plant for recycling as process water; and
  - New concrete work would be covered and protected from rainfall until cured.
- The use of unsealed external copper and galvanized metal would be prohibited except where required by Code as necessary for public safety or where no feasible alternative exists.
- BMPs would be implemented to ensure that no foreign material such as oil or fuel from construction equipment enters surface waters and that sedimentation is minimized.
- Adequate material and procedures to respond to unanticipated weather conditions or accidental release of materials would be available onsite.
- Contract documents would specify that equipment used for this project would be free of external petroleum-based products while work is performed around any water resources.
- Equipment staging or materials storage would be restricted to existing unvegetated surfaces.
- Inspections of the erosion control measures would be conducted throughout the construction period. This would ensure the effectiveness of the measures and determine any need for maintenance, repairs, or additional measures.
- Disturbance would be limited to those areas necessary for construction, which would be identified in on-site plans and marked on the site before construction begins.
- Stormwater runoff from new roads, surface parking, and other possible contaminant sources would be collected in on-site facilities to provide water quality treatment (Talaris Site) or flow control (Fort Lawton), as needed. These facilities could include elements such as pipes, catch basins, manholes, vaults, raingardens, bioretention facilities, dispersal trenches or underdrain systems.

### **Other Possible Measures**

- Measures to control any impacts of excavation dewatering on groundwater could include: site-specific design and careful control of dewatering systems, minimizing the

extent and duration of dewatering, and infiltration of extracted groundwater (see **Appendix B** for details).

#### 3.12.4      Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse utility impacts are expected.

### 3.13 HOUSING AND SOCIOECONOMICS

This section of the FEIS describes the housing and socioeconomic conditions on and near the Fort Lawton and Talaris sites. Potential impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified.

#### Key Findings

*The Fort Lawton site is presently vacant and contains no residences, population or full-time employment, beyond employees associated with the basic upkeep and security of the site. The Talaris site is presently a conference center with lodging and open space that is available to rent for events and meetings, with no permanent residences on site. Both the Fort Lawton vicinity and Talaris vicinity are less economically diverse and contain fewer minorities compared to the overall percentages in the city of Seattle. Census Tract 57 in the Fort Lawton vicinity and the Talaris vicinity median household incomes are above the Seattle median household income.*

*At the Fort Lawton site, Alternative 1 would increase residential density; add 238 affordable housing units, including units for people who formerly experienced homelessness; increase the population to 596 people; align with the City's plan for increased housing supply to accommodate the City's share of King County's projected twenty-year growth; and help address the City's goal of making it possible for households of all income levels to live affordably in Seattle. With proposed development, shares of the population in the Fort Lawton vicinity by age, ethnicity and income levels are anticipated to shift towards ratios more consistent with those citywide. No significant housing or socioeconomic impacts are expected. No housing would be built on the Talaris site under Alternative 1.*

*At the Fort Lawton site, Alternative 2 would add 113 market-rate housing units to the Fort Lawton site, increase residential density (although less than under Alternative 1), increase the population at the site to from 0 to 565,<sup>1</sup> and align with the City's plan for increased housing supply. This alternative would not help address the City's goal of making it possible for households of all income levels to live affordably in Seattle. With proposed development, shares of the population in the Fort Lawton vicinity by age, ethnicity and income levels are anticipated to remain relatively the same. No significant housing or socioeconomic impacts are expected. Development at the Talaris site under Alternative 2 would result in impacts like those described under Alternative 1 at the Fort Lawton site.*

*No housing would be built on the Fort Lawton site under Alternative 3. Housing and socioeconomic conditions in the Fort Lawton vicinity would remain as under existing conditions. Development at the Talaris site under Alternative 3 would result in impacts like those described under Alternative 1 at the Fort Lawton site.*

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<sup>1</sup> This conservatively assumes an average household size for the market-rate housing of 5, although the average household size for owner-occupied housing units in Seattle is 2.39 (2011-2015 American Community Survey).



## Methodology

Information and analysis in this section is largely based on U.S. Census data (2011-2015, American Community Survey, 5-year estimates), real estate data and studies and review of the *Seattle 2035 Comprehensive Plan*.

Economic factors are not listed as elements of the environment to be addressed through SEPA in WAC 197-11-444. SEPA contemplates that general social welfare, economic and other requirements and considerations of state policy will be accounted for when weighing and balancing decisions on a project. However, a SEPA EIS is not required to weigh and balance all the possible effects and considerations evaluated by decision-makers in making final decisions about a project (WAC 197-11-448(2)). Examples of considerations that are not required to be analyzed under SEPA are defined in WAC 197-11-448(3), and include: method of financing proposals, economic competition, profits and personal income and wages and social policy analysis. Furthermore, monetary costs and benefits are not to be analyzed (WAC 197-11-450). However, given concerns raised during Scoping for the Fort Lawton Army Reserve Center Redevelopment Project EIS regarding the potential for the affordable housing component of the project to impact local property values, a brief discussion of these potential impacts is included in this section. This discussion is based on pertinent real estate studies.

### 3.13.1 Affected Environment

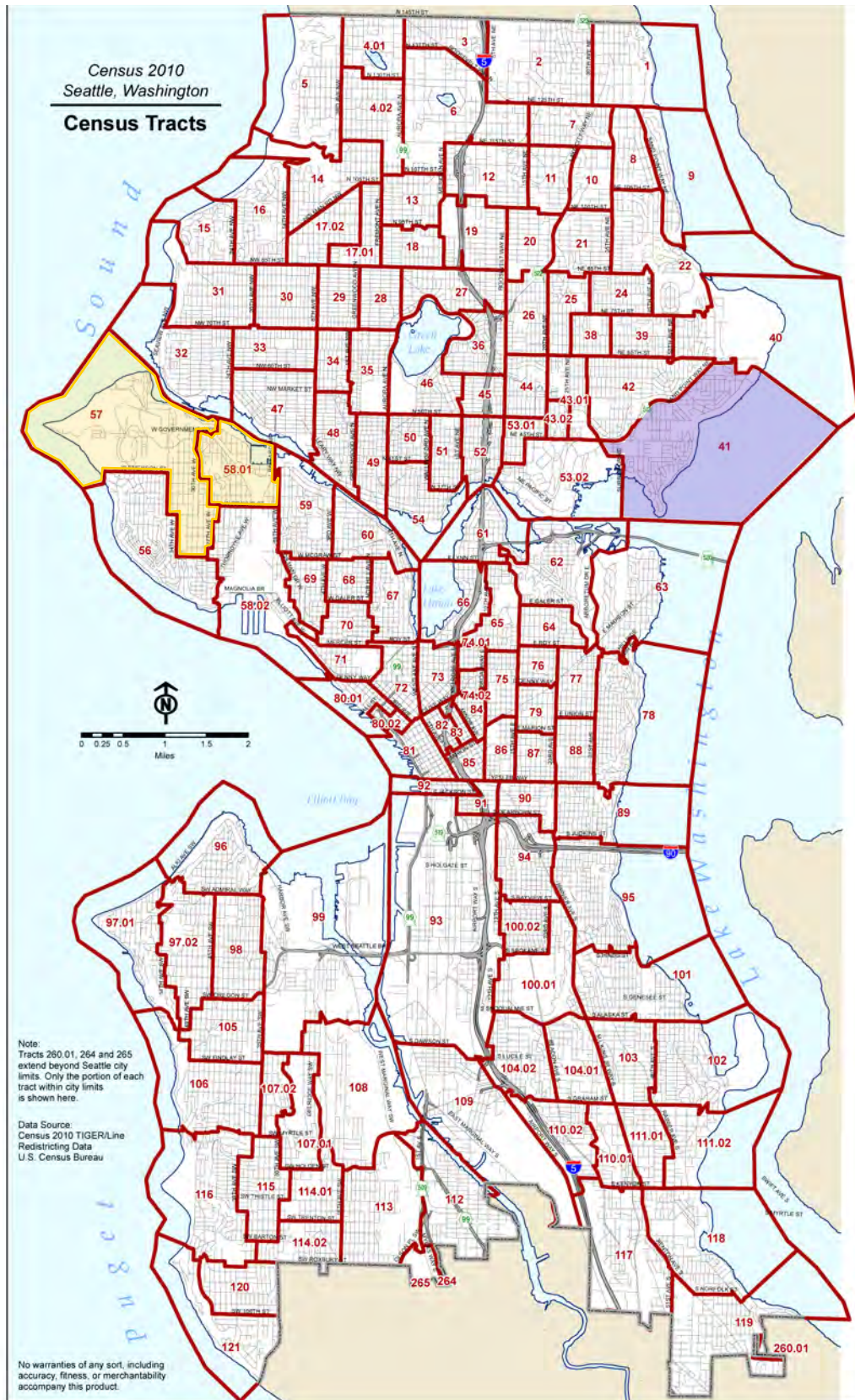
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#### Fort Lawton Site

The Fort Lawton site is presently vacant and contains no residences, population or full-time employment beyond employees associated with the basic upkeep and security of the site. To characterize existing conditions, housing, population characteristics and employment data are provided for the Fort Lawton vicinity and are compared to the city of Seattle as a baseline. The Fort Lawton vicinity is defined as the U.S. Census Tract in which the site is located (Census Tract 57), as well as the adjacent tract to the east (Census Tract 58.01) (see **Figure 3.13-1**, Census Tracts Map).

While some current demographic information is available for the Fort Lawton vicinity, the 2011-2015 American Community Survey (ACS) 5-Year Estimates generally contain the most recent, detailed data that are available at the census tract level. Therefore, the analysis in this section is based on this data set as opposed to the older 2010 decennial census or the more recent 2016 ACS 1-year estimates.

# Fort Lawton Final Environmental Impact Statement



Source: Census 2010 TIGER/Line Redistricting Data. U.S. Census

**Figure 3.13-1**  
Census Tracts Map

## **Housing**

The Fort Lawton site does not contain any housing units under existing conditions. **Table 3.13-1** presents the number of housing units within the Fort Lawton vicinity and within the city of Seattle, for comparison purposes. The majority of the housing supply in the vicinity is single-family, detached housing (51.3 percent). Comparatively, 43.6 percent of housing units in the city of Seattle are single-family detached. Housing in the Fort Lawton vicinity is 52% owner occupied and 48% renter occupied. The 52% rate for owner-occupied units is higher than the city of Seattle's rate of 46%.

**Table 3.13-1**  
**HOUSING CHARACTERISTICS – FORT LAWTON VICINITY**

	FORT LAWTON VICINITY <sup>1</sup>	CITY OF SEATTLE
Total Housing Units	5,769	315,950
Occupied Units	5,354 (92.8%)	290,633 (93.9%)
Vacant Units	415 (7.2%)	19,317 (6.1%)
Owner Occupied	2,783 (52.0%)	136,823 (46.1%)
Renter Occupied	2,571 (48.0%)	159,810 (53.9%)
Housing Units Per Structure		
• 1, detached	2960 (51.3%)	137,950 (43.6%)
• 1, attached	223 (3.9%)	14,880 (4.7%)
• 2	229 (3.9%)	9,600 (3.0%)
• 3 – 4	262 (4.5%)	13,172 (4.2%)
• 5 – 9	459 (7.9%)	18,812 (6.0%)
• 10 - 19	487 (8.4%)	26,298 (8.3%)
• 20 or more	1,118 (19.3%)	94,004 (29.8%)
• Mobile home, Boat, Van	31 (0.5%)	

**Source: Census Bureau, 2011-2015, American Community Survey, 5-year estimates.**

Note: Percentages are rounded to the nearest one-tenth.

<sup>1</sup>The Fort Lawton vicinity is comprised of Census Tracts 57 and 58.01 – there are no housing units on the Fort Lawton site.

## **Rent/Income-Restricted Housing in Seattle**

The *Seattle 2035 Comprehensive Plan* defines rent/income-restricted housing as “housing with conditions that legally restrict the income of the tenants who live there and the rents that may be charged.”<sup>2</sup> As of June 2017, Seattle had approximately 28,600 income-restricted affordable rental housing units citywide, which are owned by a variety of public organizations (e.g. Seattle Housing Authority, community corporations), non-profit housing organizations, and for-profits. The highest concentration of rent/income-restricted units are in downtown Seattle. Most rent/income-restricted units are affordable to households with incomes at or below one-half of the U.S. Department of Housing and Urban

<sup>2</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, pp. 96-97.

Development (HUD) area median income (AMI), which in 2017 is \$33,600 for an individual and \$48,000 for a family of four.

The Seattle Housing Authority owns and manages over 8,000 housing units and administers 10,000 Housing Choice Vouchers, collectively serving nearly 35,000 individuals.<sup>3</sup> The City of Seattle Office of Housing manages funds and investments to fund the preservation and production of affordable housing. Over 17,000 income-restricted affordable rental units throughout Seattle have been created or preserved with support by the City; over 900 families have received assistance to purchase a first home; and emergency rental assistance has been provided to over 7,700 households.

### City Housing Plans

The *Seattle 2035 Comprehensive Plan* anticipates that by 2035 Seattle will add a minimum of 70,000 housing units (and 115,000 jobs). These estimates represent the City's share of King County's projected twenty-year growth. Seattle's comprehensive planning to accommodate this expected growth works from the assumption that the estimates for growth citywide are the minimums for which Seattle should plan.<sup>4</sup> The City's growth plan primarily channels new housing and jobs to urban centers and urban villages. Although not in a designated urban center or urban village, the Fort Lawton site is located within an area designated in the *Seattle 2035 Comprehensive Plan* for multi-family residential uses.<sup>5</sup>

In Seattle, there are an estimated 33 affordable rental units per 100 renter households at or below 30% of AMI, which means that the gap of available and affordable rental units is 67 per 100 renter households in that income band. The gap of available and affordable rental units is 44 per 100 renter households with incomes at or below 50% of AMI (cumulative), and is 11 per 100 renter households with incomes at or below 80% of AMI (cumulative).<sup>6</sup> More than three-quarters of households in the 0-30 percent of AMI and 30-50 percent of AMI categories spend more than 30 percent of income on housing and more than 60 percent of households with incomes of 0-30 percent of AMI spend more than half of their income on housing.<sup>7</sup> Overall, about 44 percent of Seattle households of color are burdened by unaffordable housing costs compared with 35 percent of white, non-Hispanic households.<sup>8</sup> The lack of affordable and available housing in Seattle leaves people with low-incomes at risk of displacement and potentially homelessness.

To meet the affordable housing needs associated with a minimum of 70,000 housing units being planned for by the City, the *Seattle 2035 Comprehensive Plan* estimates at least 10,500 rent/income-restricted units would be needed for households with incomes of 0-30

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<sup>3</sup> Seattle Housing Authority, *2016 Annual Report*.

<sup>4</sup> *Seattle 2035 Comprehensive Plan*, Growth Strategy, November 2016, p. 28.

<sup>5</sup> *Seattle 2035 Comprehensive Plan*, Citywide Planning, Future Land Use Map, November 2016, p. 41.

<sup>6</sup> *Seattle 2035 Comprehensive Plan*, Housing Appendix, November 2016, page 516.

<sup>7</sup> *Seattle 2035 Comprehensive Plan*, Housing Appendix, November 2016, p. 478.

<sup>8</sup> *Seattle 2035 Comprehensive Plan*, Housing Appendix, November 2016, p. 483.

percent of AMI. This assumes that all units affordable in this category would be rent/income-restricted housing, given that it would be highly unlikely that the market would produce new units affordable at this income level without subsidy or regulatory intervention. For households with incomes 30-50 percent of AMI: 7,500 rent/income-restricted housing units (with need met entirely by rent/income-restricted housing) or an additional 11,500 affordable units (if need could be met with a combination of rent/income-restricted housing and non-restricted units).<sup>9</sup> For households with incomes 50-80 percent of AMI: 9,500 rent/income-restricted housing units (with need met entirely by rent/income-restricted housing) or an additional 14,500 affordable units (if need could be met with a combination of rent/income-restricted housing and non-restricted units). Overall, addressing the affordability needs of 70,000 new households would require production of roughly 27,500 to 36,500 housing units affordable at or below 80 percent of AMI. This is in addition to affordable housing to address unmet need.<sup>10</sup>

## **Socioeconomics**

### **Demographics**

As demonstrated by **Table 3.13-2**, the Fort Lawton vicinity is less diverse overall and contains fewer minorities compared to the overall percentages in the city of Seattle. The city of Seattle's population is roughly 30.5% minority, while approximately 18.4% of residents in the Fort Lawton vicinity are minorities. Asians/Asian Americans, Hispanics and Africans/African Americans represent the largest minority populations in the vicinity.

**Table 3.13-2  
RACE AND ETHNICITY – FORT LAWTON VICINITY**

	RACE								Hispanic or Latino
	ONE RACE							Two or More Races	
	Total Pop.	White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Pacific Islander	Other Race		
<b>FL Vicinity<sup>1</sup></b>	11,845	9,666	615	85	753	0	83	643	683
		81.6%	5.2%	0.7%	6.4%	0.0%	0.7%	5.4%	5.8%
<b>City of Seattle</b>	653,017	454,000	47,202	4,440	92,776	2,542	12,135	39,922	42,490
		69.5%	7.2%	0.7%	14.2%	0.4%	1.9%	6.1%	6.5%

**Source: 2011-2015 American Community Survey.**

<sup>1</sup> Census Tracts 57 and 58.01.

<sup>9</sup> Availability as well as affordability must be factored in when a portion of affordable units are not rent/income-restricted. However, it is unlikely that any sizeable number of market-rate units would be affordable in this range. (*Seattle 2035 Comprehensive Plan*, Housing Appendix, November 2016, p. 519).

<sup>10</sup> *Seattle 2035 Comprehensive Plan*, Housing Appendix, November 2016, p. 519.



**Table 3.13-3** shows that shares of the population in the city of Seattle compared to the Fort Lawton vicinity are the same or similar in terms of gender, persons aged 65 or older, and persons with a disability. In the Fort Lawton vicinity, the share of population under age 18 is 2.9 percent higher and the share of the population that is female is 2.6 percent higher, compared to those shares for the city of Seattle. In the Fort Lawton vicinity, the share of population that is foreign-born is 7.4 percent lower and the share of the population that speaks English less than “very well” is 6.3 percent lower, compared to those shares for the city of Seattle.

**Table 3.13-3**  
**POPULATION CHARACTERISTICS – FORT LAWTON VICINITY**

	FORT LAWTON VICINITY <sup>1</sup>	CITY OF SEATTLE
Total Population	11,845	653,017
• Male	• 5,643 (47.6%)	• 327,600 (50.2%)
• Female	• 6,202 (52.4%)	• 325,417 (49.8%)
% Population Under Age 18	18.3%	15.4%
Population Age 65 and Older	11.6%	11.6%
Population with a Disability	1,067 (9.0%)	60,663 (9.4%)
Foreign-Born Population	1,276 (10.7%)	118,225 (18.1%)
Speak English Less Than 'Very Well'	309 (2.6%)	55,054 (8.9%)

**Source: 2011-2015 ACS 5-Year Estimates.**

<sup>1</sup> Census Tracts 57 and 58.01.

### Income and Poverty

The Department of Housing and Urban Development (HUD) defines low-income categories as follows:<sup>11</sup>

- Extremely low-income at or below 30 percent of AMI
- Very low-income at or below 50 percent of AMI
- Low-income at or below 80 percent of AMI

These income categories established by HUD are used by states and local jurisdictions, including the city of Seattle, for purposes of administering affordable housing programs and funding.

Area median income, or AMI, is the annual median family income for the Seattle area (the King-Snohomish county region, not just the city), as published by HUD, with adjustments for household size, assuming 1 person for a studio apartment and 1.5 people per bedroom for other units.

<sup>11</sup> 42 U.S.C. 1437a(b)(2).

For purposes of comparison between the Fort Lawton vicinity and city of Seattle only, **Table 3.13-4** shows the median household income as reported to the U.S. Census Bureau.<sup>12</sup> The Census median household income is different than and therefore not comparable to the area median income measure used by HUD. The Census median household income based on the 2011-2015 American Community Survey is \$90,951 in Census Tract 57 and is \$66,563 in Census Tract 58.01, compared to \$70,594 for the city of Seattle.

**Table 3.13-4  
INCOME AND POVERTY INFORMATION – FORT LAWTON VICINITY**

	FORT LAWTON VICINITY		CITY OF SEATTLE
	CT 57	CT 58.01	
Total Population	6,633	5,212	653,017
Total Number of Households	2,741	2,613	296,633
Median Household Income	\$90,951	\$66,563	\$70,594

**Source: 2011-2015 American Community Survey 5-Year Estimates.**

### Employment

Presently, there are no active uses on the Fort Lawton site and no economic activity is directly associated with the site.

With unemployment rates of 2.6% and 3.1% in Census Tracts 57 and 58.01 respectively, the vicinity contains lower ratios of unemployed people than the city of Seattle overall, at approximately 4.1%. The U.S. Census Bureau defines employed people as all civilians 16 years old and over who worked as paid employees, worked in their own business or profession, worked on their own farm or worked 15 hours or more as unpaid workers on a family farm or in a family business. Individuals whose activity consisted of work around the house or unpaid volunteer work for religious, charitable and similar organizations are excluded from the 'employed' category.

**Table 3.13-5  
EMPLOYMENT – FORT LAWTON VICINITY**

	FORT LAWTON VICINITY		CITY OF SEATTLE
	CT 57	CT 58.01	
Population 16 years and older	5,357	4,506	561,177
People in Civilian Labor Force	3,616 (67.5%)	3,639 (80.8%)	405,528 (72.3%)
Unemployment Rate	137 (2.6%)	138 (3.1%)	23,009 (4.1%)

**Source: 2011-2015 American Community Survey 5-Year Estimates.**

<sup>12</sup> HUD's "area median income" (AMI) is used to determine eligibility for a wide variety of affordable housing programs; it is not comparable with "median household income," as reported by the U.S. Census Bureau.

## City of Seattle Growth Plans – Employment

The *Seattle 2035 Comprehensive Plan* plans for economic growth totaling a minimum of 115,000 new jobs within the city of Seattle by 2035. As with housing, the Comprehensive Plan articulates how to accommodate the majority of employment growth in Seattle’s urban centers. The Fort Lawton site is not located within an urban center or urban village, but rather within an area designated in the *Seattle 2035 Comprehensive Plan* for multi-family residential uses.<sup>13</sup>

### Talaris Site

The Talaris site is presently a conference center with lodging and open space that is available to rent for events and meetings. To characterize existing socioeconomic conditions, population characteristics, housing and employment data are provided for the Talaris vicinity, and are compared to the city of Seattle as a baseline. The vicinity is defined as the Census Tract in which the site is located (Census Tract 41) (see **Figure 3.13-1**, Census Tract Map).

### Housing

The Talaris site contains three apartment buildings; however, there are no permanent residences on the site. The apartment facilities are associated with the Talaris Conference Center and are used for temporary lodging only.

As shown in **Table 3.13-6**, the site is located within Census Tract 41, a residential area consisting primarily of detached, single-family homes (73.4% of total housing units). Comparatively, the share of single-family housing in the city of Seattle is 43.6%. The percentage of owner-occupied units (66.2%) in the Talaris vicinity is also far greater than the city of Seattle’s overall share (46.1%).

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<sup>13</sup> *Seattle 2035 Comprehensive Plan*, Citywide Planning, Future Land Use Map, November 2016, p. 41.



**Table 3.13-6  
HOUSING CHARACTERISTICS – TALARIS VICINITY**

	TALARIS VICINITY <sup>1</sup>	CITY OF SEATTLE
<b>Total Housing Units</b>	3,115	315,950
<b>Occupied Units</b>	2,900 (93.1%)	290,633 (93.9%)
<b>Vacant Units</b>	215 (6.9%)	19,317 (6.1%)
<b>Owner Occupied</b>	1,921 (66.2%)	136,823 (46.1%)
<b>Renter Occupied</b>	979 (33.8%)	159,810 (53.9%)
<b>Housing Units Per Structure</b>		
• 1, detached	2,287 (73.4%)	137,950 (43.6%)
• 1, attached	126 (0.4%)	14,880 (4.7%)
• 2	12 (0.4%)	9,600 (3.0%)
• 3 – 4	230 (7.4%)	13,172 (4.2%)
• 5 – 9	176 (5.7%)	18,812 (6.0%)
• 10 - 19	145 (4.7%)	26,298 (8.3%)
• 20 or more	106 (3.4%)	94,004 (29.8%)
• Mobile home, Boat, Van	0	

**Source: Census Bureau, 2011-2015, American Community Survey, 5 year estimates.**

Note: Percentages are rounded to the nearest one-tenth

<sup>1</sup> Census Tract 41 – there are no housing units on the project site.

## **Socioeconomics**

### **Demographics**

As shown in **Table 3.13-7**, the Talaris vicinity is less racially diverse overall and contains lower shares of minorities compared to the city of Seattle. Seattle’s population is roughly 30.5% minority, while approximately 16.5% of residents in the Talaris vicinity are minorities. Asians/Asian Americans and African Americans represent the greatest shares of the minority population in the vicinity.

**Table 3.13-8** shows that the Talaris vicinity population characteristics are similar to those of the city of Seattle overall. Specifically, shares of population in the Talaris vicinity compare to the city of Seattle as follows: 0.9 percent more male, 2.9 percent more persons age 65 and older, 2.0 percent less persons with a disability, 1.8 percent less foreign born, and 3.1 percent less speak English less than “very well.” The share of population under age 18 is 9.8 percent greater in the Talaris vicinity compared to the city of Seattle.

**Table 3.13-7  
RACE AND ETHNICITY INFORMATION – TALARIS VICINITY**

	RACE								Hispanic or Latino
	ONE RACE							Two or More Races	
	Total Pop.	White	Black or African American	American Indian & Alaska Native	Asian	Native Hawaiian & Pacific Islander	Other Race		
TALARIS VICINITY <sup>1</sup>	7,868	6,573	2	11	907	7	19	349	131
		83.5%	0%	0.1%	11.5%	0.1%	0.2%	4.4%	1.7%
CITY OF SEATTLE	653,017	454,000	47,202	4,440	92,776	2,542	12,135	39,922	42,490
		69.5%	7.2%	0.7%	14.2%	0.4%	1.9%	6.1%	6.5%

**Source: 2011-2015 American Community Survey.**

<sup>1</sup> Census Tract 41.

**Table 3.13-8  
POPULATION CHARACTERISTICS – TALARIS VICINITY**

	TALARIS VICINITY <sup>1</sup>	CITY OF SEATTLE
Total Population	7,868	653,017
• Male	• 4,019 (51.1%)	• 327,600 (50.2%)
• Female	• 3,849 (48.9%)	• 325,417 (49.8%)
% Population Under Age 18	25.2%	15.4%
Population Age 65 and Older	14.5%	11.6%
Population with a Disability	581 (7.4%)	60,663 (9.4%)
Foreign Born Population	1,283 (16.3%)	118,225 (18.1%)
Speak English Less Than 'Very Well'	432 (5.8%)	55,054 (8.9%)

**Source: 2011-2015 ACS 5-Year Estimates.**

<sup>1</sup> Census Tract 41.

### Income and Poverty

As presented in **Table 3.13-9**, the Talaris vicinity median household income of \$132,917 is nearly double the city of Seattle median household income of \$70,594.

**Table 3.13-9  
INCOME AND POVERTY INFORMATION – TALARIS VICINITY**

	TALARIS VICINITY <sup>1</sup>	CITY OF SEATTLE
Total Population	7,868	653,017
Total Number of Households	2,900	296,633
Median Household Income	\$132,917	\$70,594

**Source: 2011-2015 American Community Survey 5-Year Estimates.**

<sup>1</sup> Census Tract 41.

### Employment

The Talaris vicinity contains fewer individuals in the labor force compared to the city of Seattle (66.4% versus 72.3%). As well, at 3.1% unemployment, the vicinity contains lower ratios of unemployed people than the city of Seattle overall, at approximately 4.1% (see **Table 3.13-10**).

**Table 3.13-10  
EMPLOYMENT – TALARIS VICINITY**

	TALARIS VICINITY	CITY OF SEATTLE
Population 16 Years and Older	6,083	561,177
People in Civilian Labor Force	4,042 (66.4%)	405,528 (72.3%)
Unemployment Rate	190 (3.1%)	23,009 (4.1%)

**Source: 2011-2015 American Community Survey 5-Year Estimates.**

### 3.13.2 Impacts

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An analysis of the potential housing and socioeconomic impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Comparison of Housing and Population Conditions Under the EIS Alternatives

This section provides a summary comparison of housing and population characteristics under the EIS alternatives. Each alternative is described in more detail later in this section. **Table 3.13-11** provides a summary breakdown of the number and type of housing units under the alternatives at buildout. As shown, all three alternatives would contain the same number and types of affordable housing units, but would differ in the location of those

units, and the amount of market-rate housing (only Alternative 2 includes market-rate homes).

**Table 3.13-11  
NUMBER AND TYPE OF HOUSING UNITS - ALTERNATIVES 1 - 3**

	ALT. 1		ALT. 2		ALT. 3	
	F. L. SITE	TALARIS SITE	F. L. SITE	TALARIS SITE	F. L. SITE	TALARIS SITE
<b>NUMBER OF HOUSING UNITS BY TYPE</b>						
Lowrise Apts. - Studios (Supportive Senior Rental Housing)	86	0	0	86	0	86
Rowhouse Apts. – 1, 2 & 3 BR (Affordable Rental)	100	0	0	100	0	100
Townhouses – 3BR (Affordable Homeownership)	40	0	0	40	0	40
Rowhouses – 3BR (Affordable Homeownership)	12	0	0	12	0	12
Single-Family Housing (Market-rate Homeownership)	0	0	113	0	0	0
<b>TOTAL</b>	<b>238</b>	<b>0</b>	<b>113</b>	<b>238</b>	<b>0</b>	<b>238</b>

**Source: Seattle Office of Housing, 2017.**

**Table 3.13-12** summarizes the estimated population that could result with each type of housing under the EIS alternatives. As shown, all three alternatives would contain the same affordable housing mix and population levels, and would differ only in terms of the additional population associated with market-rate housing (Alternative 2 only). For purposes of this DEIS analysis, population estimates were generated for each housing type (persons per household): formerly homeless seniors, affordable rentals, affordable homeownership and market-rate.<sup>14</sup>

**Table 3.13-12  
POPULATION ESTIMATES - ALTERNATIVES 1 – 3**

	ALT. 1		ALT. 2		ALT. 3	
	F. L. SITE	TALARIS SITE	F. L. SITE	TALARIS SITE	F. L. SITE	TALARIS SITE
<b>POPULATION</b>						
Supportive Senior Rental Housing	86	--	--	86	--	86
Affordable Rental	250	--	--	250	--	250
Affordable Homeownership	260	--	--	260	--	260
Market-rate Homeownership	--	--	565	--	--	--
<b>TOTAL</b>	<b>596</b>	<b>0</b>	<b>565</b>	<b>596</b>	<b>0</b>	<b>596</b>

**Source: Seattle Office of Housing, 2017.**

<sup>14</sup> Population estimates for rent-restricted affordable housing are based on comparable projects and are calculated as follow:

- Senior Supportive housing – 86 residents (86 units x 1.0 resident per unit);
- Affordable rental – 250 residents (100 units x 2.5 residents per unit); and
- Affordable ownership - 260 residents (52 units x 5.0 residents per unit).

## Alternative 1– Mixed Income Affordable Housing and Public Park Uses **Onsite (Applicant’s Preferred Alternative)**

Alternative 1 would include 238 residential units with residential support services, as well as public park uses, on the Fort Lawton site. No development is assumed for the Talaris site.

### **Fort Lawton Site**

#### **Construction Impacts**

Future redevelopment assumed under Alternative 1 would consist of three primary construction-related activities: 1) demolition of existing buildings and demolition of some existing utilities and paved areas; 2) construction of new site infrastructure, including primary roadways, utilities and open space/parks; and 3) construction of new buildings and associated parking.

Construction activities under this alternative would result in new temporary construction employment opportunities during the approximately seven-year site buildout. Based on the assumed buildout in 2025, construction would occur on a periodic basis over that timeframe. Construction jobs would be discontinued once redevelopment on the site is completed.

#### **Operational/Direct Impacts**

##### *Housing*

Under Alternative 1, the total number of residential units onsite would increase from 0 to 238. Density would increase from 0 dwelling units/acre to 7 dwelling units/acre over the entire 34-acre site. **Table 3.12-11** summarizes the proposed housing mix to be developed under the alternatives. As shown on the table, under Alternative 1 the housing units would include apartments with supportive services for seniors, affordable rental apartments, and affordable homes for ownership in lowrise apartments, rowhouses, and townhouse style units. Approximately 78 percent of the housing units would be rental housing and the remaining 22 percent of the units would be for ownership.

The affordable housing developed onsite would support households with a range of income levels, as detailed below.

- **Senior Supportive Rental Housing** for senior citizens (55 years of age and older), including veterans, who were formerly homeless and have incomes at or below 30% of the area median income (AMI);<sup>15</sup>
- **Affordable Rental** for households with incomes at or below 60% of the AMI; and,

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<sup>15</sup> Per the U.S. Department of Housing and Urban Development, the FY 2017 AMI for a family of four in the Seattle-Bellevue HUD Metro Fair Market Rent Area (HMFA) is \$96,000.

- **Affordable Homeownership** for sale to households with incomes at or below 80% of the AMI.

### *City Housing Needs*

The housing provided onsite under Alternative 1 would contribute towards the minimum of 70,000 housing units anticipated to account for Seattle's share of King County's growth by 2035.<sup>16</sup> It would also help address the City's goal of making it possible for households of all incomes to live affordably in Seattle, and reduce the unmet housing needs of lower income households in Seattle.<sup>17</sup> Alternative 1 would contribute towards the City's target for 27,500 to 36,500 additional housing units affordable and available to households with incomes at or below 80% of AMI to meet the needs associated with growth by 2035.

As noted previously, Alternative 1 would add 238 low-income housing units for households with a range of low-income levels at a site that currently contains no housing. Of the total, 86 would be units for extremely low-income seniors (supportive housing for formerly homeless seniors with incomes at or below 30% of AMI), and would address the need associated with projected growth for a minimum 10,500 units affordable and available to households with incomes at or below 30% of the AMI. The 100 rental units for low-income households (at or below 60% of AMI) would address Seattle's need associated with projected growth through 2035 for a minimum of 9,500 units affordable and available to households with incomes no higher than 80% of AMI. Overall, the addition of 238 affordable housing units would represent an approximately 0.8% increase to Seattle's supply of approximately 28,800 income-restricted affordable housing units.

The Magnolia neighborhood is generally a high cost neighborhood, particularly with regard to for-sale housing. The Fort Lawton vicinity (Census Tracts 57 and 58.01) average rent in Fall 2017 was \$1,710 (9 buildings totaling 818 apartment units), compared to \$1,823 citywide.<sup>18</sup> According to Zillow, the median list price per square foot in Magnolia is \$482, which is higher than the city of Seattle average of \$470. The median home value in Magnolia is \$909,000. Magnolia home values increased 10.0% between fall of 2016 and fall of 2017 and Zillow predicts they will rise 4.4% within the next year.<sup>19</sup> Providing affordable housing on the Fort Lawton site would help address the City's goal of achieving a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types and incomes.<sup>20</sup> As noted in **Chapter 2**, Magnolia is among the neighborhoods that used

<sup>16</sup> *Seattle 2035 Comprehensive Plan*, Growth Strategy, November 2016, p. 28.

<sup>17</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, p. 103.

<sup>18</sup> Dupre + Scott Apartment Advisors, *Apartment Vacancy Report*, September 2017.

<sup>19</sup> Zillow, November 2017. <https://www.zillow.com/magnolia-seattle-wa/home-values/>

<sup>20</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, p. 100.

restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low-incomes.<sup>21</sup>

### *Relationship to Housing in Vicinity*

The additional 238 housing units on the Fort Lawton site would represent a modest increase to the housing supply in the Fort Lawton vicinity overall (census tracts 57 and 58.01). There are 5,769 housing units in the vicinity currently (census tracts 57 and 58.01), and this would increase by 4.1% to 6,007 units. The redevelopment would also contribute to diversifying the housing supply by adding multi-family housing in a neighborhood dominated by single-family homes (currently 51.3% single-family detached in the Fort Lawton vicinity).

Alternative 1 is not anticipated to have a negative effect on established real estate values located adjacent to or near the Fort Lawton site. Research conducted by Trulia examined over 3,000 affordable housing developments financed over a ten-year span (1996 to 2006) using federal low-income housing tax credits. The values of property within 2,000 feet of the affordable housing were compared to the value of buildings further away (2,000 to 4,000 feet). The comparison showed no decline in value/square feet of real estate, except for two cases in the Boston area and where slight declines in the values of nearby buildings occurred, which was attributed to unique local factors. In another case (in Denver), the value of properties located nearby low-income housing was shown to increase. Overall, the study indicates that low-income housing development does not affect nearby home values, particularly in cities with expensive or limited housing supply, such as Seattle.<sup>22</sup>

### *Socioeconomics*

Under Alternative 1, the permanent on-site residential population would increase from 0 to approximately 596 residents (see **Table 3.13-12**). The availability of low-income housing on a site that has not recently contained housing could alter the demographics of the surrounding neighborhood in several ways.

Relative to the age distribution, the percentage of residents aged 65 years and older (currently approximately 11.6 percent in the vicinity) could slightly increase with the addition of 86 senior citizens. The ethnic makeup of the site could also shift, although the precise extent of change in racial and ethnic diversity onsite cannot be determined. Overall, the proportion of minorities and immigrants in the vicinity would be expected to increase as compared to existing conditions where the vicinity is 18.4 percent minority, compared to a 30.5 percent minority population citywide.

The addition of affordable housing to the Fort Lawton site would also have the effect of economically diversifying the community. The median household incomes in the vicinity

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<sup>21</sup> Seattle Civil Rights and Labor History Project, Racial Restrictive Covenants, <http://depts.washington.edu/civilr/covenants.htm>

<sup>22</sup> Young, Cheryl. *There Doesn't Go the Neighborhood, Low-Income Housing Has No Impact on Nearby Home Values*. Trulia's Blog. November 2016.

(estimated \$90,951 in Census Tract 57 and \$66,563 in Census Tract 58.01) could be expected to decrease.

In sum, the shares of the population by age, ethnicity and income levels that currently exist in the Fort Lawton vicinity would be anticipated to shift towards ratios more consistent with the city of Seattle due to the diversity of the housing supply developed on the Fort Lawton site and the introduction of low-income residents to a relatively affluent area of the city of Seattle.

The site would also shift from having no residential uses to having housing with associated supportive services for low-income residents. The senior housing would be served by case managers and residential counselors. The affordable rental housing would include building managers and grounds keepers, constituting a minor amount of employment (see **Chapter 2** for details).

### **Indirect Impacts**

Redevelopment of the Fort Lawton site under Alternative 1 would result in a low-income residential community together with parking, open space and some residential and community support services. These changes would result in increased density and an economically diversified population in the Fort Lawton vicinity. This could result in increased spending for goods and services within the area near the site. Nearby neighborhood commercial businesses could benefit from spending associated with residential development on the site.

### **Talaris Site**

Under Alternative 1, no new development would occur on the Talaris site. The existing uses on the site would remain and housing and socioeconomic conditions would not change.

## **Alternative 2- Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite**

Under Alternative 2, it is assumed the Fort Lawton site would be sold to a private developer for the development of market-rate single-family residences, and the development of affordable housing and housing for formerly homeless seniors would occur on the Talaris site. Approximately 113 market-rate houses would be developed on the Fort Lawton site and approximately 238 affordable housing units and associated community facilities would be developed on the Talaris site. No active or passive public park areas would be provided under Alternative 2.

### **Fort Lawton Site**

### **Construction Impacts**

Construction impacts under Alternative 2 would include temporary impacts from demolition, site preparation and construction of infrastructure and single-family residential buildings. Construction employment opportunities during the approximately seven-year site



buildout would be like under Alternative 1, with construction occurring on a periodic basis over an extended period of time, and construction jobs being discontinued once redevelopment on the site is completed.

## Operation/Direct Impacts

### *Housing*

Under Alternative 2, the total number of residential units onsite would increase from 0 to 113. Density would increase from 0 dwelling units/acre to 3.3 dwelling units/acre over the entire 34-acre site. All the housing on the Fort Lawton site under Alternative 2 would be single-family detached homes. These homes would likely be designed and constructed to be marketed to high-income buyers. The average sale price is estimated at \$1.5 million, which is comparable based on listings for new construction single-family in the Magnolia neighborhood.<sup>23</sup>

### *City Housing Needs*

The 113 market-rate housing units provided on the Fort Lawton site under Alternative 2 would contribute towards meeting the City's overall plan to provide a minimum of 70,000 units of additional housing units by 2035. However, the housing under Alternative 2 at this location would not address Seattle's affordable housing target associated with projected growth through 2035.

### *Relationship to Housing in Vicinity*

The additional 113 market-rate housing units on the Fort Lawton would represent a nominal increase to the supply of housing units in the Magnolia neighborhood overall. There are 5,769 housing units in the vicinity currently (census tracts 57 and 58.01), and this would increase by 2.0% to 5,882 units. The proposal under Alternative 2 would continue the existing prevalence of single-family homes (51.3%) in the vicinity.

### *Socioeconomics*

Under Alternative 2, the permanent on-site residential population would increase from 0 to approximately 565 residents (see **Table 3.13-12**).<sup>24</sup> The introduction of market-rate housing and associated residents on a site that has not recently contained housing would not be expected to substantially alter the demographics of the surrounding neighborhood. Rather, existing trends in terms of age, gender, income and ethnicity would likely continue and with minimal diversification of the Fort Lawton vicinity, which has lower shares of minorities and higher shares of high-income households than the city of Seattle overall.

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<sup>23</sup> Zillow, November 2017. [https://www.zillow.com/homes/Magnolia-Seattle-WA\\_rb/](https://www.zillow.com/homes/Magnolia-Seattle-WA_rb/)

<sup>24</sup> This conservatively assumes an average household size for the market-rate housing of 5, although the average household size for owner-occupied housing units in Seattle is far lower, 2.39 (2011-2015 American Community Survey).

No direct jobs would be supported on the site, but increased spending on goods and services in the larger Magnolia neighborhood would be expected from the higher-income residents anticipated with the new market-rate single-family housing.

### **Talaris Site**

#### **Construction Impacts**

Future redevelopment assumed under Alternative 2 on the Talaris site would require construction-related activities associated with retaining and reusing existing buildings on-site, as well as constructing new housing. Construction employment opportunities during the approximately seven-year site buildout would be the same as described for the Fort Lawton site under Alternative 1, with construction occurring on a periodic basis over an extended period of time, and construction jobs being discontinued once redevelopment on the site is completed.

#### **Operational/Direct Impacts**

##### *Housing*

Under Alternative 2, the total number of residential units on the Talaris site would increase from 0 to 238. Density would increase from 0 dwelling units/acre to approximately 13.2 dwelling units/acre over the entire 18-acre site. **Table 3.13-11** summarizes the proposed housing mix to be developed under the alternatives. As shown in the table, under Alternative 2 the housing units at the Talaris site would include apartments for formerly homeless seniors, affordable rental apartments and affordable homes for ownership in lowrise apartments, rowhouses, and townhouse style units in the same distribution as that assumed for the Fort Lawton site under Alternative 1. Approximately 78 percent of the housing units would be rental housing and the remaining 22 percent of the units would be for ownership.

##### *City Housing Needs*

Like Alternative 1, the housing provided on the Talaris site under Alternative 2 would contribute towards the minimum of 70,000 housing units anticipated to be needed in the city of Seattle by 2035.<sup>25</sup> It would also help address the City's goal of making it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.<sup>26</sup> Alternative 2 would contribute towards the City's target for 27,500 to 36,500 additional housing units at or below 80% of AMI to meet the needs associated with growth by 2035.

As noted previously, Alternative 2 would add 238 low-income housing units for a range of low-income levels to a site that currently contains no housing. Overall, the addition of 238

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<sup>25</sup> *Seattle 2035 Comprehensive Plan*, Growth Strategy, November 2016, p. 28.

<sup>26</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, p. 103.

affordable housing units would represent an approximately 0.8% increase to Seattle's supply of approximately 28,800 income-restricted affordable housing units.

The Laurelhurst neighborhood is an area with high housing costs/values. The average rent in the Talaris vicinity (Census Tract 41) in Fall 2017 was \$1,313 (2 buildings totaling 63 apartment units), compared to \$1,823 citywide.<sup>27</sup> The median home value in Laurelhurst is \$1,458,500. Laurelhurst home values increased 8.9% between fall of 2016 and fall of 2017 and Zillow predicts they will rise 4.5% within the next year.<sup>28</sup> Providing affordable housing in the Talaris vicinity would contribute towards the City of Seattle's goal to provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types and incomes.<sup>29</sup> As noted in **Chapter 2**, Laurelhurst is among the neighborhoods that used restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low-incomes.<sup>30</sup>

### *Relationship to Housing in Vicinity*

The additional 238 housing units on the Talaris site under Alternative 2 would represent a moderate increase to the housing supply in the Talaris vicinity overall. There are approximately 3,115 housing units in the vicinity currently (census tract 41), and this would increase by 7.6% to 3,353 units. The proposal would also help diversify the housing supply by adding multi-family housing in a neighborhood dominated by single-family homes (73.4% single-family homes in vicinity).

### *Socioeconomics*

Under Alternative 2, the permanent on-site residential population would increase from 0 to approximately 596 residents (see **Table 3.13-12**). The availability of low-income housing on a site that has not recently contained housing could alter the demographics of the surrounding neighborhood in several ways.

The ethnic makeup of the vicinity could shift, although the precise extent of change in racial and ethnic diversity onsite cannot be determined. Overall, the proportion of minorities and immigrants in the vicinity would be expected to increase compared to existing conditions wherein the vicinity is approximately 16.5 percent minority, compared to the 30.5 percent of minority population citywide. The addition of affordable housing to the Talaris site would also have the effect of economically diversifying the community. The median household income in the Talaris vicinity (estimated at \$132,917, nearly double the city of Seattle median) could be expected to decrease.

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<sup>27</sup> Dupre+Scott Apartment Advisors, *Apartment Vacancy Report*, September 2017.

<sup>28</sup> Zillow, November 2017. <https://www.zillow.com/laurelhurst-seattle-wa/home-values/>

<sup>29</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, p. 100.

<sup>30</sup> Seattle Civil Rights and Labor History Project, Racial Restrictive Covenants, <http://depts.washington.edu/civilr/covenants.htm>

In sum, as with Alternative 1 on the Fort Lawton site, the age, gender, ethnicity and income levels that currently exist onsite would be anticipated to shift towards ratios more consistent with the city of Seattle due to the diversity of the housing supply that would be developed, enabling low-income households access to one of Seattle's most affluent neighborhoods.

The site would also shift from being a conference center with hotel uses, to housing and associated supportive services for low-income residents. Overall economic activity and the number of jobs onsite would likely decrease as compared to existing conditions. The number of jobs associated with senior housing, affordable rental housing and overall management of the development would be as described for Alternative 1. It is likely that new residents would spend money on goods and services within the greater Talaris vicinity, although the extent of such spending is not known.

### **Indirect Impacts**

Under Alternative 2, the Talaris site would be developed to create a low-income residential community with community support services. This would increase density and diversify the population, economically, in the Talaris vicinity.

Like under Alternative 1, the proposal would not be anticipated to have a negative effect on real estate values within the Talaris vicinity. Research indicates that low-income housing developments do not affect nearby home values, particularly in cities with expensive or limited housing supply, such as Seattle.<sup>31</sup>

### **Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Offsite**

Under Alternative 3, the entire Fort Lawton site would be developed as a public park; construction of affordable and formerly homeless housing would occur at the Talaris site.

### **Fort Lawton Site**

#### **Construction Impacts**

As with Alternative 1, most of the existing buildings on the Fort Lawton site would be demolished and removed. Site grading would occur, and passive and active open space areas would be developed for use by the public. Overall, less construction activity would occur on the site than under Alternatives 1 or 2, where the construction of either affordable or market-rate housing would occur.

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<sup>31</sup> Young, Cheryl. *There Doesn't Go the Neighborhood, Low-Income Housing Has No Impact on Nearby Home Values*. Trulia's Blog.

## Operation/Direct Impacts

### *Housing*

No housing would be built on the Fort Lawton site under Alternative 3. Housing conditions in the Fort Lawton vicinity would remain as described under existing conditions. At this site, Alternative 3 would not address Seattle's anticipated overall housing needs or affordable housing target associated with projected growth through 2035.

### *Socioeconomics*

While members of the public would access the site to use newly-developed parks and open space, no permanent residential population would be added to the Fort Lawton site under Alternative 3. Population conditions on and in the Fort Lawton vicinity related to numbers of people, race and ethnicity, age, gender, income, and employment would remain similar to those described under existing conditions.

### **Talaris Site**

Development of affordable and formerly homeless housing on the Talaris site would be the same as described under Alternative 2 and potential housing and socioeconomic impacts would also be the same.

## Alternative 4 – No Action Alternative

Under the No Action Alternative, the Fort Lawton site would remain in its existing vacant condition. The property would not be conveyed by the U.S. Army to the City of Seattle per the BRAC process. The City would terminate its lease of the property and the Army would resume maintenance of the site and facilities. Buildings and infrastructure would likely continue to deteriorate. No changes to existing housing, population or socioeconomic conditions on or in the site would occur. No new affordable housing would be provided, and the site would not help address the city of Seattle's current and future overall need for housing, and need for housing that is affordable to low-income households and people transitioning from homelessness. The site could be conveyed to the City or conveyed or sold to another entity in the future, and could be developed in accordance with the uses allowed by the site's current SF 7200 zoning.

The Talaris site would also remain in its existing condition and no new development would occur on the site at this time. No changes to existing housing or socioeconomic conditions on or in the vicinity of the site would occur.

### 3.13.3 Mitigation Measures

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Increases in population and housing would occur gradually within the Fort Lawton and Talaris sites over the 7-year buildout period. No significant housing or socioeconomic

impacts are expected to result from any of the redevelopment alternatives and as a result, no mitigation measures are identified.

#### 3.13.4 Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse housing or socioeconomic impacts are expected.

## 3.14 ENVIRONMENTAL JUSTICE

This section of the FEIS describes the environmental justice-related conditions on and near the Fort Lawton and Talaris sites. Potential disproportionate and/or adverse impacts from redevelopment of the EIS alternatives are evaluated and mitigation measures identified.

### Key Findings

*Very few low-income or minority populations are located in the Fort Lawton vicinity or Talaris vicinity, and the minority populations that do, do not meet EPA's definition of such a population (i.e. the minority population percentage of the affected area is not greater than the minority population percentage in the general population). Existing environmental health hazards could be present at both sites, including PCBs, asbestos and lead-based paint in older existing buildings. A landfill is also located approximately 1,000 feet from the western boundary of the Talaris site; however, there is minimal potential for migration of methane to the site from the landfill.*

*Construction under Alternatives 1, 2 and 3 would eliminate or stabilize health hazards associated with the older buildings at the Fort Lawton or Talaris site. Under all the alternatives, construction activity would result in temporary impacts associated with noise, air quality emissions, etc. These impacts would be similar to other large development projects occurring throughout Seattle and would be carried out in compliance with the City of Seattle Municipal Code. Therefore, the potential for disproportionately high or adverse impacts to minorities or low-income persons during construction would be minimal.*

*During operation, Alternatives 1, 2 and 3 would include affordable housing, community facilities and/or parks/recreation uses on the Fort Lawton and Talaris sites. No significant environmental justice-related impacts are expected from operation of these uses. The affordable housing provided under Alternative 1 at the Fort Lawton site, and under Alternatives 2 and 3 at the Talaris site could be considered a positive impact relative to diversifying neighborhoods that are disproportionately occupied by medium to higher income households.*

### Methodology

Analysis in this section is largely based on census data (2011-2015, American Community Survey, 5-year estimates), local school district information ([www.greatschools.org](http://www.greatschools.org)), and review of other environmental elements evaluated in this EIS (air quality, noise, transportation, etc.).

### Background

According to the U.S. Environmental Protection Agency (EPA), environmental justice is:

“the fair treatment and meaningful involvement of all people, regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies. Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies. Meaningful involvement means that: 1. People have an opportunity to participate in decisions about activities that may affect their environment and/or health; 2. The public’s contribution can influence the regulatory agency’s decision-making process; 3. Community concerns will be considered in the decision-making process; and 4. Decision-makers seek out and facilitate the involvement of those potentially affected.”<sup>1</sup>

According to the EPA, “low-income population” means any readily identifiable group of low-income persons who live in geographic proximity and, if circumstances warrant, geographically dispersed/transient persons (such as migrant workers or Native Americans) who will be similarly affected by the proposed policy or activity.

According to the EPA, a “minority population” is considered to be present if the minority population percentage of the affected area is greater than the minority population percentage in the general population or other appropriate unit of geographic analysis (census tracts are generally considered appropriate).

Disproportionately high and adverse effect means that an adverse effect is predominantly borne by a minority population and/or a low-income population and that the effect that will be suffered by the minority population and/or low-income population is appreciably more severe or greater in magnitude than that borne by the rest of the population.

### 3.14.1 Affected Environment

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This sub-section describes existing environmental justice-related conditions and near the Fort Lawton and Talaris sites, including the potential presence and composition of minority and low-income populations and health and safety risks.

#### Fort Lawton Site

The Fort Lawton site is located in Seattle’s Magnolia neighborhood. Land uses in the Fort Lawton vicinity largely include single- and multi-family residential and park uses (Discovery Park and Kiwanis Memorial Preserve Park). There are no current land uses that pose an environmental health risk, such as gas stations or dry cleaners, in the immediate vicinity of the site (see Section 3.6, **Land Use**, and Section 3.5, **Environmental Health**, for details).

The site and site area are part of the former Fort Lawton military base. The base was active through World Wars I and II, the Korean War and into the Vietnam War. In 1968, the U.S. Army transferred much of the base site to the city of Seattle. Approximately 46 acres was

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<sup>1</sup> EPA. <https://www.epa.gov/environmentaljustice/learn-about-environmental-justice>. Accessed June 2017.



retained by the U.S. Army and used as a Reserve Center. About 34 acres of the Reserve Center, and the subject of this EIS, is currently closed, vacant and in caretaker status by the U.S. Army. Due to the age of the buildings remaining onsite, asbestos containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyls (PCBs) may be present in some of the buildings. Other past activities and facilities associated with the former military base could also have resulted in the release of contaminants to the soil and groundwater. However, past studies indicate that no environmental conditions have been found and no further action is recommended on the site (see Section 3.5, **Environmental Health**, for details).

### **Population and Income**

There are no active uses and no residents on the Fort Lawton site at present. As shown in **Table 3.13-2** in Section 3.13, **Housing and Socioeconomics**, the vicinity contains lower percentages of minorities as compared to the overall percentages in the city of Seattle. The city of Seattle's population is roughly 30.5% minority, while approximately 18.5% of residents in the Fort Lawton vicinity are minorities (see Section 3.13, **Housing and Socioeconomics**, for details).

The vicinity has a higher median household income (\$90,951 in Census Tract 57 and \$66,563 in Census Tract 58.01) compared to the city of Seattle's median household income of \$70,594 (2011-2015 ACS Survey). The Fort Lawton vicinity is defined as the Census Tracts in which the site is located (Census Tract 57) and the Census Tract to the east (Census Tract 58.01) (see **Figure 3.13-1** and Section 3.13, **Housing and Socioeconomics**, for details).

### **Elementary School Characteristics**

**Table 3.14-1** presents the characteristics of the public elementary school that currently serves the project area: Lawton Elementary. As shown, Lawton Elementary serves a lower percentage of minority students than the district and state averages (approximately 28% versus the Seattle Public School District average of 51.5% and the state average of 42%). Approximately 11% of the students attending Lawton Elementary are characterized as low-income and participate in free or reduced-price lunch programs compared to 33.6% of students citywide.

**Table 3.14-1  
ELEMENTARY SCHOOL CHARACTERISTICS**

Parameter	Lawton Elementary School	Seattle Public Schools (K-5)	State Average
White	72%	48.5%	58%
African American	2%	14.1%	5%
Asian or Asian/Pacific Islander	6%	12.0%	7%
Two or more races	13%	12.7%	7%
Hispanic	7%	11.9%	21%
American Indian/Alaska Native	>1%	0.42%	1%
Hawaiian Native/Pacific Islander	>1%	0.37%	1%
Students Participating in Free or Reduced-Price Lunch Program / Students from Low-income Families	11%	33.6%	N/A

Source: [www.greatschools.org](http://www.greatschools.org), accessed October 2017 and <http://www.seattleschools.org>, accessed September 2017.

### **Environmental Health and Safety Risks to Children**

On April 21, 1997, Executive Order 13045, *Protection of Children from Environmental Health Risks and Safety Risks*, was issued, directing federal agencies to ensure that its policies, programs, activities and standards address disproportionate risks to children that result from environmental health risks or safety risks. The Order recognizes that children may disproportionately suffer from environmental health and safety risks, due to the developing neurological, immunological, digestive and other bodily systems of children. Young children are particularly at higher risks for exposure to LBP and lead contaminated soils because of their behavioral traits. Therefore, to the extent permitted by law and regulations, and consistent with the agency's mission, federal agencies were directed to (1) identify and assess environmental health and safety risks that may disproportionately affect children and (2) ensure that the agency's policies, programs and standards address disproportionate health risks to children that result from environmental health or safety risks. Examples of risks to children could include increased traffic volumes and industrial or production-oriented activities that would generate substances or pollutants children may come into contact with or ingest. Although the proposal evaluated in this EIS is not currently associated with a federal approvals or agencies, disproportionate risks to children are considered in the event that federal agencies are involved in the future.

In the Fort Lawton vicinity, there are at least three childcare centers within one mile of the site (one south of the site on Emerson Street, the second one mile east of the site and the third less than a mile southeast of the site). Additionally, the site is surrounded by Discovery Park and the Magnolia single-family residential area.

## Talaris Site

The Talaris site is located in Seattle's Laurelhurst neighborhood. Land uses in the Talaris vicinity largely include commercial, institutional and residential uses along NE 45<sup>th</sup> Street to the north, and residential uses to the east, south and west. There is an abandoned landfill (Montlake Landfill) located to the west of the Talaris site. No landfill deposits underlie the project site, and past studies indicate that there is a low probability of methane migrating from the abandoned landfill onto the site.<sup>2</sup> Given the age of the buildings on-site, there is a potential for ACM, LBP and PCB ballasts or other equipment to be present (see Section 3.8, **Land Use**, and Section 3.5, **Environmental Health**, for details).

### **Population and Income**

There are no active residential uses on the Talaris site at present; the site is used as a conference center and contains temporary lodging facilities (a hotel). As shown in **Table 3.13-7** in Section, 3.13, **Housing and Socioeconomics**, the vicinity contains lower percentages of minorities compared to the overall percentages in the city of Seattle. The City's population is roughly 30.5% minority, while approximately 16.5% of residents in the Talaris vicinity are minorities.

The vicinity has a much higher median household income (\$132,917) compared to the city of Seattle's median household income of \$70,594 (2011-2015 ACS Survey). The vicinity is defined as the Census Tracts in which the site is located (Census Tract 41) (see Section 3.13, **Housing and Socioeconomics**, for details).

### **Elementary School Characteristics**

**Table 3.14-2** presents characteristics of the public elementary school that currently serves the project area: Laurelhurst Elementary. As shown, Laurelhurst Elementary serves a lower percentage of minority students than the Seattle Public Schools district and state-wide average (approximately 28% versus the district average of 51.5% and the state average of 42%). Approximately 17% of the students attending Laurelhurst Elementary are characterized as low-income and participate in free or reduced-price lunch programs, as compared to 33.6% of K-5 students district-wide.

### **Environmental Health Risks and Safety Risks to Children**

In the Talaris vicinity, there are at least three childcare centers within one mile of the site (located to the east). Additionally, the Talaris Site is surrounded by the Laurelhurst single-family residential area; Seattle Children's Research Hospital is located to the north and Laurelhurst Park is located approximately one quarter mile to the east.

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<sup>2</sup> Shannon & Wilson, Inc., Geotechnical Report (October 2013).

**Table 3.14-2  
ELEMENTARY SCHOOL CHARACTERISTICS**

Parameter	Laurelhurst Elementary School	Seattle Public Schools (K-5)	State Average
White	72%	48.5%	58%
African American	4%	14.1%	5%
Asian or Asian/Pacific Islander	11%	12.0%	7%
Two or more races	9%	12.7%	7%
Hispanic	4%	11.9%	21%
American Indian/Alaska Native	<1%	0.42%	1%
Hawaiian Native/Pacific Islander	<1%	0.37%	1%
Students Participating in Free or Reduced-Price Lunch Program / Students from Low-income Families	17%	33.6%	N/A

Source: [www.greatschools.org](http://www.greatschools.org), accessed October 2017 and <http://www.seattleschools.org>, accessed September 2017.

### 3.14.2 Impacts

An analysis of the potential environmental justice impacts of Alternative 1, the Applicant's Preferred Alternative, is provided below. For EIS Alternatives 2 and 3, the analyses are less detailed and any differences between the alternatives and the Preferred Alternative are highlighted (other aspects of these alternatives are expected to be similar to the Preferred Alternative).

#### Meaningful Involvement

An important component of ensuring environmental justice requires that decision-makers afford potentially affected people (in this case, future project residents and other community stakeholders) the opportunity to participate in and influence decisions that may affect their environment and/or health. Decision-makers should facilitate participation, and consider stakeholder input in their decision-making process. This type of participation is termed 'meaningful involvement'.<sup>3</sup>

The city of Seattle has been engaging the community in the ongoing redevelopment planning for the Fort Lawton project and is engaging the community in the State Environmental Policy Act (SEPA) review process for the project to ensure meaningful involvement. On June 5, 2017, the City issued a Determination of Significance (DS) and Request for Comments on the Scope of the EIS being prepared on the project. The DS indicated that there would be a 21-day EIS scoping period, and that a public meeting would be held at the Daybreak Star Cultural Center in the Magnolia neighborhood during the scoping period. Based on feedback from residents, a second public meeting was held at the

<sup>3</sup> EPA. Environmental Justice. <http://www.epa.gov/environmentaljustice/basics/index.html>.

Magnolia Community Center, also in the Magnolia neighborhood. Meeting attendees could provide oral or written comments on the scope of the EIS. The public was also invited to submit written or email comments during the EIS scoping period. Scoping comments were used to refine and inform the alternatives and analysis provided in this EIS (see **Appendix A** for the Summary of the Public Scoping Process).

The opportunity for further public engagement occurred during a 45-day comment period following issuance of the DEIS. A public meeting was held during the comment period on January 9<sup>th</sup>, 2018 at the Magnolia United Church of Christ (see the **Fact Sheet** for details). Meeting attendees were able to provide oral or written comments on the DEIS at the meeting. The public was also invited to submit written or email comments during the DEIS comment period. Responses to the DEIS comments are provided in this FEIS.

### Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (**Applicant's** Preferred Alternative)

Under Alternative 1, assumed development would feature a mix of affordable housing on the Fort Lawton site, including affordable rental and ownership and formerly homeless housing. Approximately 238 housing units would be provided on the site. Public park uses would also be provided, including active park facilities, preserved existing natural areas and the conversion of an existing structure to a park maintenance facility. No development is assumed on the Talaris site.

#### **Fort Lawton Site**

##### **Construction**

During construction for Alternative 1, temporary noise from demolition, site preparation and construction of infrastructure and buildings could affect nearby populations. Construction activities would be subject to applicable city of Seattle noise limits, and noise mitigation measures would be implemented to reduce the extent to which people are affected by construction noise. Overall, the temporary nature of construction coupled with restriction to daytime hours and the implementation of noise mitigation measures would minimize the potential for significant noise impacts from construction activities and equipment, and no significant impacts are expected (see Section 3.4, **Noise**, for details).

Construction activities also could affect air quality due to emissions from construction-related sources and equipment and dust from construction activities including grading, cutting and filling. Some construction phases could also cause odors, particularly during paving operations using tar and asphalt. Construction contractors would be required to comply with regulations requiring that reasonable precautions be taken to minimize dust emissions and prohibiting air contaminants in quantities likely to be injurious to human health, plant or animal life or property, or which unreasonably would interfere with enjoyment of life and property. Overall, with implementation of the controls required for the various aspects of construction activities and consistent use of best management

practices to minimize on-site emissions, construction is not expected to significantly impact air quality (see Section 3.3, **Air Quality**, for details).

Prior to redevelopment activities, additional characterization, removal and proper disposal of contaminants or hazardous materials (i.e., LBP, ACM, PCBs) would occur in buildings to be demolished. Abatement activities would adhere to applicable regulations regarding handling of hazardous and contaminated materials as well as conventional dust control measures to minimize the exposure of the immediately surrounding populations and no significant impacts are expected (see Section 3.5, **Environmental Health**, for details).

The construction site could also create an attractive nuisance, resulting in safety impacts, during redevelopment. However, the areas of the site undergoing construction would be secured and made non-accessible after-hours to avoid this potential safety issue.

Overall, the type of construction activity and impacts that would occur onsite under Alternative 1 would be similar in nature to other large development projects occurring throughout the City and would be carried out in compliance with the city of Seattle Municipal Code. Very few low-income or minority populations are located in the Fort Lawton vicinity and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons during construction--impacts appreciably more severe or greater in magnitude than that borne by the community at large, in this case the city of Seattle--would be minimal.

Significant environmental health or safety risks to children in the vicinity, including from increased traffic volumes during construction, are not anticipated (see Section 3.10, **Transportation**, for details).

## Operation

### *Site*

Redevelopment of the Fort Lawton site under Alternative 1 would introduce a low-income community on the site. The following evaluates environmental justice-related public health impacts that could occur with operation of the project.

Redevelopment of the site under this alternative would eliminate site-related health hazards associated with the older buildings onsite. Specifically, demolition and redevelopment would include removal and proper disposal of LBP, ACM and PCBs that are present or suspected to be present in many of the existing buildings (see Section 3.5, **Environmental Health**, for details).

No significant noise impacts are expected during operation of the project under Alternative 1 (i.e., due to increased traffic on area roadways or due to heating, venting and air-

conditioning and mechanical equipment associated with new buildings) (see Section 3.4, **Noise**, for details).

Similar to noise, no significant air quality impacts are expected during operation of the project under Alternatives 1 (i.e., due to increased traffic on area roadways) (see Section 3.3, **Air Quality**, for details).

### *Fort Lawton Vicinity*

As noted previously, very few low-income or minority populations are located in the Fort Lawton vicinity, and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons during operation of the project under Alternative 1 would be minimal. Development of affordable housing and park uses on the Fort Lawton site is also not expected to result in environmental health or safety risks to children present within the vicinity. Existing environmental health hazards (i.e., LBP, ACM and PCBs) would be removed and properly disposed of, and no operational noise or air quality impacts are anticipated. Traffic would increase in the vicinity, and it is statistically possible that the number of collisions could increase. However, historical collision data show that there are no existing safety issues in the vicinity and Alternative 1 is not expected to result in new safety issues in the neighborhood (see Section 3.10, **Transportation**, for details).

The affordable housing provided onsite under Alternative 1 could be considered a positive impact relative to diversifying a neighborhood that is disproportionately occupied by medium to higher income households. The Magnolia neighborhood is generally an area with high housing costs, and providing affordable housing in such a neighborhood would contribute towards satisfying the City's goal of achieving a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types and incomes.<sup>4</sup> As noted in **Chapter 2**, Magnolia is among the neighborhoods that used restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low-incomes.

### **Talaris Site**

Under Alternative 1 the Talaris site would not be redeveloped and no environmental justice impacts would be expected.

## Alternative 2 – Market-rate Housing Onsite; Affordable/Homeless Housing Offsite

Under Alternative 2, the Fort Lawton site would be developed as market-rate single-family residences, and the development of affordable and formerly homeless housing would occur on the Talaris site. Approximately 113 market-rate houses would be developed on the Fort

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<sup>4</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, p. 100.

Lawton site and approximately 238 affordable housing units and associated community facilities would be developed on the Talaris site. No active or passive public park areas would be provided on the Fort Lawton site under Alternative 2.

### **Fort Lawton Site**

#### **Construction**

Construction impacts would be similar to Alternative 1 and would include temporary impacts from demolition, site preparation and construction of infrastructure and buildings. Construction activities would be subject to applicable city of Seattle noise limits, and noise and air quality mitigation measures would be implemented. Overall, the temporary nature of construction coupled with restriction to daytime hours and the implementation of mitigation measures, would minimize the potential for impacts. As noted for Alternative 1, very few low-income or minority populations are located in the Fort Lawton vicinity and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons during construction would be minimal. Significant environmental health or safety risks to children, including from increased traffic volumes during construction, are also not anticipated (see Section 3.10, **Transportation**, for details).

#### **Operation**

##### ***Site***

Redevelopment of the Fort Lawton site under Alternative 2 would introduce market-rate single-family residences on the site. As such, no readily identifiable group of low-income persons would be directly affected by the proposed project. The homes would likely be designed and constructed to be marketed to high-income buyers. The average sale price is estimated at \$1.5 million, which is comparable based on listings for new construction single-family in the Magnolia neighborhood.<sup>5</sup> Existing neighborhood demographic trends are expected to continue, with lower percentages of minorities anticipated to live in the new market-rate housing compared to the City overall. Therefore, no positive environmental justice related-impacts are anticipated.

##### ***Vicinity***

As noted previously, very few low-income or minority populations are located in the vicinity and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons during operation of the project under Alternative 2 would be minimal. Development of market-rate housing on the Fort Lawton site is not expected to result in environmental health or safety risks to children present within the vicinity. Existing environmental health hazards (i.e., LBP, ACM and PCBs.) would be removed and properly disposed of, and no operational noise or air quality impacts are anticipated. Traffic would

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<sup>5</sup> Zillow, November 2017. [https://www.zillow.com/homes/Magnolia-Seattle-WA\\_rb/](https://www.zillow.com/homes/Magnolia-Seattle-WA_rb/)



increase in the vicinity, and it is statistically possible that the number of collisions could increase. However, historical collision data show that there are no existing safety issues in the vicinity and Alternative 2 is not expected to result in new safety issues in the neighborhood (see Section 3.10, **Transportation**, for details).

### **Talaris Site**

#### **Construction**

Construction impacts on the Talaris site would be similar to Alternative 1 and would include temporary impacts from site preparation and construction of infrastructure and buildings. No buildings would be demolished and removed; however, some of the buildings that could contain LBP, ACM and PCBs would be renovated. Surveys for these hazardous would be conducted prior to renovation and remodeling activities; and hazardous materials would be remediated and disposed of in accordance with applicable regulations if discovered. Construction activities would be subject to applicable city of Seattle noise limits, and noise and air quality mitigation measures would be implemented. It is unlikely that methane is migrating from the abandoned landfill onto the Talaris site. Therefore, proposed construction would not release this gas and no special measures would be needed to address methane migration with proposed development under Alternative 2. Overall, the temporary nature of construction coupled with restriction to daytime hours and the implementation of mitigation measures would minimize the potential for impacts. As noted for Alternative 1, very few low-income or minority populations are located in the Laurelhurst vicinity and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons would be minimal. Significant environmental health or safety risks to children in the vicinity, including from increased traffic volumes during construction, are not anticipated (see Section 3.10, **Transportation**, for details).

#### **Operation**

##### ***Site***

Redevelopment of the Talaris site under Alternative 2 would introduce a low-income community on the site. As mentioned above, redevelopment of the site under Alternative 2 would include renovation of buildings that could contain LBP, ACM and PCBs. Surveys for these hazardous materials would be conducted prior to renovation activities; hazardous materials would be remediated and disposed of in accordance with applicable regulations if discovered. Therefore, no hazardous conditions would remain during operation of the project (see Section 3.5, **Environmental Health**, for details).

No significant noise impacts are expected with operation under Alternative 2 (i.e., due to increased traffic on area roadways or due to heating, venting and air-conditioning and mechanical equipment associated with new buildings) (see Section 3.4, **Noise**, for details).

No significant air quality impacts are expected with operation under Alternative 2 (i.e., due to increased traffic on area roadways) (see Section 3.3, **Air Quality**, for details).

Development of low-income housing on the site would not be expected to result in significant environmental health or safety risks to children that would visit and use these facilities/amenities. Alternative 2 would not change the roadway network onsite and no safety impacts are anticipated.

### *Vicinity*

As noted previously, very few low-income or minority populations are located in the vicinity and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons would be minimal. Development of a low-income community on the Talaris site is not expected to result in environmental health or safety risks to children present within the vicinity. As noted previously, existing environmental health hazards (i.e., LBP, ACM and PCBs.) would be remediated, and no operational noise or air quality impacts are anticipated. Traffic would increase in the vicinity, and it is statistically possible that the number of collisions could increase. However, historical collision data show that there are no existing safety issues in the vicinity and Alternative 2 is not expected to result in new safety issues in the neighborhood (see Section 3.10, **Transportation**, for details).

The affordable housing provided onsite under Alternative 2 could be considered a positive impact relative to diversifying the Laurelhurst neighborhood, which is disproportionately occupied by higher income households. Providing affordable housing on the Talaris site would help address the City's goal of achieving a mix of housing types that provide opportunity and choice throughout Seattle for people of various ages, races, ethnicities, and cultural backgrounds and for a variety of household sizes, types and incomes.<sup>6</sup> As noted in **Chapter 2**, Laurelhurst is among the neighborhoods that used restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low-incomes.

### Alternative 3 – Public Park Uses Onsite; Affordable/Homeless Housing Offsite

Under Alternative 3, the entire Fort Lawton site would be developed as a public park, including passive and active recreation areas. Approximately 238 affordable housing units and associated community facilities would be developed on the Talaris site.

### **Fort Lawton Site**

#### **Construction**

Development of new park uses on the Fort Lawton site would result in temporary impacts from demolition, site preparation and construction of infrastructure and buildings.

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<sup>6</sup> *Seattle 2035 Comprehensive Plan*, Housing, November 2016, p. 100.

Construction-related impacts would include additional amounts of air pollution due to dust and emissions from construction equipment and vehicles; increased noise levels from construction activities; vibration associated with construction activities and vehicle movement; and increased traffic associated with construction vehicles and construction workers. Overall, construction-related impacts to off-site and on-site populations would be temporary in nature and are anticipated to be less than under Alternative 1. Therefore, the potential for disproportionately high or adverse impacts to low-income or minority communities or individuals would be minimal.

## Operation

### *Site*

Redevelopment of the Fort Lawton site under Alternative 3 would introduce park and open space uses on the site. Redevelopment would eliminate site-related health hazards that are associated with Fort Lawton's older buildings. Specifically, demolition and redevelopment would include removal and proper disposal of LBP, ACMs and PCBs that are present or suspected to be present in many of the existing buildings, like under Alternative 1 (see Section 3.5, **Environmental Health**, for details). No significant noise or air quality impacts are expected to result with operation under Alternative 3 (i.e., due to increased traffic) (see Section 3.3, **Air Quality**, and Section 3.4, **Noise**, for details).

Development of park and open space uses on the Fort Lawton site are not expected to result in significant environmental health or safety risks to children that would visit and use these facilities/amenities. Alternative 3 would change the roadway network onsite; however, no safety impacts are anticipated.

### *Vicinity*

As noted previously, very few low-income or minority populations are located in the vicinity and the minority populations that do, do not meet EPA's definition of such a population. Therefore, the potential for disproportionately high or adverse impacts to such communities or persons with operation of the project under Alternative 3 would be minimal. Development of park and open space uses on the Fort Lawton site also would not be expected to result in environmental health or safety risks to children present within the vicinity. As noted previously, existing environmental health hazards (i.e., LBP, ACM and PCBs) would be removed and properly disposed of, and no operational noise or air quality impacts are anticipated. Traffic would increase in the vicinity, and it is statistically possible that the number of collisions could increase. However, historical collision data show that there are no existing safety issues in the vicinity and Alternative 3 is not expected to result in new safety issues in the neighborhood (see Section 3.10, **Transportation**, for details).

### **Talaris Site**

Development of affordable and formerly homeless housing on the Talaris site would be the same as described under Alternative 2 and potential environmental justice impacts would also be the same.

### **Alternative 4 - No Action Alternative**

Under the No Action Alternative, the Fort Lawton site would remain in its existing vacant condition. The property would not be conveyed by the U.S. Army to the city of Seattle per the BRAC process and used for affordable housing and public park uses. The City would terminate its lease of the property and the Army would resume maintenance of the site and facilities. Buildings and infrastructure would likely continue to deteriorate, and hazardous materials associated with the buildings would not be removed or properly disposed of at this time. The Talaris site would also remain in its existing condition and no new affordable housing would occur on the site at this time. It is anticipated that no disproportionately high or adverse impacts to low-income or minority populations would result under Alternative 4. The opportunity to provide affordable housing in the Magnolia or Laurelhurst neighborhoods, and the positive impacts of diversifying a neighborhood that is disproportionately occupied by higher income households, would not be realized.

### **3.14.3 Mitigation Measures**

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Although no significant environmental justice related impacts have been identified, the following measures would minimize related impacts. These measures apply to all the alternatives unless otherwise noted. Legally-Required Measures are measures that are required by code, laws or local, state and federal regulations to address significant impacts. Measures Proposed as Part of Project are measures incorporated into the project to reduce significant impacts. Other Possible Measures are additional measures that could be implemented to address impacts, but are not necessary to mitigate significant impacts.

#### **Legally-Required Measures**

- All construction activities would be required to comply with city of Seattle Municipal Code regulations related to air quality and noise.
- Abatement, remediation, and disposal of any hazardous materials on site would occur in accordance with local, state, and federal regulations prior to start of construction or demolition activities on site.

#### **Measures Proposed as Part of Project**

- The areas of the site undergoing construction would be secured and non-accessible after hours to prevent the creation of an attractive nuisance that could result in safety/public health impacts to the residential populations near the site.

#### 3.14.4 Significant Unavoidable Adverse Impacts

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No significant unavoidable adverse environmental justice impacts are anticipated.

## Chapter 4

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### **Key Topic Areas/ Updated Information and Analysis**

# CHAPTER 4

## KEY TOPIC AREAS /

## UPDATED INFORMATION AND ANALYSIS

A public comment period was provided for the Draft EIS (DEIS). 1001 written comment letters/emails were received and public testimony was provided at a public hearing by 82 individuals<sup>1</sup>. All the comments that were received, as well as responses to the substantive comments, are provided in **Chapter 5** of this Final EIS (FEIS).

Many comments identified common subjects; these have been termed “key topic areas” in this FEIS. Rather than provide a similar response to each comment that shares a common theme, this chapter of the FEIS identifies the key topic areas that are related to the elements of the environment used in SEPA (WAC 197-11-444); provides a discussion for each area; and responds to the most often asked questions. Responses to specific comments in **Chapter 5** of this FEIS which pertain to these key topic areas are contained in this chapter and commenters are referred here. Additional information and analysis that has been prepared since publication of the DEIS is also summarized in this chapter.

The following key topic areas/areas of updated information and analysis are discussed in this chapter of the FEIS:

- 4.1 Alternatives
- 4.2 Public Services
- 4.3 Recreation and Open Space
- 4.4 Transportation
- 4.5 Opportunity for Public Input
- 4.6 Cumulative Impacts
- 4.7 Rezone Criteria Analysis

### 4.1 Alternatives

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#### **Additional Alternatives**

During the DEIS public comment period, many comments were received requesting the analysis of additional alternatives for the Fort Lawton site, including a higher density

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<sup>1</sup> Please note that the number of comment letters listed in this chapter differs from the number of commenters in the FEIS Cover Letter. In this chapter, the number of comment letters counts those signed by multiple individuals as one comment letter (in **Chapter 5**, responses are provided to the comments in the letter only once). In the Cover Letter, each commenter who signed a letter is counted.

affordable housing alternative, a school alternative, a Discovery Park alternative and other land use alternatives. These other possible alternatives are discussed below.

The Fort Lawton EIS analyzes the potential impacts of the four alternatives listed below. These alternatives feasibly attain or approximate the Applicant's (Seattle Office of Housing's) objectives and purpose and need for the project, as described in **Chapter 2**.

- **Alternative 1** - Mixed Income Affordable Housing and Public Park Uses Onsite (Preferred Alternative);
- **Alternative 2** - Market-Rate Housing Onsite; Affordable and Homeless Housing Offsite;
- **Alternative 3** - Public Park Onsite; Affordable and Homeless Housing Offsite;
- **Alternative 4** - Alternative 4 – No Action Alternative.

### Higher Density Affordable Housing Alternative

A large volume of commenters urged the City to increase the amount of affordable housing being provided in the plan for the Fort Lawton site, citing a variety of reasons, from the growing crisis of homelessness to climate change.

The Fort Lawton site could accommodate a higher, or lower, housing density than described in the EIS. However, SEPA does not require that every possible variation or alternative be evaluated. The density described in the EIS was selected for a number of reasons, including the importance of creating a residential community that is compatible with adjacent uses, and limitations on the scale of resources available for affordable housing development. The number of affordable units under the Preferred Alternative (238 units) does exceed the amount proposed in the 2008 Redevelopment Plan, which included 85 units of homeless housing and six units of affordable ownership housing.

### School Alternative

Some comments urged that school uses be allowed at the Fort Lawton site, and should be evaluated in the EIS. However, as described above, when determining what uses might comprise the permitted uses at the site, SEPA does not require that all potential land uses be considered. Furthermore, SPS determined that it would be unable to meet federal Department of Education requirements for a public benefit conveyance for construction of a school. In particular, SPS determined that it would not meet the criteria related to financial ability and immediate need.

After the EIS scoping period ended, the SPS board passed a resolution expressing interest in finding ways to possibly include SPS facilities in the redevelopment. In response, the City offered SPS the opportunity to pursue ownership of a portion of the Fort Lawton site proposed to be devoted to active recreation under the Preferred Alternative (Alternative 1), subject to SEPA review and agreement on terms of SPS participation in the plan. This option is described in **Chapter 2** under Alternative 1. SPS currently does not have fully formed plans for development of a school on the Fort Lawton site. Should SPS pursue this option in



the future, it would need to conduct additional, separate environmental review of their school proposal.

### Discovery Park Alternative

The Fort Lawton site is a former U.S. Army Reserve Center and is presently owned by the U.S. Army. The site is not currently located in Discovery Park, rather it is situated adjoining the east edge of the park. Some commenters requested that the site be used exclusively as a park and become a part of Discovery Park. Alternative 3 devotes the entire Fort Lawton site to park use. Regardless of whether the site would be called Discovery Park or encompassed within Discovery Park jurisdiction, the use of the site would be for park purposes.

Under Alternative 3, approximately 34 acres of passive and active park and recreation uses, including three multi-purpose fields, would be provided on the Fort Lawton site (see **Chapter 2** for details). This alternative would retain portions of the site in natural areas (e.g., the forest areas in the north and south portions of the site), similar to Discovery Park; however, the entire site would not be in natural areas. Incorporation of the entire Fort Lawton site into Discovery Park was not included as an alternative in the EIS because SEPA requires that EIS alternatives feasibly attain or approximate the Applicant's objectives for a project. This request does not meet the Applicant's objectives for the proposal listed in **Chapter 2**, which include, "Help meet the high public demand for active recreation space." Therefore, the request for a Discovery Park alternative is not carried forward in this EIS.

It should be noted that under Alternatives 1 and 3, approximately 4.7 acres of land owned by the U.S. Army on the west edge of the site would be incorporated into Discovery Park. Under Alternative 2, this approximately 4.7-acre area could be retained as private open space or purchased by the City for public use.

### Other Alternatives

Requests were made for consideration of other possible uses at the site, including:

- An off-leash dog area;
- Give land to a Native American Indian tribe; and
- Include a different mix of uses (e.g., commercial, retail and services).

As stated above, SEPA does not require that all potential land uses be considered in a re-use plan. The EIS considers a range of park and housing uses, but not all other possible uses. Alternative 1 currently includes significant acreage for passive and active recreation, which could include an off-leash dog area. As noted previously, the City is currently working with SPS on an opportunity for SPS to acquire six acres for active recreation to meet the needs of both SPS and the broader public. Both the City and SPS are committed to a future process that incorporates public input regarding the programming of this space when funding becomes available for development. If this process identifies specific uses with additional impacts, further SEPA review would be conducted.

### **Off-Site Location for Alternatives 2 and 3**

As an example of other possible sites where affordable and formerly homeless housing could be developed by Office of Housing, and approximate their objectives for the project (e.g., to provide affordable and formerly homeless housing and open space area), an off-site alternative was conceptually analyzed in the EIS under Alternatives 2 and 3 to provide an example of the types of environmental impacts that would be shifted from the Fort Lawton site to another site in the City of Seattle.

During scoping for the EIS, the Office of Housing determined that the Talaris site, located in the Laurelhurst neighborhood in northeast Seattle, was a viable candidate for a potential off-site location under Alternatives 2 and 3. This was because the 17.8-acre Talaris site was one of the few large, contiguous sites available in a residential area of Seattle that would meet certain of the Office of Housing's objectives for the project (see **Chapter 2** for the Applicant's objectives for the project).

After publication of the DEIS, Quadrant Homes (Quadrant) agreed to purchase the Talaris site. The sale of the Talaris site is currently not complete, and Quadrant's development plans are in initial stages. If Quadrant completes the purchase of the site and applies for permits from the City, additional SEPA review of their project would be necessary.

Given Quadrant's development plans for the Talaris site, the property is less likely to be available for the City's proposed affordable and formerly homeless housing. However, the analysis of this off-site location in the EIS under Alternatives 2 and 3 remains valid because, as described above, potential redevelopment of the Talaris site was studied as an example of a possible off-site alternative. The Talaris site was used to analyze probable adverse impacts that would be expected with redevelopment of affordable and formerly homeless housing at off-site locations in the City; in other words, the analysis could be applicable for other sites, in addition to the Talaris site. As allowed by SEPA, this analysis under Alternatives 2 and 3 is less detailed than the analysis of redevelopment of the Fort Lawton site under Alternative 1 – the Preferred Alternative. Should the Talaris or another site ultimately be selected for affordable and formerly homeless housing, additional more detailed SEPA review of the off-site location would be required.

Also, as discussed in **Chapter 2**, EIS alternatives create an envelope of potential redevelopment; these alternatives are intended to represent a reasonable range of land uses and densities to address the Applicant's development objectives for the site, the existing regulatory framework, and economic factors. As the environmental review and land use approval process associated with the project proceeds, the Proposed Action chosen by the decision-makers may include components of some or all three of the alternatives for the Fort Lawton project. However, it is assumed that the scope of the Proposed Action that is ultimately approved will be within the range of assumptions and impacts studied in the EIS. Thus, development of the Talaris, or another off-site location need not be part of the project that is ultimately approved.

### **Police Service**

Several commenters suggested that with proposed development under Alternative 1 at the Fort Lawton site, Seattle Police Department (SPD) would be unable to respond to the increased demand for police services. Below is a response to these comments.

Section 3.11, **Public Services** – Affected Environment, describes the existing police service to the Fort Lawton site by the Seattle Police Department (SPD) West Precinct and to the Talaris site by the SPD North Precinct. The impacts of the EIS alternatives on police service are analyzed in Section 3.11, **Public Services** – Impacts.

#### **Can the Seattle Police Department respond to increased demand for service under the EIS alternatives?**

As described in Section 3.11, **Public Services** – Impacts, SPD anticipates that it would have the capacity to continue to meet the police service needs at the Fort Lawton site or Talaris site. SPD does not anticipate that it would need to increase staffing levels or provide equipment upgrades due to the project, beyond the City of Seattle’s approved plan for 200 new officers by 2020<sup>2</sup>. Therefore, no significant impacts on police service are expected under the EIS alternatives.

### **Public Schools**

Several commenters raised questions regarding the increased demand for school services from new students on the Fort Lawton site and how that would impact schools in the Magnolia area. As part of the FEIS, Seattle Public Schools (SPS) was requested to provide updated information on its enrollment projections and anticipated projects and planning that would affect school capacity around Fort Lawton.

Section 3.11, **Public Services** – Affected Environment, describes the existing Seattle Public Schools (SPS) facilities that would serve the Fort Lawton site and vicinity and Talaris site and vicinity; Section 3.11, **Public Services** – Impacts, analyzes the impacts of the EIS alternatives on public schools; and Section 3.11, **Public Services** - Mitigation Measures, identifies mitigation measures.

#### **Can Seattle Public Schools accommodate the increased demand for school services from new students that could reside on the Fort Lawton site under the EIS alternatives?**

As noted in Section 3.11, **Public Services** – Impacts, development on the Fort Lawton site would generate approximately 41 new students under Alternative 1 (Alternative 2 would generate approximately 31 new students and Alternative 3 would generate no students). Based on the most current Seattle Public Schools (SPS) student enrollment projections, it is

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<sup>2</sup> Personal Communication with Alyssa Pulliam, Seattle Police Department Finance, Policy and Planning. September 2017.

anticipated that Lawton Elementary and Ballard High School would exceed their right-size capacity, while McClure Middle School would be below its right-size capacity during the 2020-2021 school year, without development under the EIS alternatives. While the specific grade-levels of any school-age children of Fort Lawton residents are unknown, new students would increase enrollment beyond current projections. SPS anticipates that Magnolia Elementary and Lincoln High School (which are both currently under construction) will be operational by 2019 and are expected to help absorb demand in the surrounding area.

For high school students, SPS has provided updated projections that estimate the opening of Lincoln will partially resolve capacity challenges at Ballard High School, but that capacity issues would remain by 2020-2021 (as reflected in the projections). However, SPS is currently pursuing development of a new high school in the downtown area that would provide further relief over the long-term.

For elementary students, the opening of Magnolia Elementary (with approximately 500 new seats expected) is not yet reflected in SPS projections, since the precise impact from boundary changes has yet to be determined. However, SPS believes the opening of Magnolia Elementary will resolve any capacity issues expected at Lawton Elementary by 2020-21. In addition, SPS recently obtained funding to create an expected six additional classrooms at Coe Elementary, which is also not reflected in current projections.

Several commenters questioned whether the creation of more capacity at the elementary level will create future capacity challenges at the middle school level. SPS has stated that by adding elementary space to the area, they could actually free up space for more middle schoolers at Catherine Blaine. SPS estimates that with the addition of six classrooms at Coe, they could gain an additional 150 seats for that middle school service area.

Finally, if necessary, SPS could adjust the attendance area boundaries; provide transportation service for students; add or remove portables; add or renovate existing buildings; and/or take other measures to accommodate the additional students. Therefore, no significant impacts on schools are expected under the EIS alternatives.

#### 4.3 Recreation and Open Space

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Some comments that were received on the DEIS raised concerns about potential impacts to Discovery Park from redevelopment under the EIS Alternatives. The following is a response to these comments.

Section 3.8, **Recreation and Open Space** – Affected Environment, describes existing recreation and open space uses on and near the Fort Lawton site; Section 3.8 **Recreation and Open Space** – Impacts, analyzes potential impacts from redevelopment of the EIS alternative; and Section 3.8, **Recreation and Open Space** – Mitigation Measures, identifies mitigation measures.

### How would the EIS alternatives impact Discovery Park?

As noted in Section 3.8, **Recreation and Open Space** – Impacts, redevelopment under Alternative 1 would result in approximately 586 new residents on the site, an increased demand for parks and recreation facilities and increase use of nearby parks (e.g., Discovery Park, Commodore Park, Kiwanis Memorial Preserve Park, etc.). The City of Seattle’s level of service (LOS) for parkland was used to estimate the level of demand that could be generated by redevelopment under Alternative 1, which would be approximately 4.7 acres of parks and recreation facilities.

Under Alternative 1, approximately 21.6 acres of public parks and recreation facilities would be provided on the Fort Lawton site, including approximately 18.3 acres of passive and active recreation areas, which would help fulfill the increased demand for park and recreation facilities. Approximately 13.0 acres would be provided for passive uses such as picnicking and viewing and would include the preservation of existing wooded areas in the north and south portions of the site. Approximately 5.4 acres would be developed for active recreation, including two unlit, multipurpose fields. In addition, up to 4.7 acres (of the 13.0 acres in passive recreation areas) of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park and increase the overall acreage of the park.

Under Alternative 2, the Fort Lawton site would be redeveloped for new market-rate housing which could accommodate approximately 263 residents. No new park or recreation facilities would be developed on the site. Approximately 18.6 acres of the site would be in open space that would include areas for private yards on individual building lots. Based on the City’s LOS guidelines, new residents would generate a demand for approximately 2.1 acres of parks and recreation facilities. This demand could be fulfilled by use of the 4.7 acres of land on the western edge of the site as private open space or purchase of this land by the City for public use. However, if this area was directed to some other use by the U.S. Army, it could result in some level of increased recreation demand by on-site residents at nearby parks such as Discovery Park, Commodore Park and Kiwanis Memorial Preserve Park.

Under Alternative 3, the entire Fort Lawton site would be developed as a public park and no housing would be developed on the site. A total of 17.0 acres of the Fort Lawton site would be provided for passive recreation uses and 7.6 acres of the site would be developed for active recreation, including three unlit, multi-purpose fields (versus two multi-purpose fields under Alternative 1). Similar to Alternative 1, up to 4.7-acres of forest land owned by the U.S. Army in the west site area would be incorporated into Discovery Park. The provision of passive and active recreation facilities on the site owned and operated by SPR would increase the amount of area and number of facilities that would be in the SPR inventory, and provide an additional amenity for nearby residents and the entire City of Seattle.

Section 3.2, **Biological Resources** - Impacts, and **Appendix C** discuss the potential impacts of the EIS alternatives on wildlife that use Discovery Park. They note that with preservation of existing forested habitat areas in the north and south parts of the site in their natural

condition under Alternatives 1 and 3, wildlife habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park would be preserved. This wildlife habitat/corridors would not be preserved under Alternative 2. Under all the action alternatives, indirect impacts to retained habitat and wildlife would increase due to increased human activity. There could be a permanent displacement of certain wildlife species less tolerant of urban uses from the Fort Lawton with proposed development.

Section 3.6, **Land Use** – Impacts, describes the possible land use impacts of the EIS alternatives on Discovery Park. Proposed development under the Action Alternatives would result in an intensification of uses and an increase in activity levels on the site and in the vicinity, including at the park. Overall, the proposed residential and park uses on the Fort Lawton site are not expected to result in significant adverse impacts on Discovery Park, due to the compatibility with the park uses, layout of uses, provision of buffers/separation, and the lack of vehicular/pedestrian connection to the park.

#### 4.4 Transportation

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Several transportation-related comments were received on the DEIS. The most common comments or questions related to impacts at the Magnolia neighborhood access points, traffic operations at W Emerson Place/Gilman Avenue W, the effect of potential bridge closures, and the availability of transit service. Additional transportation analysis has been conducted for this FEIS to respond to these key comments and is summarized in the responses below. The full analysis is contained in Section 3.10, **Transportation**, and **Appendix I**.

##### What impacts would the Fort Lawton project have on the Magnolia neighborhood access points, including traffic operations at W Emerson Place/Gilman Avenue W?

The relative effect of project trips at the three primary access points to the 15<sup>th</sup> Avenue W corridor: at W Emerson Place/W Nickerson Street, W Dravus Street and the Magnolia Bridge were studied in this FEIS. The analysis showed that project-generated trips would constitute a small percentage of trips through each intersection. Project trips are expected to be highest at the W Emerson Street/W Nickerson Street ramp, which is the closest access point to the Fort Lawton site. However, the peak hour trips—forecast to be about 1.4% of total trips during the AM peak hour and about 3.6% of total trips during the PM peak hour—would have a small effect on the intersection operation.

New analysis was performed to assess the W Emerson Place/Gilman Avenue W intersection. The analysis determined that the W Emerson Place/Gilman Avenue W intersection currently operates at LOS F and would operate at LOS F in the future with or without development under Alternative 1 (the EIS alternative with the greatest trip generation). Trips through this intersection under Alternative 1 in 2030 would be a small proportion of the overall intersection traffic, estimated to range from 1.2% to 2.1% of the total traffic. An additional mitigation measure has been added to the FEIS as follows:

- **Magnolia Access Points** – As noted in the *Magnolia Bridge Traffic Maintenance During Bridge Closure Report*, the W Emerson Place/Gilman Avenue W intersection should be monitored and signalization or other operational changes considered at the point that monitoring indicates they are warranted. Funding for future improvements would need to be identified and prioritized against other city needs at that time. SDOT prioritizes signals based on a variety of factors, including crash history, expected growth, equity and potential for partnering with developers.

(See Section 3.10, **Transportation**, for details.)

#### What transportation impacts would the project generate with closure of Magnolia Bridge?

SDOT commissioned a study in Fall 2017 to evaluate the effect of emergency closure of Magnolia Bridge due to a natural disaster, and to identify measures to address the transportation impacts<sup>3</sup>. Elements of the study included development of an *Emergency Bridge Closure Transportation Plan* to address transportation needs immediately following a catastrophic event, and development of a *Short-Term Transportation Plan* to improve the resilience of the transportation system in advance of such an event. While the City has recognized the need to plan for a catastrophic event that could affect access options for the Magnolia neighborhood, the proposed redevelopment at the Fort Lawton site would have no effect on those plans. The trips that the EIS alternatives would generate are a small percentage of total trips through the access points and would not affect the findings or recommendations of the SDOT report.

#### What transit service is currently available to serve proposed development at the Fort Lawton site, and what service is proposed in the future? Would the EIS alternatives significantly impact transit service?

The Fort Lawton site is directly served by King County Metro Transit (Metro) Route 33. Metro Route 24 has stops about 1,800 feet from the site. An average peak hour demand of 2 to 3 transit riders per bus that serves the neighborhood is projected in the EIS for Alternative 1, which is the EIS alternative that would have the highest level of demand. The EIS analysis concludes that the existing bus service that serves the site is adequate to accommodate this additional demand.

Additional clarifying information and analysis on the expected impacts of the EIS alternatives on transit service is provided in this FEIS. The results of this analysis indicate that while some buses may be “standing room only” during periods of peak ridership, on average they have available capacity. It should be noted that while Metro’s *Long-Range Plan*<sup>4</sup> does not indicate significant planned capacity changes for the local bus routes that serve Magnolia, Metro continuously monitors ridership on its buses and adjusts routes and

<sup>3</sup> Heffron Transportation, Inc., November 10, 2017.

<sup>4</sup> King County Metro, Metro Connects: Long Range Plan 2016, Adopted January 2017.

schedules to meet shifts in demand. Updates are implemented twice per year, in March and September.

(See Section 3.10, **Transportation**, and **Appendix I** for details.)

## 4.5 Opportunity for Public Input

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A number of comments received during the DEIS public comment period raised concerns about the opportunity to provide comments on the DEIS, particularly verbal comments at the DEIS Public Meeting. Other comments related to the noticing for the Laurelhurst neighborhood, and the ability to comment on development at the Talaris site under Alternatives 2 and 3. Following is a discussion of the opportunities for public comment on the DEIS.

### What opportunities for public comment were provided during the scoping process for the EIS and following issuance of the DEIS?

**Chapter 2** indicates that on June 5, 2017, the City issued a Determination of Significance (DS) and Request for Comments on the scope of the EIS. A 21-day EIS scoping period was provided, and two public meetings were held during scoping (on June 19, 2017, and June 21, 2017) to provide opportunities for the public to learn more about the Proposed Actions and to provide input on the scope of the EIS. Public comments were accepted in writing at the meetings and in writing throughout the scoping period.

Following issuance of the DEIS, a public comment period was provided to gather comments from agencies, tribes and the public on the document. SEPA requires a minimum 30-day public comment period on a DEIS; Office of Housing elected to provide a 45-day extended public comment period to afford additional opportunity for public comment. As required by SMC 25.05.535, a public hearing on the DEIS was held on January 9, 2018. Opportunities for verbal and written comments were provided at the hearing and for written comments throughout the DEIS comment period. Eighty-two (82) commenters provided verbal comments at the hearing. Everyone who signed up to speak at the hearing was given the opportunity to do so. Unfortunately, some people who wished to speak may have been discouraged by the number of commenters and nature of comments at the meeting. Comments on the DEIS were also accepted in writing, and all comments—written and verbal—will be given equal weight. Some commenters disagreed with the location choice for the public hearing. The Magnolia United Church of Christ was selected as the venue for the meeting because of its convenient location, high quality sound system for ease of hearing public comments, and capacity to accommodate a large number of people (in excess of the number of attendees at previous meetings held during the EIS scoping period).



What noticing to the Laurelhurst community was provided on the SEPA review for the Fort Lawton project? What further SEPA review of the Talaris site will be provided?

Noticing focused on the Fort Lawton site because it is the location of the re-use plan. The City is not proposing development at the Talaris site. It is acknowledged that the Laurelhurst Community Club (LCC) was not individually notified about the Fort Lawton DEIS.

As described in **Chapter 2**, additional, more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site be selected for affordable and formerly homeless housing by the City. The Office of Housing has committed to prepare an EIS, with an opportunity for public comment on the draft document, if development is proposed by the City at the Talaris site.

What further environmental review and opportunities for public comment will there be on the Fort Lawton proposal?

In 2012, the U.S. Army issued a National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the closure, disposal and reuse of Fort Lawton Army Reserve Center based on the 2008 Fort Lawton redevelopment plan. The U.S. Army will provide additional NEPA review of the updated redevelopment plan that is selected by the City.

Seattle City Council approval will be required for several actions related to the Fort Lawton project, including: the updated redevelopment plan; a rezone of portions of the Fort Lawton site from SF 7200 to LR2 (M1); public property conveyances from the Army to the City of Seattle, sale of parcels designated for housing development and execution of necessary easement agreements; and funding for acquisition and development. City Council meetings are open to the public and public comment regarding proposed Council actions is generally allowed.

## 4.6 Cumulative Impacts

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Several commenters questioned whether cumulative impacts were discussed in the DEIS, as required by SEPA.

Cumulative impacts are impacts of the proposed action (in this case, development of the Fort Lawton project at the Fort Lawton site) together with other past, present and reasonably foreseeable future actions. When impacts of an action are viewed individually, they may appear minor, but when considered collectively (cumulatively) with the impacts of other actions, especially over a period of time, the impacts can be more significant. The purpose of the cumulative impacts analysis is to ensure that decision-makers consider the full range of consequences for the proposed project, including the proposed project's incremental contribution to cumulative impacts on the environment.

As described in Section 3.6, **Land Use/Relationship to Plans and Policies – Affected Environment**, the Fort Lawton site is surrounded by existing residential development in the

Magnolia neighborhood to the north and east, and existing public park uses in Discovery Park to the south and west. Magnolia is an established residential community with minor new development in the recent past, and minimal potential for growth at present or in the foreseeable future. Discovery Park is a natural area park with limited new development in the recent past, and minimal plans for additional development at present or in the foreseeable future. Similar to the Fort Lawton project, any nearby development would be required to comply with City of Seattle zoning and other development regulations. As a result, no significant cumulative impacts are expected with development of the Fort Lawton site together with any other development near the site. This is consistent with the conclusion reached regarding cumulative impacts in the 2012 Army NEPA Environmental Assessment for the project<sup>5</sup>.

Certain sections of the Fort Lawton EIS discuss the cumulative impacts of the Fort Lawton project in the context of growth in the larger vicinity, the entire city and the region (e.g., Section 3.3, **Air Quality**, 3.4, **Noise**, Section 3.6, **Land Use/Relationship to Plans and Policies**, Section 3.8, **Recreation and Open Space**, Section 3.10, **Transportation**, Section 3.11, **Public Services**, Section 3.12, **Utilities**, Section 3.13, **Housing/Socioeconomics**, and Section 3.14, **Environmental Justice**). Below is a summary of the cumulative impacts analysis for these elements.

### **Air Quality**

Section 3.3, **Air Quality**, and **Appendix D** analyze the air quality impacts of the Alternatives 1, 2 and 3. The analysis notes that during construction and operation of the Fort Lawton project these alternatives would result in an increase in GHG emissions, including from additional heating and traffic-related activity. Due to the type and level of development, the air quality impacts from project traffic are not expected to be significant. Because GHG emissions result in global rather than localized impacts, GHG emissions from the Fort Lawton and the Talaris sites were combined for a cumulative analysis. Predicted GHG emissions from all the EIS alternatives would fall below Washington State Department of Ecology's threshold of significance; therefore, no significant cumulative GHG impacts are anticipated.

### **Noise**

Section 3.4, **Noise**, and **Appendix E** analyze the noise impacts of Alternatives 1, 2 and 3 during construction and operation. During construction, these alternatives, together with any other development in the larger Fort Lawton vicinity, would result in a temporary increase in noise due to the use of heavy equipment and the hauling of construction materials. During operation, increases in traffic noise are expected to result from all development alternatives. Increases in noise under all the development alternatives,

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<sup>5</sup> *Recommendations for Closure, Disposal and Reuse of Fort Lawton, United States Army Reserve Center (FACID, WA030, WA031, WA012), Seattle, WA, July 2012, p. 4-69.*

together with any other development in the larger vicinity, are not anticipated to be significant relative to City and State regulatory criteria.

### **Land Use**

Section 3.6, **Land Use/Relationship to Plans and Policies**, discusses the indirect/cumulative impacts under Alternatives 1, 2 and 3, and indicates that redevelopment on the Fort Lawton site would contribute to the cumulative residential and employment growth in the Magnolia area. The increase in on-site population (residents, employees and visitors) would contribute to a cumulative increase in activity levels in the area. The increase in population could also result in an increased demand for goods and services. It is anticipated that most of this demand could be fulfilled by businesses near the sites in the Magnolia area.

To the extent that area property owners perceive an opportunity for development based, in part, on the new population at the Fort Lawton site, some new development in the area could be indirectly generated. However, as noted previously, there is little developable land in the area, and any development/redevelopment indirectly generated by development of the Fort Lawton site would likely occur incrementally over time. New development in the larger vicinity would be controlled by existing development regulations. As a result, significant indirect/cumulative land use impacts are not anticipated.

### **Recreation and Open Space**

Section 3.8, **Recreation and Open Space**, evaluates the impacts of the EIS alternatives relative to the existing citywide demand for park and recreational facilities. As described in this section, the growing population in Seattle has placed demands on the public park system and has impacted the active recreation resources available through Seattle Parks and Recreation (SPR). The EIS evaluates the Fort Lawton EIS alternatives relative to the City's adopted LOS standards and need for new parkland by 2035. Overall, residential development under Alternatives 1, 2 and 3 is not expected to result in significant impacts on recreation and open space given the proposed open space and recreation areas under these alternatives (see Section 3.8, **Recreation and Open Space**, for details on the proposed open space and recreation areas). And, substantial parks and recreation facilities would be provided at the Fort Lawton site under Alternatives 1 and 3 that would also help satisfy the citywide demand for parkland by 2035.

### **Transportation**

As described in Section 3.10, **Transportation**, and **Appendix I**, the DEIS transportation analysis applied an annual growth rate to existing traffic volumes to account for cumulative impacts through year 2030, with trips generated by other new development. The assumed background growth rate is considered to be conservatively high when compared to historical traffic trends in the area that show a decline in traffic volumes over the past decade. Background growth of 1% per year over 13 years is also at the high end of the growth assumptions typically applied to analysis of new development projects in Seattle. Trips forecast to be generated by the project were added to the No Action Alternative traffic volumes that reflect the assumed background growth to evaluate the cumulative

impacts on traffic operations of the Fort Lawton project and other new development.

In addition, new analysis was performed for this FEIS to evaluate the cumulative impacts at the W Emerson Street/Gilman Avenue W intersection. The same assumed background growth rate was used in this new analysis as was used for the DEIS analysis (1%) (see Section 3.10, **Transportation**, and **Appendix I** for details).

The analyses conclude that no significant transportation impacts are expected with development of the EIS alternatives, together with the assumed background growth.

### **Public Services**

Section 3.11, **Public Services**, analyzes the police, fire and school service impacts of the EIS alternatives in the context of the service provided to the service areas and the city as a whole.

Development under Alternatives 1, 2 and 3 on the Fort Lawton site, together with any other development in the area, would result in increased demand for police and fire/emergency services during construction. This demand would be temporary, is not expected to be substantial, and would cease once development is completed.

Increases in on-site population with development on the Fort Lawton site under Alternatives 1 and 2 would result in an increase in demand for police and fire/emergency services, as well generate new students that would attend public schools. There would be no new on-site population under Alternative 3; however, the provision of new park facilities could generate some increase in demand for police and fire/emergency services. New students from the Fort Lawton project would attend Lawton Elementary School and Ballard High School, which together with other projected enrollment at the schools, are projected to be over capacity<sup>6</sup>. Service purveyors are expected to be able to accommodate the increased demand for services from the cumulative development; therefore, no significant cumulative public services impacts are anticipated.

### **Utilities**

As described in Section 3.12, **Utilities**, Alternatives 1, 2 and 3 would increase demand for sewer and water service from Seattle Public Utilities (SPU) at the Fort Lawton site. New sewer and water distribution pipes would be required to serve the project. SPU is expected to have adequate sewer and water capacity to serve the project together with any other development in the area. Wastewater from the Fort Lawton vicinity is conveyed to King County's West Point Sewage Treatment Plant on the edge of Discovery Park for treatment. This treatment plant is anticipated to have adequate capacity to serve the projected service

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<sup>6</sup> The analysis of school service in the EIS was based on existing school right size capacity information and five-year (through 2021) student enrollment projections for the schools that serve the Fort Lawton site.

population through year 2026<sup>7</sup>. SPU expects water supply to be adequate to serve the City's existing and forecast population for at least the next twenty years<sup>8</sup>.

### **Housing and Socioeconomics**

Section 3.13, **Housing/Socioeconomics**, compares the EIS alternatives to the City's plan for increased housing supply, and specifically to City affordable housing targets to address existing unmet need as well as future needs associated with of King County's projected 20-year growth.

At the Fort Lawton site, Alternative 1 would increase residential density; add affordable housing units; increase the population; align with the City's plan for increased housing supply to accommodate the City's share of King County's projected twenty-year growth; and help address the City's goal of making it possible for households of all income levels to live affordably in Seattle. With proposed development and any other development in the vicinity, population in the vicinity by age, ethnicity and income levels are anticipated to shift towards ratios more consistent with those citywide.

At the Fort Lawton site, Alternative 2 would increase residential density; add market-rate housing units; increase the population at the site; and align with the City's plan for increased housing supply. This alternative would not help address the City's goal of making it possible for households of all income levels to live affordably in Seattle. With proposed development and any other development in the vicinity, population in the vicinity by age, ethnicity and income levels are anticipated to remain relatively the same.

No housing would be built on the Fort Lawton site under Alternatives 3. This alternative would not align with the City's plan for increased housing supply, nor help address the City's goal of making it possible for households of all income levels to live affordably in Seattle. With no action at the site and any other development in the vicinity, population in the vicinity by age, ethnicity and income levels are anticipated to remain relatively the same.

### **Environmental Justice**

The Section 3.14, **Environmental Justice**, analysis indicates that very few low-income or minority populations are located in the Fort Lawton vicinity and the minority populations that do, do not meet EPA's definition of such a population.

Under all the EIS alternatives, construction activity would result in temporary impacts associated with noise, air quality emissions, etc. These impacts together with the impacts from any other development in the area, would be carried out in compliance with the City of Seattle Municipal Code. Therefore, the potential for disproportionately high or adverse

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<sup>7</sup> *Recommendations for Closure, Disposal and Reuse of Fort Lawton, United States Army Reserve Center (FACID, WA030, WA031, WA012), Seattle, WA, July 2012, p. 4-58.*

<sup>8</sup> *Seattle 2035 Comprehensive Plan, Utilities appendix, November 2016, p. 573.*

cumulative impacts to minorities or low-income persons during construction would be minimal.

During operation, Alternatives 1, 2 and 3 would include affordable housing, community facilities and/or parks and recreation uses on the Fort Lawton site. No significant environmental justice-related impacts are expected from operation of these uses together with impacts from any other development in the area. The affordable housing provided under Alternative 1 at the Fort Lawton site could be considered a positive impact relative to diversifying a neighborhood that is disproportionately occupied by medium to higher income households and would better align with the economic and minority composition of the entire city.

#### 4.7 Rezone Criteria Analysis

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Comments were received from neighborhood groups on the need to provide an analysis of the rezone criteria contained in SMC 23.34 in the EIS. One of the Proposed Actions for the Fort Lawton project is City Council approval of a rezone of portions of the Fort Lawton site from SF 7200 to LR2 (M1) zoning. This rezone would be required for Alternative 1, but not for Alternatives 2 and 3. Proposed development on the Talaris site under Alternatives 2 and 3 would require a rezone from SF 5000 to lowrise residential zoning (e.g., LR2 (M1)) and a Comprehensive Plan amendment.

In response to comments on the DEIS, a discussion of the City of Seattle's rezone criteria that relate to a rezone of the Fort Lawton site under Alternative 1 is provided in this FEIS (including SMC 23.34.007, SMC 23.34.008, 23.34.010, 23.34.011, 23.34.013, 23.34.014 and 23.34.018). As described in Section 4.5, **Opportunities for Public Input**, in this chapter, should the Talaris site be selected for affordable and formerly homeless housing by the City, the Office of Housing has committed to prepare an EIS, which could include a rezone criteria analysis.

(See Section 3.6, **Land Use/Relationship to Plans and Policies**, for the rezone criteria analysis at the Fort Lawton site.)

# APPENDICES

## Chapter 5

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### Comment Letters and Responses



# CHAPTER 5

## COMMENT LETTERS AND RESPONSES

This chapter of the *Fort Lawton Army Reserve Center Final Environmental Impact Statement* (FEIS) contains comments received on the Draft Environmental Impact Statement (DEIS), and provides responses to the comments.

1001 written comments letters/emails were received and public testimony was provided at a public meeting by 82 individuals during the DEIS public comment period.<sup>1</sup> All the comments that were received, as well as responses to the substantive comments, are provided in this chapter of the FEIS. Comment letters/numbers appear in the margins of the letters/testimony and are cross-referenced to the corresponding responses. Comments and responses are grouped in the following categories: Letters (Agencies, Groups, and Individuals), Public Meeting Forms and Public Meeting Testimony.

The following comments were received on the DEIS:

### Letters - Agencies

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- 1a. Department of Ecology
- 1b. King County Metro

### Letters - Groups

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- 2. Discovery Park Community Alliance
- 3. Friends of Battelle/Talaris
- 4. Friends of Discovery Park
- 5. Habitat for Humanity
- 6. Housing Development Consortium
- 7. Laurelhurst Community Club
- 8. Magnolia Community Club
- 9. Master Builders Association
- 10. Real Change

### Letters – Individuals

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- |                  |                      |                    |
|------------------|----------------------|--------------------|
| 11. Katya Adams  | 15. Damon Agnos      | 19. Alison         |
| 12. Scott Adams  | 16. Elaine Albertson | 20. Craig Allegro  |
| 13. Matt Adkins  | 17. Suha Alevizatos  | 21. Deanne Allegro |
| 14. Celena Adler | 18. Zach Alexander   | 22. Justin Allegro |

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<sup>1</sup> Please note that the number of comment letters listed in this chapter differs from the number of commenters in the FEIS Cover Letter. In this chapter, the number of comment letters counts those signed by multiple individuals as one comment letter (and responds to the comments in that letter only once). In the Cover Letter, each commenter who signed a letter is counted.

23. Lindsay Allen	69. Molly Beaudoin	114. Tim Brincefield
24. Anson Allseitz	70. Lisa Beaulaurier	115. Marilyn Brink
25. Scott Alspach	71. Joe Beavo	116. Ben Broesamle
26. Grace Amend	72. Dan Becker	117. Eric Bronson
27. Jane Anau	73. Jennifer Beetem	118. Kyle Brooks
28. Lindsay Andersen	74. Larry Benefiel	119. Vernon Brown
29. Sarah Andersen	75. Barbara Bengtsson	120. Amanda Brown
30. Kyle Anderson	76. Bob Bennett	121. Emily Weaver
31. Christine Anderson	77. Patricia Benton	Brown
32. Stephanie Anderson	78. Julie Berard	122. Richard Brown
33. Claire Andrefsky	79. Todd Berard	123. Rodney Brown
34. Jennifer Andrews	80. Todd Berard	124. Kate Brunette
35. Helen Angell	81. Jessi Berkelhammer	125. Margaret Brunger
36. Dustin Anglin	82. Maya Berkowitz	126. Mark Brunson
37. Anonymous	83. Keara Berlin	127. Ken Bryan
38. Anonymous	84. Barbara Bernard	128. Ken Bryan
39. Anonymous	85. Laura Loe Bernstein	129. Ken Bryan
40. Anonymous	86. Athena Bertolino	130. Ken Bryan
41. Anonymous	87. Tina Beveridge	131. Mason Bryant
42. Anonymous	88. Shaun Bickley	132. Smitty Buckler
43. Anonymous	89. William Bielawski	133. Patrick Bufi
44. Kaitie Anthony	90. Natalie Biner-Wittke	134. Glen Buhmann
45. Ellen Archibald	91. Brian W Bird	135. Darby M. Bundy
46. Jim Arrowsmith	92. D'Anne Bissell	136. Michelle Burce
47. Lisa Ascher	93. Anna Black	137. Ken Burgess
48. Jennifer Aspelund	94. Mark bloome	138. Benjamin Burke
49. Suzanne Asprea	95. Angela Blums	139. Trina Burke
50. Walker Aumann	96. Stephanie Boegeman	140. Tarik Burney
51. Tea Austen	97. Derek Boiko-	141. Carol Burton
52. Kaya Axelsson	Weyrauch	142. Carol Burton
53. Shary B	98. Allison Bolgiano	143. Veronica Bush
54. Jennifer Bacon	99. Alex Bond	144. Michael Byers
55. Taylor Bailey	100. Charles Bond	145. Amy Campbell
56. Tamar Bailey	101. Greg Bond	146. Brian Campbell
57. Aloe Bailey	102. Scott Bonjukian	147. Colin Campbell
58. Max Baker	103. Jean M. Boris	148. Deborah Campbell
59. Jessica Balsam	104. Linda Bothell	149. Elizabeth Campbell
60. Sonia Balsky	105. Nick G Botner	150. Fred Campbell
61. Kathryn Banke	106. Tyler Boucher	151. Jon Campbell
62. Geri Ann Baptista	107. Aaron Bowersock	152. Raven Campbell
63. Linda Bard	108. John D Braitsch	153. Terri Campbell
64. Lisa Barnes	109. Sean Brennan	154. Mark Canright
65. Michaela Barrett	110. Bryan Brenner	155. Rebecca Canright
66. Marilyn Bates	111. Cheryl Brenner	156. Denise Capen
67. Serena Batten	112. Gene Brenowitz	157. Susan and Gary
68. Colin Bayer	113. Raleigh Briggs	Carlson

158. Kim Carmel	201. Brad Coulter	244. Catherine Dichter
159. Lucas Carpenter	202. Sara Coulter	245. Barbara Dingfield
160. Erin Carper	203. Sara Coulter	246. Lydia Dobrovolny
161. Heidi Carpine (sp?)	204. Gene Counts	247. Suzanne Dolberg
162. Julie Carr	205. Lilian Coutts	248. Mackenzie Dolstad
163. Constance Carroll	206. Debra Covert-	249. David Donovan
164. Bruce D. Carter	Bowlds	250. Reilly Donovan
165. Sue Cary	207. Kristy Crabtree	251. Carolyn Draper
166. Charlotte Casey	208. Pat Craft	252. John Dulaney
167. Margaret Casey	209. Don Crevie	253. Brian Duncan
168. Caesar Castro	210. Kate Criss	254. Roxanne Duniway
169. Curtis Cawley	211. Nina Crocker	255. Sue Duvall
170. Cassandra Cawley	212. Sarah Croft	256. Patricia Eamon
171. Neil Cebara	213. Laura Crotty	257. Debby Eastman
172. Scott Chancellor	214. Lynne M Crowder	258. Rae Eaton
173. Paul Chapman	215. Jessie Culbert	259. Madeleine Eddy
174. Judith Iliana	216. Aleksandra Culver	260. Mike Eddy
Villanueva Chavez	217. Spike Curtis	261. Mia Edera
175. Bart Cheever	218. Warren Cutlip	262. Nicholas
176. Darby Cheever	219. Tiare D	Efthimiadis
177. Jack Cheever	220. Seattle D	263. Susan Eggleton
178. Jack Cheever	221. Matt Dalessio	264. Jonathan Ehrich
179. Kelley Chen	222. Greg Dandeles	265. Natasha Ehrlich
180. Jennifer Cheng	223. Gregory M.	266. Michael Eliason
181. Kath Chinn	Dandeles	267. Leslie Elliot
182. Ashley Clark	224. Channing Daniel	268. Cindy Arends
183. Bryan Clark	225. Shannon Danielson	Elsberry
184. Jamie Clausen	226. Emily Darling	269. Andrew Engelson
185. Lindsey Clibborn	227. Jean Darsie	270. Susan Eramia
186. Mary Kay Clunies-	228. Patricia David	271. Ericka
Ross	229. Cody Davis	272. Asako Esperum
187. Shelly Cohn	230. Jim Davis	273. Asako Esperum
188. January Colacurcio	231. Johnathan Davis	274. Destinee Evers
189. Matthew J	232. Maddie Davis	275. Alicia Eyler
Colasurdo	233. Annette de Soto	276. Ed Faccone
190. Amy Colbert	234. Cheryl DeBoise	277. Kelly Fahlman
191. Tara Comer	235. Jacque Decker	278. Kristen Faiferlick
192. Catherine Conolly	236. Stephen E	279. Kelda Fairleigh
193. Bob Cook	DeForest	280. Kelsey Fatland
194. Terry Cook	237. Asphodel Denning	281. Laura Felice
195. Terry Cook	238. Monica Depiesse	282. Erin Fenner
196. Valerie Cooper	239. Rebecca Deutsch	283. Robert S. Fenwick
197. Chris Copley	240. Rebecca Deutsch	284. Jeff Few
198. Patricia Corbin	241. Rahul Dhar	285. Richard Figinski
199. Jill Corrales	242. Matteo Di Giulio	286. Elizabeth Filep
200. David Corry	243. Joshua Diaz	287. Janyce Fink

288. Matthew Finnell	329. Shaun Glaze	370. Rob Harrison
289. Tara Fischer	330. Demian Godon	371. Nichole Hart
290. Shary Flenniken	331. Andrew Golden	372. Donna Hartmann-
291. Tim Fliss	332. Eldan Goldenberg	Miller
292. Beree's Flynn	333. Jennifer Goldman	373. Erika Haskell
293. Colm Flynn	334. Michael Goldman	374. Claudia Heiden
294. Gregory Flynn	335. Kelley Goldmanis	375. Bron Heintz
295. Drew Foerster	336. Norman M	376. Susan Helf
296. Mark A. Foltz	Gonsalves	377. Yoav Helfman
297. Leah Ford	337. Mikhaila Gonzales	378. Nicki Hellenkamp
298. David Forrest	338. Richard and Carol	379. Laura Heller
299. Amy Forston	Goodall	380. Megan Helmer
300. Veronica Foster	339. John Gosink	381. Marnie Hendrix
301. Meaghan Fox	340. Susan Gossman	382. Sharon Hennessy
302. Melissa Fox	341. Chris Govella	383. Ian Hepburn
303. Jozef Engel Szwaja	342. Jon Grant	384. Eric Herbig
Franken	343. Sam Grantham	385. David A. Herrick
304. Kira Franz	344. John Green	386. Pete Higgins
305. Trista Winnie	345. Julie Green	387. Edward Highfield
Fraser	346. Cheryl Gregory	388. Collin Hinshaw
306. Jonathan Frazier	347. Marc Grenly	389. Josh Hirshland
307. Polly Freeman	348. Alison Grevstad	390. Suzanne Hittman
308. Dana Fried	349. Alexandra Griffith	391. Monika Holm
309. Max Friedfeld	350. Gerald A. and	392. Tim Holmgren
310. Nick Fuller	Annette K. Grimm	393. Andrew Holtzclaw
311. Rob Fuller	351. Karen Grimm	394. A.J. Honore
312. Danielle Gaerden	352. Robbie Grimm	395. Amy Hooey
(sp?)	353. Geneva Griswold	396. Shanta Horlander
313. Will Gagne-	354. Nell Gross	397. Alisa Horwitz
Maynard	355. Nell Gross	398. Jamie Hoskinson
314. Heidi Gainer	356. Sandy Gunder	399. Sara Hospador
315. Robert Gale	357. Austin Gunsaley	400. Janice Hougen
316. Kevin Gallagher	358. Monika D	401. Donna Howard
317. Matt Gangemi	Guzikowska	402. Oralea Howard
318. Tom Garcia	359. Christina Hall	403. Jared Howe
319. Wayne Garrow	360. Brad Halverson	404. Dee Anna Hulbert
320. Ann Gateley	361. Erik Hammen	405. Emily Hunnicutt
321. Ahmed Gaya	362. Chong Han	406. Ami Huntley
322. Hugh Geenen	363. David Handa	407. Katie Hurley
323. Amanda L.	364. Eric Handstad	408. Matt Hutchins
Gemmill	365. Madeline M.	409. Matt Hutchins
324. Bruno George	Hanhardt	410. Matt Hutchins
325. Donovan Gesting	366. Amy Hansen	411. Matt Hutchins
326. Judi Gibbs	367. Stacey Hanson	412. Isa Hutchinson
327. Susan Gilbert	368. Tanya Hanson	413. T Ingraham
328. Dionna Glaze	369. Matthew Harding	414. Claire Ireba (sp?)

415. Carol Isaac	459. Barbara Kiley	503. Dan Liebling
416. Margaret Isaac	460. Michael Kiley	504. Jill Lightner
417. Abigail Isquith	461. Louis Kim	505. Mark Linsey
418. Joy Jaber	462. Colleen Kimsey	506. Lesa Linster
419. Cheryl Jacobs	463. Valerie Kinast	507. Sarah Lippek
420. Kathryn Jacoby	464. Kimberly Kinchen	508. Meredith Lirman
421. Marilyn Jarrell	465. David Kirkeby	509. Bri Little
422. Stan Jeffs	466. Bryan Kirschner	510. Howard Litwak
423. Brad Jencks	467. Beret Kischner	511. Alice Lockhart
424. Joe	468. Joe Klonowski	512. Sarra Loew
425. Cynthia Johnson	469. Mike Knezevich	513. Steve Lovekin
426. Thomas Johnson	470. Linde Knighton	514. Briana Lovell
427. Emily Johnston	471. Vasilii Kochergin	515. Sammy Low
428. Mose Johnston	472. Ekaterina	516. Jessica Lucas
429. Calvin Jones	Kochergina	517. Scott Luchessa
430. Jett Jones	473. Sara M. Koenig	518. Benjamin Lucking
431. Justin Jones	474. Kate Koliha	519. Benjamin D. Lukoff
432. Kim Jones	475. Bryce Kolton	520. Sonja Lund
433. Nelly Kakulya	476. Gary Konop	521. Tom Lux
434. Summer	477. Bryan Kopel	522. Kevin MacDonald
Kakuomoto	478. Bill Korbonits	523. Marti MacDougall
435. Jessica Kamin	479. Conrad Kornmann	524. Kate Macfarlane
436. Robert Kaminski	480. Rodney Kreps	525. Melroy Machado
437. Kathleen Kapla	481. Dustin Kreutz	526. Ahna Machan
438. Kaeley Kaplan	482. Ken Kroemer	527. Clair Magula
439. Ryan Kartheiser	483. Walt Kuciej	528. Jean Maier
440. Andrew Katz	484. Hal Kussick	529. Sean Mallon
441. Laurie Kavanagh	485. Dale Kutzera	530. Brian Mankinen
442. Barbara Kavanaugh	486. Keith Kyle	531. Michele Marchi
443. Josh Keeler	487. Amy Lakhani	532. Davida Marion
444. Pamela Keeley	488. Tom Lang	533. Jonathan Mark
445. Courtney Keen	489. Ian Langer	534. Steve Marquardt
446. Phoebe Keleman	490. James L. Larsen	535. Anthony Marris-
447. Kathryn Keller	491. Marc Lawrence	Swann
448. Bryan Kelley	492. Celeste Lawson	536. David Marshall
449. Alison Kelly-	493. David Lawson	537. Stuart Marshall
Rostholder	494. Jessie Lawton-	538. Carly Martin
450. Alex Kelsey	Crane	539. Doris Martin
451. Mary Ann Kelson	495. Justin Lee	540. Marcos Martinez
452. K. Kennell	496. Emily Leedy	541. Denis
453. Erin Lillis Kent	497. Nancy Lehwald	Martynowych
454. Nicholas Kent	498. Shannon Leslie	542. Mary
455. Kristine Kershul	499. Grant H. Leum	543. Whitney Mason
456. Jerry Kessinger	500. Sharon LeVine	544. Marla Master
457. Yih Pin Khoo	501. Haoquan Li	545. Anne Mathews
458. Barbara Kiley	502. Lars Liden	546. Mycah Mattox

547. Liz Hills Maxfield	587. Andy Miller	631. Neal Nuckolls
548. Liz Hills Maxfield	588. Anne Miller	632. Ezra Nuite
549. Liz Hills Maxfield	589. Gordon Miller	633. Brendan O'Connor
550. Kevin Maxon	590. Kathryn Miller	634. Brendan O'Connor
551. Sue Maxon	591. Ashley Millett	635. Kari O'Driscoll
552. William Maxwell	592. Ashley Millett	636. Nero O'Reilly
553. Catherine Mayhew	593. Nicholas Mirra	637. Melody O'Seadna
554. William Gagne Maynard	594. Leah Missik	638. Lis O'Donoghue
555. Clarence McAllister	595. Patricia Moe	639. Josh Oakley
556. Amanda McCaffrey	596. David Moehring	640. Daniel Ojalvo
557. Doyle McCarthy	597. Rick Mohler	641. Gabrielle Olivera
558. Dave McCaul	598. Johannes Mohrmann	642. Eliot David Olson
559. Margaret McCauley	599. Lyle Moise (sp?)	643. Kathryn Olson
560. Morgan McClanahan	600. Patrick Mondello	644. Susan Oneil
561. Tim McConnell	601. Colleen Monette	645. Guy Oron
562. Victoria McCormick	602. Donna Moniz	646. Chelsea M Pagan
563. Victoria McCormick	603. Jen Moon	647. Nathan Page
564. David McDaniel	604. KJ Moon	648. Nicole Palczewski
565. Jennifer McDowall	605. Cary Moon	649. Rebecca Demarest Panzer
566. Toni McElroy	606. Robert Moore	650. Leah Papernick
567. Deborah Brown McGarry	607. Teresa Moore	651. Jung Park
568. James S. McIntosh	608. Debra Morrison	652. Alison Park- Douglas
569. Chuck McKeever	609. Lyle Morse	653. Alex Parkman
570. Juanita McLaughlin	610. Charlie Morss	654. Amanda Parnell
571. Bronwyn McNutt	611. Linda C Morton	655. Adina Parsley
572. Garland McQuinn	612. David Moser	656. Zoe Parsons
573. Megan	613. Cliff Mountjoy- Venning	657. James Pasch
574. Bruno Mello	614. Matthew Moyano	658. Giulia Pasciuto
575. Jeremy Mendonsa	615. Claudine Murphia	659. Pat
576. Finn Menzies	616. Meaghan Murphy	660. Arthur R. Patterson
577. Aaron Merhoff	617. Melissa Murphy	661. Jason A. Paul
578. Aaron Merhoff	618. Kathy Mutchler	662. Todd Paulson
579. Christine Merker	619. Miller Myers	663. Dave Pearson
580. Nancy Mero	620. Ramez Naam	664. Beatrice Peaslee
581. Richard Mesmer	621. Risa Nagel	665. Anna Pedroso
582. Scott Meyer	622. Izumi Nance	666. Casey Peel
583. Michael	623. Chad Newton	667. Gabe Pelly
584. E. Michaels	624. Chad Newton	668. Melissa Pennington
585. Nikita Milani	625. Molly R. Nixon	669. Aaron T. Perez
586. Scott Miles	626. Karen Noar	670. Lynn Perry
	627. Ty Nolan	671. Abby E Peterson
	628. Bill Nordwall	672. Eric Peterson
	629. Baird Nuckolls	673. Kimberly Phan
	630. Neal Nuckolls	

674. Ethan Phelps- Goodman	718. Susan Reilly	760. Karen Schneider
675. Shannon Phillips	719. William Reilly	761. Karen Schneider
676. Susan G. Phinney	720. Rae Rein	762. Arwen Schreiber
677. Owen Pickford	721. Don Reising	763. Jen Schripsema
678. Cindy Pierce	722. Linda Reiter	764. Dave Schuldtt
679. Natasha Pietila	723. Brian Retford	765. Ari Schumer
680. Eliza Pittner	724. James Reynolds	766. Nathan Schumer
681. John Platt	725. Jordan Reynolds	767. Penelope Scordas
682. DeAnna Poling	726. Serena Rice	768. Ben Scott
683. Ira Pollock	727. Shawn Richards	769. Shaun Scott
684. Bonnie Porter	728. Rob Ricketts	770. Ann Scranton
685. Bonnie Porter	729. Yucca Rieschel	771. Edward Seafeldt
686. Mark Porter	730. Chad Rinehart	772. Margie Seafeldt
687. Mary Jo Porter	731. LaVar Riniker	773. Allegra Searle- LeBel
688. Alan Potter	732. LaVar Riniker	774. Roseann Seeley
689. Sarah Power	733. Phil Ritter	775. Michael Seiwerath
690. Albert H. Powers	734. Michael Roberto	776. Carrie Sellar
691. Harold Pratt	735. Kim K. Roberts	777. Alain Semet
692. Meredith Preston	736. Jason Robideau	778. Marva Semet
693. Elizabeth Pring	737. Roxanne Robles	779. Phil Sewell
694. Gayle A. Puccinelli	738. Diana Rocha	780. Amit Shah
695. John Putre	739. Dawn Rodney	781. John Shao
696. Amanda Qu	740. Marissa Lynn Roesijadi	782. Greg Shaw
697. Greg Quetin	741. Christine Walsh Rogers	783. Aaron J. Shay
698. Jamal Raad	742. Trace Ronning	784. Mesa Sherriff
699. Thomas Rakes	743. Gilbert Rooth	785. Becky Shields
700. Jane Rall	744. Jennifer Rooth	786. Jeannine Shingler
701. Jane Rall	745. Todd B. Rosin	787. Miya Cohen-Sieg and Ross Sieg
702. Heather Ralph	746. Betsy Ross	788. Jenette Sifuentes
703. Maya Ramakrishnan	747. Chuck Ross	789. John Sillcox
704. Kevin Ramsey	748. Diane Rudholm	790. Laura Silverton
705. Erin Rants	749. Tere Ryder	791. Tyler Simpson
706. Anton Rapo	750. Abe Saeed	792. Brian Sindel
707. Dorothy Rasener	751. Lindsay Saeed	793. Avani Singh
708. Rachel Ravitch	752. Andres Salomon	794. Egill Skall
709. Annie Raymond	753. Saunatina Sanchez	795. Egill Skall
710. Kim Raymoure	754. Andrew Sang	796. Erica Sklar
711. Helen read	755. Bradley Scarp	797. Pob Sloat
712. Whitney Rearick	756. David Scheer	798. John Vander Sluis
713. Simha Reddy	757. Gilbert Scherer	799. Carolyn J Smith
714. Leslie Reed	758. Steve Schimmelman	800. Clark G. Smith
715. Irene Reep	759. Gwynne Schnaittacher	801. George D. Smith
716. Joni Reeves		802. Jennifer Smith
717. Nicole Reid		803. John Smith

804. Postyn Smith	849. Kara Sweidel	890. Stevie
805. Travis Smith	850. Nick Szumlas	VanBronkhorst
806. Jessica Smits	851. Joe Szwaja	891. Miranda Vargas
807. Jeff Snyder	852. Vicky Tamaru	892. Natasha Varner
808. Andrew Soderland	853. Rosalind Tan	893. Zoe Vartanian
809. Daniel Sohn	854. Charles Tang	894. Lindsay Vigor
810. Melissa	855. Erica Tarrant	895. Laura Villarreal
Sokolowsky	856. Emily Taylor	896. Lada Vishtak
811. Ruth Solnit	857. Gretchen Taylor	897. Richard Visick
812. Troy Sorensen	858. Jason Taylor	898. Tina Vivio
813. Nicole Southwell	859. Karen Taylor	899. Ramen Vohra
814. Cameron Sparr	860. Patrick Taylor	900. Adit Vohra
815. Erica Sponsler	861. Anne Thomas	901. Kathleen Volkman
816. Jennier Spriggs	862. Jan Thomas	902. Stephanie Vollmer-
817. Patricia Springer	863. Peter Thomas	Juhl
818. Brent Stach	864. Wendy Thomas	903. Clay Vredevoogd
819. Amanda Stanek	865. Chase Thompson	904. Nellie Waddell
820. Megan Stanley	866. David Thompson	905. Ann K. Wagner
821. Neil Starkman	867. Schuyler	906. Susan and Jeff
822. Neil Starkman	Thompson	Walker
823. Richard Starnes	868. Matt Tilghman-	907. Susan and Jeff
824. Mary Steele-Klein	Havens	Walker
825. Karen Stefano	869. Patricia	908. Judy Walker
826. Cyrena Stefano	Timmerman	909. Lawrence Wallman
827. Stephanie Stein	870. Phyllis Tobias	910. Ashleigh Walls
828. Jake Steinberg	871. Phyllis Tobias	911. Annie Walters
829. Tonya Ricks Sterr	872. Martha Tofferi	912. Curtis Walton
830. Lori Stevens	873. Dan Tollefsen	913. Amanda Wanner
831. Rachel Stevens	874. Spencer Tordoff	914. Amanda Wanner
832. Libby Stevenson	875. Arthur Torelli	915. Rian Wanstreet
833. Erin Stewart	876. Jane Towery	916. Aiden Ward
834. Lindsay Stewart	877. Alexander Tran	917. Alan Ward
835. Erik Stinson	878. Janis Traven	918. Benjamin Ward
836. Elliot Stoller	879. Chris Trimis	919. Dorota Ward
837. Steph Stone	880. Cheryl Trooskin-	920. Ian Ward
838. Ian Strader	Zoller	921. Jay Wardle
839. Kesterson Stroppe	881. Doug Trumm	922. Lauri Watkins
840. Kesterson Stroppe	882. Jeffrey Tucker	923. Corrie Watterson
841. Lucinda Stroud	883. Hilary Turnberg	924. Tara Weaver
842. Terri Suess	884. Max Turner	925. Storme Webber
843. Hannah Sullivan	885. Teresa	926. Beckett Weeks
844. Max Suman	Underwood-LeMoine	927. Jason Weill
845. Noelle Sun	886. Elizabeth Uselton	928. Heather Weimann
846. James Sutter	887. Lisa Valent	929. Colin Weinbender
847. Karen Sutton	888. Janice Van Cleve	930. Michele Weingeist
848. Joseph Swain	889. Kelly Van Gelder	931. Oliver Weisert



932. Gordon Werner  
933. Erica N. West  
934. Linda Whang  
935. Alex White  
936. Jacob Wicks  
937. Raandi Wiebe  
938. Jeremy Wilkening  
939. Susan Wilkening  
940. Sean Wilkins  
941. Steven Wilkins  
942. Jesse Willard  
943. Dana Williams  
944. Bill Williamson  
945. Olivia Williamson  
946. Judith Windleharth

947. Marian Wineman  
948. Andrew Witkowski  
949. Karleen Wolfe  
950. Shirley Wong  
951. Mary Wong  
952. Kjerstin Wood  
953. James Woodley  
954. Nancy Worssam  
955. Daniel  
Worthington  
956. Shane Wyatt  
957. Tom Wyliehart  
958. Zhu Zhu Xiao  
959. Pauline Yerkovich  
960. Larry Yok

961. Janet Young  
962. Melinda Young-  
Flynn  
963. Krysta Yousoufian  
964. Jennifer Yu  
965. Iulia Zavodov  
966. Marc Zawislak  
967. Kathy Zeim  
968. Julia Zelman  
969. Susan Zeman  
970. Lu Zeng  
971. Josh Zimmerman  
972. Patricia Zoberst  
973. Leah Zoller

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### Public Meeting Forms

1. Charles Bond  
2. Kate Brunette  
3. Tony Bulpin  
4. Lindsay Butler  
5. Kristina Croonquist  
6. Mike Eliason  
7. Rob Fusco  
8. Adrian Fussell and  
Diana Yelton  
9. Tim Gould

10. Jon Grant  
11. Heather Herbst  
12. Tim Hesterberg  
13. MD Hordman  
14. Melissa Hyatt  
15. Cheryl Jacobs  
16. Sonia Lei  
17. Zach Lubarsky  
18. Jon Meier  
19. Gabriella Moller

20. Sue Olson  
21. Elizabeth Poh  
22. Dave Schuldt  
23. George Schweikart  
24. Randy Simon  
25. Daniel Sohn  
26. Lyon Terry  
27. Camilla Walter  
28. Heather Weimann

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### Public Meeting Testimony (in order spoken)

1. Laura Villarreal  
2. Terry Cook  
3. Vince Stricherz  
4. Charles Redell  
5. Erin House  
6. Elizabeth James  
7. Jeff Snyder  
8. Aden Nardone  
9. Nicki Olivier  
Hellenkamp  
10. Rachel Ludwick  
11. Dimitri Groce  
12. Dan Cantrell  
13. Alexander Froehlich  
14. Patricia Akiyama  
15. Ethan Phelps-  
Goodman  
16. Carissa Knipe

17. Terra Anderson  
18. Catherine Hinrichsen  
19. Oona Kelly  
20. Angela Compton  
21. Hillary Coleman  
22. Helen Gilbert  
23. Henry Noble  
24. Erica West  
25. Carol Issac  
26. Brooke Brod  
27. Mark Foltz  
28. Charles Bond  
29. Nick Woods  
30. Allison Bolgiano  
31. Tara Millerberry  
32. Greg Shaw  
33. Amy Bailey  
34. Laura Lou Bernstein

35. Jessica Westgren  
36. Karen Nims  
37. James Mdden  
38. Clark Bathum  
39. Susan Russell  
40. Shelly Cohen  
41. Tiffani McCoy  
42. Richard Gambino  
43. George Smith  
44. Neal Lampi  
45. Jenny Allen  
46. Sharon Jones  
47. Tim Hesterberg  
48. Lisa Sawyer  
49. Keaton Slonsky  
50. Shawn Hosford  
51. Lisa Barnes  
52. Mary Van Bronkhorst

53. Raven Campbell  
54. Mike Eliason  
55. Daniel Ammons  
56. Chris Sanders  
57. Iulia Zavodov  
58. Susan Helf  
59. Terri Suess  
60. Joseph Lachman  
61. Myra Lara  
62. Doug Conrad

63. Anitra Freeman  
64. Janis Traven  
65. Lisa Evans  
66. Valerie Cooper  
67. James Jarosz  
68. Alouin Semet  
69. Doug Woos  
70. Alice Lockhart  
71. Melissa Hyatt  
72. Steven Buckminster

73. Rye Bey  
74. Kevin Reynolds  
75. Lee Colleton  
76. Matthew Long  
77. Dan Hernbrott  
78. Mary Steeleklen  
79. James McIntosh  
80. Judy Willson  
81. Bradley Scarp  
82. Andrew Sang



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office 3190 160th SE Bellevue, Washington 98008-5452 (425) 649-7000

January 26, 2018

Ms. Lindsay Masters  
City of Seattle Office of Housing  
P.O. Box 94725  
Seattle, WA 98124-4725

**Re: Ecology Comments on Fort Lawton Army Reserve Center Redevelopment Project–  
Draft Environmental Impact Statement (DEIS)  
Ecology SEPA#201706472**

Dear Ms. Masters:

Thank you for sending information to the Washington Department of Ecology (Ecology) on the Fort Lawton Army Reserve Center Redevelopment project for our review and comment. The project submittal reviewed by Ecology included: *Fort Lawton Army Reserve Center Redevelopment Project, Draft Environmental Impact Statement*, prepared by EA Engineering, Science, and Technology, Inc., dated December 14, 2017. Based on my review of the DEIS, I recommend submitting wetland permits and a mitigation plan if wetlands are impacted.

***Project Description***

The Fort Lawton Army Reserve Center Redevelopment project proposed by the City of Seattle involves reconfiguring two under-utilized properties to create more housing units and park space. The two sites that would be redeveloped are the Fort Lawton Army Reserve in the Magnolia neighborhood and the Talaris site in the Laurelhurst neighborhood of Seattle. The Fort Lawton site is bordered by 36th Avenue W. on the east, Discovery Park to the west, and W Lawton Street on the north. The Talaris site is roughly bounded by NE 45th Street to the north, 42nd Avenue NE on the east, NE 41st Street to the south, and 37nd Avenue NE on the west.

Three action alternatives (Alternatives 1–3) and a no-action alternative (Alternative 4) were evaluated for their environmental impacts. The action alternatives contain different mixtures of creating supportive housing for seniors, affordable housing for low-income/homeless families, preservation of natural areas, development of public park areas, and reuse of existing infrastructure for a Seattle Parks and Recreation maintenance facility.

The preferred alternative (Alternative 1) consists of a mixture of affordable housing units and public park use at Fort Lawton. Alternative 2 involves market-rate housing at Fort Lawton and affordable housing/homeless housing at the Talaris site. Alternative 3 includes public park space at Fort Lawton and affordable housing/homeless housing at the Talaris site.

The Biological Resources section of the DEIS (Chapter 3.2) identified a wetland area at the northwest corner of the Fort Lawton site. On the Talaris site there is a wetland in the southwest corner and a constructed pond that might be classified as a wetland in the east central portion of the property. No streams or other critical areas were identified.

### ***Ecology Recommendations***

The wetlands at both the Fort Lawton and Talaris sites are most likely waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. Before any direct wetland impacts occur, the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal. To obtain state and federal authorization, the applicant should provide:

- A jurisdictional determination from the U.S. Army Corps of Engineers stating whether the delineated wetlands are under federal jurisdiction.
- For any isolated wetlands that the U.S. Army Corps of Engineers does not take jurisdiction for, the applicant should submit to Ecology an *Isolated Wetlands Information Sheet* so we can issue an Administrative Order.
- A Joint Aquatic Resources Permit Application (JARPA) form should be submitted to Ecology at [ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov) for impacts to jurisdictional wetlands.
- If wetland impacts occur, this may trigger an individual Section 401 Water Quality Certification and/or Coastal Zone Management Consistency. For more information, contact Rebekah Padgett at (425) 649-7129 or [Rebekah.Padgett@ecy.wa.gov](mailto:Rebekah.Padgett@ecy.wa.gov)
- A mitigation plan for unavoidable wetland impacts following the standards in *Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance* (Ecology Publication #06-06-011a).

If you have any questions or would like to discuss my findings, please contact me at (425) 649-7199 or by email at [Doug.Gresham@ecy.wa.gov](mailto:Doug.Gresham@ecy.wa.gov).

Sincerely,



Doug Gresham, PWS  
Wetland Specialist  
Shorelands and Environmental Assistance Program

Sent by email: Lindsay Masters, [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)

ecc: Meg Bommarito, Ecology  
Rebekah Padgett, Ecology

1,  
cont.



## King County

January 29, 2018

Lindsay Masters  
City of Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725  
OH\_Comments@seattle.gov

### **King County Metro Transit Comments on the Fort Lawton Army Reserve Center Redevelopment Project Environmental Impact Statement**

Dear Ms. Masters:

Thank you for the opportunity to review your SEPA Draft Environmental Impact Statement on the Fort Lawton Army Reserve Center Redevelopment Project. King County strongly supports actions that will improve housing affordability, and Metro fully supports efforts to provide a mix of affordable housing at the site. We encourage selection of an alternative that has the greatest potential to provide the largest number of affordable units at Fort Lawton.

Metro bus Routes 24 and 33 operate at or near Fort Lawton, and Route 33 terminates at the northwestern corner of the site, on Illinois Ave & Texas Way. Bus operators report concerns about accessing the existing comfort station within Discovery Park, especially after dark.

It has been a longstanding challenge to find adequate, safe comfort station facilities for bus drivers in the vicinity of Fort Lawton. Our operators take their layovers in Discovery Park, and this location only offers access to a park restroom. This restroom is a facility located in a wooded area with a walking path that is not lit; this presents a scary and risky walk for the operators, especially after dusk/dark. The distance from the stop is about 1,025 feet which exceed our comfort station walking distance. Additionally, the current restroom that bus drivers use is often vandalized and broken into making it marginally usable. A better comfort station option for this area is already desperately needed and this need will increase with service demands that will come with the new proposed housing and an increase in ridership.

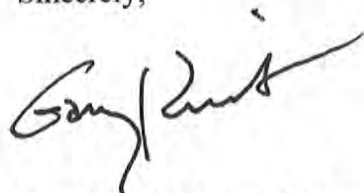
For those reasons, Metro requests the provision of designated bus driver comfort station facilities or access within any part of the new development to such facilities that would support existing

Lindsay Masters  
January 29, 2018  
Page 2

bus service and that would allow for us to continue operating there. To discuss and for further information, please contact Ruthann Dunn, Transit Planner, at [ruthann.dunn@kingcounty.gov](mailto:ruthann.dunn@kingcounty.gov), or 206-477-0347.

1,  
cont.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Kriedt". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Gary Kriedt, Senior Environmental Planner  
Metro Transit Division

## LETTER 2

FOSTER PEPPER PLLC

Direct Phone (206) 447-6407  
Direct Facsimile (206) 749-1935  
joe.brogan@foster.com

January 29, 2018

**Via E-Mail and U.S. Mail**

Ms. Lindsay Masters  
Office of Housing  
City of Seattle  
P.O. Box 94725  
Seattle, WA 98124-4725  
Email: [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)

Re: Comments on the Draft Environmental Impact Statement for the Fort Lawton  
Army Reserve Center Redevelopment Project issued on December 14, 2017

Dear Ms. Masters:

This law firm represents the Discovery Park Community Alliance (“DPCA”) on matters related to the Seattle Office of Housing’s (“Housing’s”) Fort Lawton Redevelopment proposal. This letter provides DPCA’s comments on the Draft Environmental Impact Statement prepared for the Fort Lawton Army Reserve Center Redevelopment Project (“DEIS”) prepared by Housing and issued on December 14, 2017.

In September 2017, we sent a letter to you on behalf of DPCA setting forth reasons why Fort Lawton should be preserved as a public park. A copy of the letter is enclosed as Attachment A. We never received a response from Housing to our letter.

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On January 9, 2018, Housing held a public meeting to accept comments on the DEIS. The public meeting was so crowded that very few supporters of DPCA or residents of the area surrounding the Fort Lawton site had any opportunity to speak, let alone even get into the building. The demonstrated public interest in the proposal and lack of opportunity for public participation in the single public meeting necessitates additional public meetings to comment on the DEIS to ensure that comments from diverse community members are fully heard and considered.

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This letter incorporates the comments in our September 2017 letter by reference and sets forth additional reasons why the DEIS does not meet the requirements of the State Environmental Policy Act (“SEPA”), Chapter 43.21C RCW.

Fort Lawton presents a rare opportunity to provide additional public park space that Seattle’s rapidly growing population desperately needs. The current DEIS ignores the environmental benefits that preservation of Fort Lawton as a park would have, and ignores the adverse environmental impacts that development of hundreds of units of housing on one of the City’s last remaining open spaces will have. As set forth below, the DEIS is deficient for the

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following reasons: (1) Alternatives 2, 3, and 4 are not “reasonable alternatives” required by SEPA; (2) the DEIS fails to disclose and analyze significant adverse impacts associated with the Seattle Public School uses at Fort Lawton; (3) the DEIS fails to fully evaluate numerous environmental impacts of the four alternatives; (4) the DEIS fails to address the irreconcilable conflicts between the preferred Alternative 1 and the federal government’s Defense Base Closure and Re-alignment Act of 1990 (“BRAC”) process, as well as the federal government’s considerations under the National Environmental Policy Act (“NEPA”).

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For all of these reasons, DPCA is asking Housing to revise the DEIS to fully and fairly consider the environmental impacts of the project before issuing a Final Environmental Impact Statement (“FEIS”).

**1. Alternatives 2, 3, and 4 are not “reasonable alternatives” as required by SEPA.**

The DEIS does not comply with the requirements of SEPA because it fails to propose “reasonable alternatives” to the preferred Alternative 1 and fails to provide the City of Seattle, as the decision maker, with sufficient information to make a reasoned decision between the four alternatives.

The underlying purpose of SEPA is to avoid environmental degradation, to preserve, and even to enhance environmental quality by requiring the actions of local government agencies to be based on sufficient environmental information and be in accord with SEPA’s substantive policies. RCW 43.21C.030(2), .030(1), .060. To accomplish this, SEPA requires preparation of an environmental impact statement (“EIS”) to provide the decision maker with “sufficient information to make a reasoned decision.” *Citizens Alliance To Protect Our Wetlands v. City of Auburn*, 126 Wn.2d 356, 362, 894 P.2d 1300 (1995). The process of preparing an EIS

is intended to assist the agencies and applicants to improve their plans and decisions, and to encourage the resolution of potential concerns or problems prior to issuing a final statement. An environmental impact statement is more than a disclosure document. It shall be used by agency officials in conjunction with other relevant materials and considerations to plan actions and make decisions.

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WAC 197-11-400(4).

An adequate EIS clearly, concisely, and impartially describes a proposal’s significant impacts and environmentally preferable alternatives, including mitigation measures. WAC 197-11-400(3), 400(4). The EIS must be reliable and backed by sufficient environmental analysis. WAC 197-11-400(2)-(3). The EIS must be prepared early enough to inform and guide decision makers, rather than simply rationalize or justify decisions already made. WAC 191-11-406. *See Barrie v. Kitsap County*, 93 Wn.2d 843, 613 P.2d 1148 (1980). SEPA seeks to inform and guide



decisions in part through the consideration of “reasonable alternatives,” which are defined by the SEPA regulations as:

an action that could feasibly attain or approximate a proposal’s objectives, but at a lower environmental cost or decreased level of environmental degradation. Reasonable alternatives may be those over which an agency with jurisdiction has authority to control impacts, either directly, or indirectly through requirement of mitigation measures. (See WAC 197-11-440(5) and 197-11-660.)

WAC 197-11-786.

If there is information on significant adverse impacts that is essential to a reasoned choice among alternatives and the costs of obtaining such information are not exorbitant, the lead agency must obtain the information and include it in an environmental impact statement. WAC 197-11-080(2). *See Methow Valley Citizens Council v. Regional Forester*, 833 F.2d 810 (9<sup>th</sup> Cir. 1987).

Housing states that “[t]he purpose of the project is to create an affordable, livable community with safe, high quality housing options for those with low or no incomes, and to meet the growing demand for open space and recreational opportunities.” DEIS at p. 2-18. Housing selected Alternative 1 as the preferred alternative, which calls for the construction of 238 units of high-density affordable housing and limited park uses on the Fort Lawton site.

The DEIS provides three alternatives to the preferred Alternative 1, none of which are “reasonable alternatives” as required by SEPA for the reasons discussed below. Alternative 2 proposes development of 113 market-rate single-family units on the Fort Lawton site with no park space, and off-site affordable housing at the Talaris site. Alternative 3 propose a public park on Fort Lawton, and off-site affordable housing at the Talaris site. Thus, Alternatives 2 and 3 rely entirely on the feasibility of developing 238 units of affordable housing at the Talaris site.

The DEIS fails to evaluate any other potential off-site location for affordable housing besides Talaris, stating that the Talaris site:

is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing. It is provided in order to conceptually analyze probably adverse impacts that would be expected with redevelopment at that site or other off-site locations in the City. Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing.

DEIS at p. 1-1 (emphasis added).

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Under the DEIS, Alternatives 2 and 3 do not present “reasonable alternatives” because there is absolutely no information in the DEIS that allows a decision maker to make a reasoned decision as to whether the off-site affordable housing of those alternatives, combined with the proposed uses of the Fort Lawton site, could feasibly attain or approximate the affordable housing objectives of Alternative 1, but at a lower environmental cost or decreased level of environmental degradation. *See* WAC 197-11-786. This vital information is not difficult or expensive to obtain. Housing could identify and evaluate specific sites in Seattle in addition to Talaris that offer opportunities for affordable housing development to offer feasible alternatives to the proposed Alternative 1.

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Furthermore, as raised in our September 2017 letter, Housing’s reliance on acquiring the Talaris site – one of the most expensive properties in the City (last sold for \$15.6 million in 2000) and zoned for single-family residential use – for off-site affordable housing as the *only* alternative that would preserve Fort Lawton as a public park is inherently unreasonable. Moreover, it is now impossible.

This month, it was publically announced that Quadrant Homes has agreed to buy Talaris and proposes building 63 single-family homes on large lots on the site, estimated to sell for about 2 million dollars each.<sup>1</sup> With Talaris off the market and no other off-site opportunities identified or evaluated by Housing for affordable housing, Alternatives 2 and 3 cannot meet the definition of “reasonable alternatives.” Without Alternative 3, the only alternative that would provide park space, the DEIS utterly fails to address the adverse environmental impacts that development of hundreds of units of housing will have on some of the last remaining open space in the City.

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The lack of reliable analysis of the preferred Alternative 1 against Alternatives 2 and 3 suggests that the DEIS is simply rationalizing or justifying a decision already made by Housing to pursue 234 units of affordable housing at Fort Lawton without regard for reasonable alternatives that would avoid the irreversible environmental degradation that Alternative 1 will cause. This is impermissible under SEPA. WAC 197-11-406 (EIS “will not be used to rationalize or justify decisions already made”).

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Without Alternatives 2 and 3, only preferred Alternative 1 and Alternative 4 of “no-action” remain. SEPA mandates that the “no-action” alternative be evaluated and compared to the other alternatives. WAC 197-11-440(5)(b)(ii). The EIS must “[p]resent a comparison of the environmental impacts of the reasonable alternatives, and include the no action alternative.” WAC 19-11-440(5)(b)(vi). An EIS that evaluates only a proposed Alternative and no-action alternative may be deemed inadequate for not analyzing a sufficient range of alternatives. *Town of Woodway v. Snohomish Cty.*, 180 Wn.2d 165, 171, 322 P.3d 1219 (2014) (“growth board found that the county’s EIS was faulty because it did not consider multiple alternatives . . . —the only alternative it considered was no change at all.”); *Davidson Serles & Assocs. v. Cent. Puget*

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<sup>1</sup> See <https://www.seattletimes.com/business/real-estate/seattles-largest-batch-of-single-family-homes-in-decades-is-pitched-for-oasis-site/>.

*Sound Growth Mgmt. Hearings Bd.*, 159 Wn. App. 148, 152–53, 244 P.3d 1003 (2010) (noting that the Growth Board found an EIS inadequate because it did not analyze a sufficient range of alternatives).

Alternative 4 is not a reasonable alternative to the proposed Alternative 1 because it does not attain any of the objectives of the proposal. WAC 197-11-786 (a reasonable alternative is “an action that could feasibly attain or approximate a proposal’s objectives”); *Friends of First United Methodist Church v. City of Seattle*, 130 Wn. App. 1031 (2005) (decision not reported in P.3d) (alternative was not reasonable because it did not attain the project goals). Under Alternative 4, Fort Lawton would remain in its existing condition, not serving any public open space, recreational, or housing purposes and, therefore, not fulfilling any of the objectives of Housing’s Fort Lawton Reserve Center Redevelopment Project.

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Because Alternatives 2, 3, and 4 are not reasonable alternatives, as defined under the SEPA rules, proposed Alternative 1 is the only real alternative left in the DEIS. With Alternative 1 standing alone with no reasonable alternative to compare its environmental impacts against, the DEIS accomplishes nothing more than rubber-stamping approval of Housing’s proposed Alternative 1. This is inadequate under SEPA. *See* WAC 191-11-406. *See Barrie v. Kitsap County*, 93 Wn.2d 843, 613 P.2d 1148 (1980). The entire purpose of an EIS is to provide reasonable alternatives of a reasonable number and range to provide essential information on adverse environmental impacts that allows for a reasoned choice among alternatives. *Weyerhaeuser v. Pierce Cty.*, 124 Wn.2d 26, 41, 873 P.2d 498 (1994) (“There must be a reasonably detailed analysis of a reasonable number and range of alternatives.”). The DEIS for the Fort Lawton Reserve Center Redevelopment Project fails to meet this standard because it offers only one feasible alternative: preferred Alternative 1. Contrary to SEPA, the DEIS leaves no opportunity for a reasoned choice among other alternatives that could be feasibly attained or approximate the project’s objectives.

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Housing should, at a minimum, revise the DEIS to offer and evaluate “reasonable alternatives that would mitigate adverse effects of proposed actions on the environment,” as required by SEPA. WAC 197-11-030(1)(g). The alternatives should include at least one off-site alternative that could feasibly attain or approximate the goals of the project. *See* WAC 197-11-400(5)(d). To have fully evaluated the impacts to the environment, the DEIS should include at least one reasonable alternative that preserves all of Fort Lawton as public park space. If preservation of Fort Lawton as a park must be tied to the provision of affordable housing, Housing should propose an off-site location that presents a feasible opportunity for development of affordable housing.

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**2. The DEIS fails to disclose and analyze probable significant adverse impacts associated with Seattle Public School uses at Fort Lawton.**

On November 20, 2017, the City of Seattle and Seattle Public Schools (“SPS”) entered into a Partnership Agreement<sup>2</sup> whereby the City and SPS agreed to a collaborative partnership to “jointly achieve unique opportunities for developing SPS facilities, including SPS [*sic*] in the Fort Lawton Redevelopment Plan.” The detailed agreement includes provisions for a joint development agreement, partnership and financial commitments, and mobility planning. While the agreement sets forth plans to utilize a portion of the Fort Lawton property for a range of school-related uses, the DEIS states that the environmental impacts of such a partnership would be evaluated at a later date. DEIS at p. 2-8. This position is untenable under SEPA. SEPA requires that a proposal identify all the related and interdependent pieces of the proposal. Actions are related if they are dependent on each other. In this case, SEPA dictates that Alternative 1 and the SPS proposal must be considered together as one proposal in the same environmental document. *See* WAC 197-11-060(3)(b).

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SEPA requires agencies to disclose the reasonably foreseeable impacts of its proposals. The disclosure of impacts related to SPS uses is governed by WAC 197-11-080, which necessitates additional disclosure, or a worst case analysis be advanced, concerning the impacts of SPS uses at Fort Lawton.

**3. The DEIS fails to evaluate numerous significant, adverse environmental impacts of each of the proposed alternatives.**

In addition to the failure of the DEIS to provide reasonable alternatives to preferred Alternative 1, as described in Section 1 above, the DEIS is inadequate in its analysis of numerous adverse environmental impacts of each of the alternatives. Without sufficient analysis, it is impossible for a decision maker to make a reasoned decision on the proposal. The deficiencies of the DEIS in its analysis of adverse environmental impacts are summarized below. Revision of the DEIS before publishing the FEIS is required to address each of these deficiencies.

**a. Land Use**

The DEIS does not adequately address the land use issues accompanying its preferred Alternative 1, or Alternatives 2 or 3. As the City acknowledges, the Fort Lawton property is currently zoned Single-Family 7200, surrounded by areas zoned 7200 and SF 5000, with minimal Lowrise 3, NC1 and NC2 to the southeast. Even if the City rezones the Fort Lawton area away from single-family, such a rezone would remain inconsistent with the rezone factors in the Land Use Code and cut against many of the policies of the Comprehensive Plan. Development in the Fort Lawton area of high-density housing will have irreversible negative

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<sup>2</sup> The agreement is titled, “Seattle Public Schools and City of Seattle Public Process Partnership Agreement: School District Facilities, Fort Lawton, Memorial Stadium, and Seattle Center.”

impacts, and will undermine the growth in urban centers and urban villages envisioned by in the Comprehensive Plan.

The Key Findings in the Land Use section of the DEIS (§ 3.6) state:

Alternative 1 would require that a portion of the Fort Lawton site be rezoned from the existing SF 7200 zoning to Lowrise residential zoning (e.g. LR 3)

...

Alternative 1 and 2 [*sic*, believed to refer to Alternatives 2 and 3] would require that a portion of the Talaris site be rezoned from SF 5000 to lowrise residential zoning; a Comprehensive Plan amendment would also be required.

In the DEIS's discussion of the fact that both sites require a rezone under one or more of the alternatives, Housing has not met its obligation to weigh and balance the provisions of the rezone criteria laid out in SMC 23.34. SMC 23.34.007.A. The Code states:

The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

SMC 23.34.008.B.

Specifically, the Code states that an area zoned single-family may *not* be rezoned to multifamily. SMC 23.34.013. A rezone to something more intensive than single-family is not appropriate unless the City Council determines the single-family zoned area does not meet the criteria for single family designation. SMC 23.34.010.

The rezone criteria also indicate a gradual transition between zoning categories is preferred. SMC 23.43.008.E. The City's proposal to alter the zoning of the Fort Lawton site is not in alignment with the rezone policy of gradual transition, as evidenced by the City's Figure 3.6-3; a rezone would dramatically alter the greater Fort Lawton and Magnolia area.

When discussing the rezones that would be required for both sites under Alternatives 1, 2 and 3, the DEIS states that the applicant will prepare a rezone proposal for Alternative 1, and City Council approval would be required. The DEIS relies speculatively on future actions, such as amendments to Subchapter II of SMC 23.42, and summarily states that "the relationship of the project to the criteria in SMC 23.34.008 will be evaluated" when an application for a rezone is made. This does not adequately address the Code's rezone criteria. While the DEIS addresses some aspects of the rezone criteria—describing the historic land use patterns and current zoning—it does not provide a reasoned and complete analysis of how such a rezone application would conform to the Code. Given that a rezone would be pivotal to using either Fort Lawton or

Talaris for affordable housing development, Housing’s failure to specifically address the rezone criteria in SMC 23.34 fails to provide the decision maker with information needed to make a reasoned decision on the proposal.

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With respect to the Talaris site (or some other, unidentified site for off-site affordable housing), the DEIS again fails to analyze the criteria for rezoning the site from Single-Family 5000 to Lowrise. The Talaris site is surrounded by areas zoned primarily SF 5000, with some NC2 and LR3 to the north. The *City of Seattle 2035 Comprehensive Plan* designates future land use of Talaris as single-family residential, not Lowrise. As with the Fort Lawton site, without any analysis of the rezone criteria and feasibility of a rezone, it is impossible for Housing to make a reasoned decision among preferred Alternative 1 and Alternatives 2 and 3.

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#### **b. Recreation and Open Space**

The DEIS fails to address how its alternatives conform to the City’s Comprehensive Plan and other goals for open space, points raised in our September 2017 letter. City policies include, “[p]reserve and reclaim park property for public use and benefit, and ensure continued access to parkland for the growing population,” with goals of considering “retaining City-owned properties that are in environmentally critical areas as natural areas.” *Comprehensive Plan* (P. 3.6); *id.* at 70 (LU 17.26). Developing Fort Lawton with affordable or market-rate housing works against the identified policy to “[e]nhance wildlife habitat by restoring forests and expanding the tree canopy on City-owned land.” *Id.* at 142 (P 3.4).

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The DEIS forecloses a park-only alternative. The DEIS points out that, during the scoping process, requests for a park-only alternative were turned away because such an analysis did not further the City’s mission to increase affordable housing within the City. DEIS at p. 2-8. However, the Comprehensive Plan states it is a policy of the city to “[m]ake the most of the limited available land by developing parks and open spaces so that they can accommodate a variety of active and passive recreational uses.” *Comprehensive Plan* at 140 (P 1.13). The City has a unique opportunity in the Fort Lawton site to demonstrate its commitment to open space and recreation for all future residents. The significance of open space is apparent now more than ever, as Seattle is one of the fastest-growing cities in the country. Housing’s decision to disregard a park-only alternative, and to disregard the opportunity to increase Discovery Park by nearly ten percent, demonstrates a lack of commitment to its stated objective of preserving open space.

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Despite the fact that the 1986 Discovery Park Master Plan is not binding on Fort Lawton,<sup>3</sup> Fort Lawton, as part of the former base, is inextricably linked to Discovery Park. Housing does not provide adequate analysis of how developments at the Fort Lawton site – either affordable housing or market-rate housing – complement or impede the future of Discovery Park. Nor does the DEIS contemplate how forfeiting open space plans at Fort Lawton

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<sup>3</sup> The City acknowledges that this was stated in *Magnolia Neighborhood Planning Council v. City of Seattle*, 155 Wn. App. 305 (2010).

may negatively impact development within Discovery Park itself in the future. Such an analysis is important for understanding the future of Discovery Park, the future of open space in Seattle, and the potential for future efforts to chip away at the park.

In the 1972 Discovery Park Master Plan, the following statement was made:

In the years to come there will be almost irresistible pressure to carve out areas of the park in order to provide sites for various civic structures or space for special activities. There will in the future be structures and activities without number for which, it will be contended, this park can provide an “ideal site” at no cost. The pressures for those sites may constitute the greatest single threat to the park. They must be resisted with resolution. If they are not, the park will be so fragmented that it can no longer serve its central purpose. Only those activities and only those structures should be accepted which are in harmony with the overall theme, character and objective of the park. There must be a deep commitment to the belief that there is no more valuable use of this site than as an open space.<sup>4</sup>

While Fort Lawton is not presently part of Discovery Park, the spirit of this quote resonates today. Housing should evaluate at least one reasonable alternative that preserves Fort Lawton as a public park space, which may include the provision of community services such in a park setting.<sup>5</sup>

### c. Transportation

The DEIS does not adequately address transportation concerns relating to traffic, public transit, and parking. Additional review and analysis of these effects is important in order to provide an accurate picture of how development on either site will cause transportation-related impacts. The DEIS’s consideration of adverse impacts on transportation is deficient in the following ways:

- **The DEIS fails to reasonably analyze impacts to local intersections.** By focusing on a limited number of street intersections, the DEIS has not adequately addressed the full scope of the impact of additional cars on the existing over-burdened transportation infrastructure in the area surrounding Fort Lawton. The DEIS states that Alternative 1 would generate an estimated additional 1,260 vehicle trips per day going to and from the Fort Lawton area. DEIS at p. 3.10-9. It concludes that no significant traffic impacts are anticipated at the

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<sup>4</sup> Discovery Park Master Plan, Fort Lawton Park Plan (1972) (emphasis added), available at: <https://www.seattle.gov/Documents/Departments/ParksAndRecreation/Parks/masterplan1.pdf>

<sup>5</sup> The BRAC process provides the City with the opportunity of pursuing a Public Benefit Conveyance for park use. See BRAC Manual Section C.5.4.10.

Fort Lawton site because all studied intersections are expected to continue to operate at “LOS B,” which is an acceptable level of operation. DEIS at p. 3.10-10. The DEIS chose four intersections to evaluate for purposes of traffic volume.<sup>6</sup> DEIS at p. 3.10-3. Housing expects these study area intersections to handle direct access to and from the site, but the DEIS fails to account for impacts to other important access roads in the greater Magnolia area. These include Commodore Way—an existing two-lane, winding road through residential area that is already overburdened, and W. Emerson Pl and Gilman Ave. W., both of which provide irreplaceable access to Fort Lawton. Impacts with respect to traffic on these roadways have not been addressed. Magnolia is served by a finite number of access points, which already experience congestion. The addition of approximately 600 new residents, and approximately 1,200 new vehicles per day, will have a significant impact both on ingress and egress to the site for residents and visitors, as well as to the surrounding area and existing residents. Housing should provide a more thorough analysis of these impacts, expanding its traffic review to include greater numbers of streets and intersections.

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- **The DEIS fails to reasonably analyze cumulative traffic impacts.** The assessment of Alternative 1 also fails to disclose and analyze cumulative adverse impacts caused by pipeline projects and anticipated growth in the greater Magnolia area. The DEIS states, “there is little growth from new development expected in the immediate vicinity.” DEIS at p. 3.10-4. However, this assertion ignores the effects of the Mandatory Housing Affordability zoning changes and changes to accessory dwelling unit regulations on the immediate vicinity. It also undercuts the City’s goals of ensuring there are sufficient services and resources for residents, by anticipating there will be little growth from the new development. Beyond City policy changes, public and private developments in the Interbay area will very likely impact transportation and public services, yet the DEIS does not account for such impacts. A thorough disclosure and analysis of the potential adverse traffic impacts on the greater Magnolia community has not been developed. The analysis must disclose and assess reasonably foreseeable growth and density changes in the vicinity of the proposal.

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- **The DEIS fails to reasonably analyze traffic impacts at Talaris or another site.** Similarly, the DEIS did not adequately discuss the impacts of traffic near the Talaris site. It concludes that development at Talaris would only result in a less than one second delay at two intersections, which Housing does not consider a significant impact. However, two intersections near Talaris will operate at LOS F and E (which constitute the worst ratings and indicate poor traffic operations with long delays). Additional information describing how the City expects to mitigate increases in traffic is necessary to provide a more adequate picture of how development at Talaris will affect the transportation grid. The DEIS provides no analysis of traffic impacts on any other off-site location for affordable housing.

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<sup>6</sup> These four intersections are: (1) 40<sup>th</sup> Avenue E/Texas Way; (2) Discovery Park Boulevard/Texas Way; (3) W Government Way/36<sup>th</sup> Avenue W; and (4) Discovery Park Boulevard/34<sup>th</sup> Avenue W.



- **The DEIS fails to reasonably analyze impacts to bus routes.** The information provided in the DEIS demonstrates that public transit service will be inadequate to serve anticipated demand. Presently, only one bus line services the area—the Metro Transit 33. King County Metro’s Long Range Plan does not anticipate adding additional bus routes: “[T]he existing level of local bus service is planned to remain through its long range planning year of 2040.” DEIS at p. 3.10-5. Alternative 1 is expected to accommodate approximately 596 new residents. DEIS at p. 2-21. One bus line cannot adequately accommodate this increase in demand. The DEIS does not adequately account for the impact of only one bus route on future residents and traffic congestion. The Long Range Plan’s identification of “frequent” bus service by 2040 does not constitute adequate consideration of transit impacts—and with full build-out at Fort Lawton expected by 2025, potential frequent service by 2040 does not adequately address or mitigate impacts. The DEIS lists Metro Route 24, half a mile away from the site, as a bus route for consideration. However, it is unrealistic that hundreds of residents, many of whom will be senior citizens, will be able to walk a half mile for the transit they must rely on. 22
- **The DEIS fails to reasonably analyze impacts to residential transit trips.** The DEIS cites 2010 Census data for the fact that 25% of residential trips in Magnolia occur by transit. Based on this projection, it concludes the existing bus service would be adequate, which overlooks the reality that many senior citizen residents may not drive, many residents may not own vehicles, and many residents may not have a driver’s license. The fact that 25% of residential trips in Magnolia occur by transit right now is not a transferrable fact in light of the proposed uses at Fort Lawton. The DEIS does not adequately disclose and assess the impacts of increased transit demand as a result of the proposal. 23
- **The DEIS fails to reasonably analyze the feasibility of bike share programs.** It is not realistic for the City to incorporate bike share programs as an adequate measure of alternative means for residents to transit in and out of the Fort Lawton area. As described above, many residents will be senior citizens who will not be able to utilize bike share programs. Furthermore, the topography of the area, distance to resources and services, and practicality generally do not lend themselves to assuming residents of the new development will use a bike share program. As stated in the September 2017 letter, expansion of bike lanes and routes is not envisioned by the City in the area around Fort Lawton. It is unlikely that young children and/or their parents will be able to utilize a bike share program to ride to the grocery store or carry out other essential errands. Mitigation of this kind is not realistic. 24
- **The DEIS fails to reasonably analyze parking impacts.** The DEIS also raises issues with respect to parking and does not fully address them. Under Alternative 1, 266 parking spaces would be provided, with peak parking demand ranging from 257-294 spaces, indicating parking demands would exceed available parking. DEIS at p. 3.10-12. The DEIS concludes that no significant impacts are expected as a result, citing that the parking demand from the affordable housing could be addressed through parking management strategies. DEIS at p. 3.10-12. Yet there is no adequate disclosure or analysis of these parking management 25

strategies, and how they might truly mitigate parking concerns. In order to fully understand the impacts of development under Alternative 1, additional disclosure and analysis is required.

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#### **d. Historic and cultural preservation**

The Fort Lawton property has a long history of use as a forested natural area and a military base. Development of housing on the Fort Lawton site under Alternatives 1 and 2 is inconsistent with both the current use of the site and the historic context of the site. Nor is it in alignment with City policies to allow multifamily development on a property that was historically public and located in a single-family residential area. *See* SMC 23.34.008.F.1.g; *see also* Comprehensive Plan at 66 (LU G14 aims to “[m]aintain the city’s cultural identity and heritage”).

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The disclosure and assessment of historic and cultural resources on both properties is inadequate. The DEIS concedes that buildings on the Fort Lawton site may be eligible for Landmark designation. DEIS at p. 3.9-1. The DEIS continually describes the historic nature of the Fort Lawton area, but concludes that the existing buildings lack significant associations, design characteristics or prominence, or do not meet the threshold of 25 years to qualify for landmark designation. However, the DEIS indicates at least one hall, Harvey Hall, could meet the criteria for Seattle Landmark. The impacts of designating Harvey Hall or Leisy Hall as landmarks and converting the Fort Lawton to high-density housing is not adequately studied in the DEIS.

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The DEIS fails to adequately address the potential impacts on the Fort Lawton Cemetery. Under “other possible measures” of mitigation, the DEIS mentions the potential of retaining undeveloped buffer to avoid affecting the integrity of the Cemetery setting by the introduction of new built environment elements. DEIS at p. 3.9-15. It is unclear from the DEIS how the introduction of hundreds of housing units and hundreds of new residents would impact the setting of the Fort Lawton Cemetery. Particularly, under Alternative 2, market-rate housing would be built directly across the street, seemingly tens of feet away from the cemetery. The effects of this action are not adequately discussed. Additionally, the Fort Lawton Cemetery is eligible for listing on the National Register of Historic Places. The DEIS does not explore how the addition of housing at Fort Lawton, affordable or market-rate, would impact the Cemetery as a historic piece of the greater Fort Lawton area.

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Talaris was already designated as an historic landmark by the City of Seattle in 2013, and is eligible for listing in the National Register for Historic Places. DEIS at p. 3.9-8. The DEIS points out that alterations to the existing site would be inconsistent with the siting and design of existing buildings and the surrounding neighborhood. DEIS at p. 3.9-13. Taking into account the fact that Certificates of Approval would need to be obtained for alterations to the site, these impacts contribute to the unreasonableness of Talaris as an alternative site.

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**e. Biological Resources**

The DEIS does not adequately disclose and analyze probable significant adverse impacts on wildlife and wildlife habitat. The DEIS acknowledges that permanent displacement of certain wildlife “less tolerant of urban uses” may occur, but states that past military use of Fort Lawton and conference center uses at Talaris may also have impacted these species. SEPA requires a prospective, not retrospective, analysis of how the proposal will impact biological resources, including wildlife.

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In order to make a reasoned choice among alternatives, there must be a sufficient disclosure of biological resources, such as wetlands, and a comprehensive assessment of how the proposal would impact those resources. The DEIS summarily concludes that wetland or stream features may be present. However, it concludes, “additional studies would be needed to document wetlands and/or streams and their required buffers in the north portion of the site.” DEIS at p. 3.2-2. Such information should be provided now to assist with understanding impacts to biological resources. Relying on “preliminary site plans” the DEIS concludes no direct impacts to known wetlands will occur. Yet it acknowledges that the boundaries and classifications of the wetlands would need to be re-verified. DEIS at p. 3.2-8. The DEIS’s treatment of wetland and similar biological resources is inadequate on its face.

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The DEIS fails to disclose and adequately address adverse impacts on wildlife at both Fort Lawton and Talaris. The DEIS states that Great Blue Herons have been found on or near the site in the past, but does not describe how development at Fort Lawton might impact Great Blue Heron in the future. Also, the DEIS describes that site plans would avoid directly impacting a Bald Eagle nest tree, and surrounding areas, but bases its conclusion on “preliminary site plans” only. SEPA requires that additional information be obtained and disclosed with respect to probable significant adverse impacts to both listed and de-listed species, including the Bald Eagle.

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The potential for permanent displacement of species during and after construction is not adequately discussed, nor is the potential for disruption during breeding season. Fort Lawton is adjacent to over 500 acres of open park space that serves as wildlife habitat. The DEIS must address potential adverse impacts to wildlife and wildlife habitat at the Fort Lawton site in relation to Discovery Park. The Fort Lawton property presents a rare opportunity to restore wildlife habitat and provide contiguous wildlife habitat within Seattle. *See Comprehensive Plan at 68 (LU 17.2, 17.20 Aim to promote and protect contiguous wildlife-habitat areas).*

33

**f. Earth**

The DEIS fails to adequately disclose the potential for landslides as a function of existing steep slopes and erosion hazards at the Fort Lawton site. This is a serious concern for neighboring residential properties.

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The DEIS also fails to adequately disclose and analyze the risk of methane migrating from the neighboring landfill onto the Talaris site. It concludes that the risk of methane migration is considered low, and that no impacts are expected under Alternatives 2 or 3. The potential for adverse impacts to human health is significant. The Talaris housing area would include numerous children and elderly with potential health issues. A more thorough analysis of this threat is important to understand the potential adverse impacts on the health and safety of future residents at the Talaris site.

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cont.**

**g. Noise**

The DEIS fails to adequately address the adverse impacts of noise under all of the Alternatives. The DEIS states that because the Fort Lawton site is vacant, “the only existing sources of noise are wildlife that use the site and occasional maintenance of the facilities.” DEIS at p. 3.4-2. The DEIS identifies increases in noise from construction, including clearing and grading, demolition, and construction, but states these are “temporary increases in noise.” But with build-out occurring over several years, these impacts would be far from temporary. The DEIS does not adequately disclose and analyze the increased noise that will result from constructing a high-density development containing hundreds of housing units in what is now a quiet open space.

**35**

**h. Public services**

The DEIS does not adequately disclose the impact on public services or the lack thereof for both sites. Specifically, the DEIS does not provide sufficient analysis of how on-site services will mitigate the need for a level of increased responsiveness on the part of local law enforcement. The DEIS contemplates that certain services will be provided on-site, including case management services by Catholic Community Services of Western Washington and residential counselors. DEIS at p. 3.11-12. The DEIS cites to these services as possible mitigation for the need to utilize police service, but does not adequately address how these services will work to prevent involvement by law enforcement, or serve medical needs. Any influx of nearly six hundred people to a small area will require an increased local law enforcement presence. An increase in elderly residents and children will also require additional medical services in close proximity to the site.

**36**

The DEIS also fails to disclose probable adverse impacts on public schools. Overcapacity of schools is an issue at both sites: Fort Lawton Elementary school will be over-capacity, as well as Eckstein Middle School near Talaris. While the DEIS does identify that the Seattle Public Schools (SPS) anticipates opening additional schools near Fort Lawton, the DEIS does not adequately address how and exactly when SPS may exercise its ability to accommodate growth, including adjusting attendance area boundaries and meeting requirements of providing additional transportation services.

**37**

**i. Aesthetics/Visual Resources**

The DEIS does not adequately disclose and analyze the amount of localized light spillage to areas adjacent to the Fort Lawton or Talaris sites. Additionally, shadow documentation is provided in the DEIS Appendix G, but such documentation does not adequately describe the effects of shadows from both sites onto surrounding areas in a way that is understandable and accessible. It is difficult to discern from the documentation the effects of increased shadows from new development under Alternatives 1 and 2 at Fort Lawton on neighboring areas to the North and East. Furthermore, shadow documentation is not provided for the Talaris site where site plans—showing housing built up to the property line (Figure 2011)—would likely result in impacts to neighboring areas with respect to shadows. Such a design is a dramatic change from the present configuration of the site, and the impacts on neighboring areas to the Talaris site are not adequately disclosed and analyzed.

38

**j. Housing**

The DEIS's disclosure and analysis of housing impacts is inadequate. The DEIS states that no significant housing impacts are expected to result from any of the redevelopment alternatives, in spite of the fact that over 200 housing units will be added to the Fort Lawton and/or Talaris sites under Alternatives 1-3, which includes an area that has historically never hosted housing (Fort Lawton) or hosted housing on the scale it is projected to host (Talaris).

The DEIS fails to adequately describe how high-density residential development at Fort Lawton makes sense based on its lack of designation as part of an Urban Center or Urban Village. Such growth cuts against the City's goal to grow in designated Urban Centers or Urban Villages. Seattle's Comprehensive Plan has goals of accommodating "a majority of the City's expected household growth in urban centers and urban villages" and "a substantial portion of the city's growth in hub and residential urban villages." *See* Comprehensive Plan at 28, 32 (GS G2 and GS 2.3); *see also id.* at 42 (LU G1 aims to "[a]chieve a development pattern consistent with the urban village strategy"). While the area is designated for multi-family residential uses in the Seattle 2035 Comprehensive Plan, implementation of Alternative 1 remains inconsistent with the City's Urban Center and Urban Village Strategy.

39

**4. The City has failed to follow requirements under federal law.**

**a. The City has failed to follow BRAC procedures.**

The City's DEIS is predicated on contracting with both Catholic Community Services ("CCS") and Habitat for Humanity ("HH") as service providers and housing construction and management partners. However, this assemblage of housing partners is not what the original Notice of Intent ("NOI") contemplated in 2007. The Preferred Alternative is also a distinctly different project in configuration, programming and overall scope.

40

In 2006-2007, 55 organizations submitted proposals as part of the NOI process. BRAC procedure affords all organizations a fair opportunity to submit proposals and have them evaluated on equal footing. Today, the Seattle Housing Authority is no longer the master developer at Fort Lawton. Instead, HH has expanded its role as the lead housing partner at Fort Lawton. The Office of Housing has simply ignored BRAC procedure and is now embracing a different master developer and a different housing proposal altogether.

40,  
cont.

BRAC procedure warrants that the NOI process be re-opened to competitive bidding and that a new RFP solicitation process be undertaken to allow the many other stakeholders and providers who are players and entrants in the homeless and low-income housing fields to participate in the process.

**b. The City cannot incorporate and reasonably rely upon the previous NEPA Environmental Assessment for SEPA purposes.**

The U.S. Army Corps of Engineers' ("Corps") Environmental Assessment ("EA") and Finding of No Significant Impact ("FONSI") may no longer be relied upon by the City, HUD, the Department of the Interior or the Corps because they are based on a different project than what is now proposed among the EIS Alternatives. The FONSI relied upon an earlier Traditional Disposal and Reuse Alternative ("TDRA"). The October 18, 2012 FONSI was based on a smaller amount of total housing units (216) and a completely different range and size of housing types. Thus, the EA and FONSI were based on an analysis of different environmental impacts.

41

The TDRA anticipated demolition of all existing structures, and the construction of 125 market-rate units ranging from smaller to large market rate single-family homes, 85 homeless units and 6 low-income townhomes. In contrast, none of the DEIS Alternatives mirror that proposal. Alternative 1 contemplates more housing units than that studied by the Corps (238 units). Alternatives 2 and 3 also each contemplate 238 housing units off-site. An increase in the number of total units to be constructed, the change in footprint or size of those structures, and their associated environmental impacts, is a fundamental change in a proposal that requires that any pre-existing environmental analysis be revisited. For these reasons, the City cannot incorporate and reasonably rely upon the previous NEPA Environmental Assessment. *See* WAC 197-11-635. The City acknowledged this fact in the DEIS by stating, ". . . updated National Environmental Policy Act (NEPA) review . . ." will be required. DEIS at IV.

**c. The Corps cannot rely on the DEIS as currently configured**

Under NEPA, the Military Departments must identify and consider the proposed action and reasonable alternatives and their respective environmental impacts. Not only does the City acknowledge in the DEIS that prior NEPA review is inadequate, to the extent that the Corps intends to rely on the City's flawed SEPA alternatives analysis in support of a new FONSI or ROD, that analysis is flawed for the reasons stated above. Accordingly, the City's

42

January 29, 2018  
Ms. Lindsay Masters  
Office of Housing  
Page 17

Redevelopment Plan cannot be given substantial deference under BRAC regulations and federal law.

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cont.

## 5. Conclusion.

For all of the reasons set forth in Sections 1 through 4 above, Housing should host additional public comment sessions and revise the DEIS to provide reasonable alternatives and a full analysis of the environmental impacts of all of the alternatives. At least one of the reasonable alternatives should provide for the preservation of the entire Fort Lawton site as a park space – the alternative that will have the least adverse environmental impacts and provide the greatest number of environmental and widespread community benefits. The BRAC process provides a pathway for accomplishing this objective while also accommodating homeless assistance services, other than housing, on or off-site.

43

Sincerely,

FOSTER PEPPER PLLC



Joseph A. Brogan

CC: DPCA

Enclosure: Attachment A – September 2017 Letter

## **ATTACHMENT A**





FOSTER PEPPER PLLC

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Direct Facsimile (206) 749-1935  
joe.brogan@foster.com

September 27, 2017

Ms. Lindsay Masters  
Office of Housing  
City of Seattle  
P. O. Box 94725  
Seattle, WA 98124-4725

Re: Discovery Park Community Alliance's Comments on the Fort Lawton  
Redevelopment & Proposed EIS Alternatives

Dear Ms. Masters:

This law firm represents the Discovery Park Community Alliance ("DPCA") on matters related to the Seattle Office of Housing's ("Housing's") Fort Lawton Redevelopment proposal.

DPCA is a growing association of over 100 residents from the Magnolia neighborhood and from the city of Seattle at large who are dedicated to ensuring that the Fort Lawton Army Reserve Center ("FLARC") property is annexed to Discovery Park.

This letter addresses the following: (1) DPCA's reasons for supporting the expansion of Discovery Park through the federal government's Defense Base Closure and Re-alignment Act of 1990 ("BRAC") process; (2) Legal impediments to the City of Seattle ("City") and Housing's plans to rezone and redevelop the FLARC property; (3) Legal deficiencies in Housing's proposed Environmental Impact Statement ("EIS") Alternatives; and (4) Legal and procedural irregularities concerning the City's actions, past and present.

**I. Preserve & Expand Discovery Park.**

The members of DPCA sincerely believe that the BRAC process presents a rare and unique opportunity to make a reasoned choice about the legacy of one of the City's most treasured public spaces, Discovery Park. The City's long-range master plan for Fort Lawton calls for the park to be a place of quiet and tranquility. It is a sanctuary for wildlife, and an outdoor classroom for generations of Seattle's citizens to learn about the natural world.

The City's Comprehensive Plan includes a goal of providing one acre of "breathing room" open space for every 100 residents in Seattle. The City has continued to acquire select open spaces to meet the demands of future population growth and to preserve wooded hillsides,

creek corridors and other wildlife habitat. As recently as June, 2017, Housing presented data in support of this demonstrated need.

*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.*

Office of Housing, Open House/EIS Scoping Meeting, June 19, 2017.

As the designated Local Redevelopment Authority ("LRA"), the City has the opportunity to make a substantial investment in planning for adequate parkland for present and future generations. The FLARC facilities are immediately adjacent to Discovery Park, and present a logical and ideal extension of public park property. No other EIS alternative meets this stated need.

Developing the FLARC property contradicts the City's Comprehensive Plan policies that aim to protect and improve upon open space and environmentally critical areas, including:

- "Make the most of the limited available land by developing parks and open spaces so that they can accommodate a variety of active and passive recreational uses." Comprehensive Plan at 140 (P 1.13).
- "Enhance wildlife habitat by restoring forests and expanding the tree canopy on City-owned land." *Id.* at 142 (P 3.4). The Fort Lawton property includes Environmentally Critical Areas (ECAs) for wildlife habitat, among other ECAs. Areas to the north, west, and south of the property are covered in heavy tree canopy coverage. The Fort Lawton property presents a rare opportunity in the City to restore wildlife habitat and expand tree canopy coverage. *See* Comprehensive Plan at 68 (LU 17.2, 17.20 aim to promote and protect contiguous wildlife-habitat areas). This opportunity would be lost if the City were to develop the FLARC property with market rate or low-income housing.
- "Preserve and reclaim park property for public use and benefit, and ensure continued access to parkland for the growing population." *Id.* (P. 3.6).
- "Consider retaining City-owned properties that are in environmentally critical areas as natural areas." *Id.* at 70 (LU 17.26).

The Fort Lawton property has a long history of use as a forested natural area and a military base. It is inconsistent not only with the current use of the area but also the unique, historic context of the site to suddenly allow multifamily development on a property that was historically public and located in a single-family residential area. *See* SMC 23.34.008.F.1.g; *see also* Comprehensive Plan at 66 (LU G14 aims to "[m]aintain the city's cultural identity and heritage").

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cont.

BRAC procedure provides an avenue by which the LRA can pursue a Public Benefit Conveyance (“PBC”) for park purposes. BRAC Manual at C5.4.10.1.1 (2006). Consistent with BRAC procedure, Housing should have pursued this sponsorship with the National Park Service (“NPS”) for the entire FLARC property prior to completing the 2008 Redevelopment Plan. However, since the Washington State Court of Appeals rendered the 2008 Plan “void and without effect,” the City has an opportunity to engage once again with the NPS, Housing and Urban Development (“HUD”) and the Department of Defense (“DOD”) to pursue a PBC for the entire FLARC property.

**II. Alternative 2 “Mixed Income Affordable Housing” is Inconsistent with Seattle’s Comprehensive Plan and Chapter 23 SMC.**

The FLARC property is currently zoned Single-Family 7200. The surrounding areas are zoned Single-Family 7200 or SF 5000. The property is surrounded by single-family residences to the north and east and by Discovery Park to the south and west. It would be inconsistent with the Land Use Code, the Comprehensive Plan, and the historic character of the Magnolia neighborhood and Discovery Park to rezone the Fort Lawton property for the multifamily, low-rise development, as proposed in Alternative 2.

When considering any rezone, the City Council must weigh and balance the provisions of Chapter 23.34 SMC. SMC 23.34.007.A. “The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.” SMC 23.34.008.B.

“An area zoned single-family that meets the criteria of Section 23.34.011 for single-family designation may **not** be rezoned to multifamily.” SMC 23.34.013 (emphasis added).<sup>1</sup> Additionally, single-family zoned areas “may be rezoned to zones more intense than Single-family 5000 only if the City Council determines that the area does not meet the criteria for single-family designation.” SMC 23.34.010.A.<sup>2</sup>

The Fort Lawton property meets the criteria for single-family zoning as it is surrounded entirely by single-family residential and park uses. Any rezone of the property as would be necessary to carry out proposed Alternative 2 would violate SMC 23.34.013 and SMC 23.34.010.A.

Even if the City could rezone the Fort Lawton property for multifamily use, it would be inconsistent with the rezone factors set forth in the Land Use Code and the goals and policies of

<sup>1</sup> Except as otherwise provided in Section 23.34.010.B, which does not apply because the Fort Lawton property is not located in an urban village.

<sup>2</sup> Except as provided in subsections B or C of Section 23.34.010, which would not apply to a proposed rezone of the Fort Lawton property because it is not located in an urban village or the Northgate Overlay District.

the Comprehensive Plan. The Code requires examining the negative and positive impacts of every proposed rezone. *See* SMC 23.34.008.F. Allowing high-density development on the Fort Lawton property would create negative impacts and undermine the Comprehensive Plan's goals of planning development around urban centers and urban villages, providing adequate transit, providing for recreational opportunities and protecting the natural environment, and protecting the historic character of the area.

Fort Lawton is not located in an urban center or urban village. To the contrary, the property is extremely removed from any urban centers or villages, separated from Ballard and the Downtown by the Ballard-Interbay manufacturing industrial center. Allowing multifamily development in a single-family zone outside of an urban center or urban village conflicts with the City's Comprehensive Plan's goals of accommodating "a majority of the city's expected household growth in urban centers and urban villages" and "a substantial portion of the city's growth in hub and residential urban villages." *See* Comprehensive Plan at 28, 32 (GS G2 and GS 2.3); *see also id.* at 42 (LU G1 aims to "[a]chieve a development pattern consistent with the urban village strategy").

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cont.

The Fort Lawton property is serviced by only one bus route that runs exclusively from Discovery Park to the Downtown. No priority corridors for transit investment are anticipated near the property by the Comprehensive Plan. *See* Comprehensive Plan at 79 (Transportation Figure 4). Nor does it appear that the City has any plan to implement or enhance bicycle access to the property. Without adequate access to public transportation, it will not be feasible for residents to access basic services, including various forms of public assistance and medical care, without a car. Additionally, the streets surrounding the Fort Lawton property are currently quiet, residential streets without sidewalks. The Comprehensive Plan treats areas around the Fort Lawton property as a low to moderately-low priority for pedestrian investments by the City, leaving the area lacking both the transit and pedestrian infrastructure necessary to effectively serve multifamily residents. *See id.* at 82 (Transportation Figure 7).

### **III. The Proposed EIS Alternatives are Flawed.**

The Proposed EIS Alternatives appear designed to lead inexorably to a single conclusion—Alternative 2, and the agency record supports this conclusion.

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As an initial matter, meaningful SEPA review cannot proceed without a clearly defined proposal, and nothing the City has circulated thus far defines the "proposal." SEPA defines "proposal" as a "proposed action," WAC 197-11-784, and none of the documents circulated at the recent scoping meetings describes the proposed action. As a result, the purported alternatives cover vastly disparate government actions that do not provide any meaningful understanding of the environmental impacts of what the City proposes to do.

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Under SEPA, a "reasonable alternative" is an action "that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation." WAC 197-11-440(5)(b). Without a clearly defined "proposal," the public cannot ascertain the "proposal's objectives," and no set of project objectives could be met

by the three action alternatives identified in the scoping notice. The proposed alternatives read more like a visioning exercise that seeks the public's input into the substantive decision the City should make, rather than an earnest attempt to identify ways to achieve a singular goal at the lowest environmental cost.

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The only common thread between the three action alternatives is the provision of affordable housing, either at Fort Lawton or at an offsite location. To be considered a "reasonable alternative," the City must establish some hope of acquiring control of the alternative site. Yet, the City's materials suggest affordable housing could be developed at the Talaris site without any showing that the City can compete on the open market for such prime real estate, or condemn it upon payment of fair market value. Neither has the City demonstrated the political will required to develop Talaris into low- or no-income housing. By way of example, the EIS would be no less informed by a study of the impacts of building homeless and affordable housing in the middle of Port of Seattle Terminal 5; it is unlikely the City will acquire the Talaris property even assuming the City has the authority to condemn it.

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All three action alternatives involve some development of Fort Lawton, but it is not clear that such development in each alternative is related to the proposal's objective of providing affordable housing. Alternative 2.-the one that Council selected in 2008 and that the Office of Housing clearly prefers—develops Fort Lawton as a mix of single- and multi-family affordable housing, with accompanying park space.

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Alternative 3, *Market Rate Housing*, as presented, is confusing. The Office of Housing has no authority to develop market-rate housing, so it could not, for example, build and sell market-rate, single-family housing at Fort Lawton as a revenue stream to fund affordable housing elsewhere. Perhaps the idea is to turn the City into a real estate speculator, acquiring Fort Lawton at no cost in exchange for a promise to build affordable housing elsewhere, then selling it undeveloped on the open market to pay for the affordable housing. Otherwise, the alternative requires the City to stand aside while the Army sells Fort Lawton to private developers. As such, it is no different from the no-action alternative, and it is no longer clear whether it is at all related to development of affordable housing offsite.

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Alternative 4 has even less of a link than Alternative 3 between acquisition of Fort Lawton and the development of affordable housing offsite. Alternative 4 would require the City to develop Fort Lawton into park space *and* acquire land elsewhere to develop as affordable housing. Particularly since the voters approved creation of the Seattle Parks District with its "Fix it First" mission, it is not obvious that the City has the ability to fund development of a new park *and* the ability to acquire an alternative site—presumably Talaris—for development as affordable housing.

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If the City's selection of alternatives leads to confusion, at least the reason for selecting those alternatives is clear. The Office of Housing is papering over a decision the City Council made no later than 2008 to build an affordable housing project at Fort Lawton. But a lead agency cannot bias its analysis to make its favorite alternative appear to be the only viable

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alternative. SEPA may allow the City a preferred alternative, but it also requires an earnest study of “reasonable alternatives.” The City’s efforts thus far have not begun to meet this requirement.

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The City should acquire Fort Lawton and either develop it as a park or bank it as future park space. We understand that the BRAC allows the City to acquire the land at no cost for development meeting a public purpose, and expansion of Discovery Park is a public goal that the City should pursue.

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The City’s proposed Alternative 4 comes closest to the DPCA’s preferred use for the FLARC, development of the entire site as a public park. The objectionable component is that the proposal is inextricably linked to construction of homeless and affordable housing at an off-site location, the Talaris Conference Center. Housing acknowledges that the site would need to be acquired on the open real estate market at a premium given its location. DPCA is at a loss as to why the City would seek out some of the most expensive real estate in the City to provide affordable housing. Any alternative that relies on acquisition and construction of homeless and affordable housing at Talaris simply does not amount to a *reasonable alternative* under the SEPA Rules. See WAC 197-11440(5)(b).

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DPCA submits that the City should de-link the housing component from Alternative 4, *Public Park On-site*, and study an alternative in the Draft EIS that is strictly about the development of the entire FLARC site as a public park, with no linkage to constructing housing at an off-site location.

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#### IV. City Process: Additional Procedural Irregularities.

##### A. Lack of Transparency

A fundamental tenet of environmental review is that a lead agency provide complete disclosure of environmental consequences of a proposal. *King County v. Washington State Boundary Review Board for King County and City of Black Diamond*, 122 Wn.2d 648, 663-664, 860 P.2d 1024 (1993). In *Black Diamond*, the Washington State Supreme Court cautioned that without such disclosure, “the inertia made by government decisions (made without environmental impacts statements) may carry the project forward regardless.” That inertia is present here.

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In 2010, the Washington State Court of Appeals held that the City failed to provide complete disclosure of the environmental consequences of its decision to adopt Resolution 31086 and the 2008 Fort Lawton Redevelopment Plan, and the Court ordered the City to complete SEPA review. See *Magnolia Neighborhood Planning Council v. City of Seattle*, 155 Wn. App. 305, 316, 230 P.3d 190 (2010).

In 2008-2009, the City proceeded to draft two separate leases with the Archdiocesan Housing Authority (“AHA”), now Catholic Housing Services (“CHS”), to implement Alternative 2. CHS is now the lead developer for housing both homeless individuals and families at Fort

Lawton. The City has characterized these leases as “Legally Binding Agreements” in correspondence to the NPS.

Additional public records obtained by DPCA provide clear evidence that despite the fact that Housing is considering four alternatives in its 2017 EIS Scoping Process, it has already engaged and is actively working with its architect, SMR, to develop site plans to implement Alternative 2. (SMR, Site Plans dated June 19, 2017). DPCA submits this is further evidence that the City’s EIS process is nothing more than a procedural smokescreen to comply with the Court of Appeals’ mandate, while the City moves forward with plans to implement its preferred alternative, Alternative 2. This is precisely the type of governmental action the Court referred to as the “snowballing effect” in the *Black Diamond* case.

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B. Failure to Observe BRAC Procedures - Notice of Intent.

The City’s EIS is predicated on contracting with both Catholic Community Services (“CCS”) and Habitat for Humanity (“HH”) as service providers and housing construction and management partners. However, this was a product of the Notice of Intent (“NOI”) submission and selection process that occurred over ten years ago. The proposal that is now contemplated in Alternative 2 is not what the NOI partners proposed in 2007. It is a distinctly different project in configuration, programming and overall scope. It is not a sustainable proposition that the City can simply default to the earlier NOI partners even though the proposal is now different than what was evaluated under the competitive NOI BRAC process.

In 2006-2007, 55 organizations submitted proposals as part of the NOI process. BRAC procedure affords all organizations a fair opportunity to submit proposals and have them evaluated on equal footing. Today, the Seattle Housing Authority is no longer the master developer at Fort Lawton. Instead, HH has expanded its role as the lead housing partner at Fort Lawton. The Office of Housing has simply ignored BRAC procedure and is now embracing a different master developer and a different housing proposal altogether.

57

BRAC procedure warrants that the NOI process be re-opened to competitive bidding and that a new RFP solicitation process be undertaken to allow the many other stakeholders and providers who are players and entrants in the homeless and low-income housing fields to participate in the process.

C. Improper Reliance Upon Army Corps Environmental Assessment.

The U.S. Army Corps of Engineers’ (“Corps”) Environmental Assessment (“EA”) and Finding of No Significant Impact (“FONSI”) may no longer be relied upon by the City (or the Corps) because they are based on a different project than what is now proposed among the EIS Alternatives. The Corps FONSI relied upon an earlier Traditional Disposal and Reuse Alternative (“TDRA”). The October 18, 2012 FONSI was based on a smaller amount of total housing units (216) and a completely different range and size of housing types. Thus, the EA and FONSI were based on an analysis of different environmental impacts.

58

The TDRA anticipated demolition of all existing structures, and the construction of 125 market-rate units ranging from smaller to large market rate single-family homes, 85 homeless units and 6 low-income townhomes. In contrast, none of the present Proposed EIS Alternatives mirror that proposal. Alternative 2, *Mixed Income Affordable Housing and Park*, proposes up to 235 units, with 75-100 units of affordable rental housing, 50 affordable ownership homes, and 85 units of senior supportive housing. Housing types include Lowrise apartments, rowhouses and townhouses. An increase in the number of total units to be constructed, the change in footprint or size of those structures, and their associated environmental impacts, is a fundamental change in a proposal that requires that any pre-existing environmental analysis be revisited. For these reasons, neither the City nor the Department of the Army can continue to rely on the previous environmental review to support a potential Record of Decision.

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V. Conclusion

Given the serious nature of the irregularities and deficiencies in the BRAC, SEPA, and planning processes outlined here, and given the lack of conformity that the alternatives proffered have to the City's zoning and growth management plans, DPCA believes that the City must revisit its compliance with BRAC, SEPA, and planning requirements and restart the FLARC redevelopment process in a manner that is in accordance with statutes and regulations which govern the process. Likewise, the City must revisit and develop realistic alternatives that are consistent with its zoning regulations, growth plans and master planning documents.

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In light of the above, DPCA requests a meeting with Housing to address these matters and to ensure that the City develop alternatives for the FLARC property that are based on an inclusive, public process.

I am available at (206) 447-6407, and look forward to working with you to schedule such a meeting.

Sincerely,

FOSTER PEPPER PLLC



Joseph A. Brogan

CC: DPCA



Jan. 23, 2018

Friends of Battelle/Talaris  
c/o Janice Sutter  
3933 NE Belvoir Place  
Seattle, WA 98105

City of Seattle  
c/o Lindsay Masters  
Office of Housing  
PO Box 94125  
Seattle, WA 98124-4725

OH\_Comments@seattle.gov

I am a founding member of Friends of Battelle/Talaris. We are a group of Seattle residents responsible for the historic designation of the Battelle/Talaris campus by the State of Washington and the City of Seattle. Historic Seattle sponsored our nomination.

1

We are concerned that the Environmental Impact Statement (EIS) filed on behalf of the proposal to build affordable housing at Fort Lawton adjacent to Discovery Park includes development of low income and multifamily housing on the Battelle/Talaris property as an alternative to the Fort Lawton proposal. (See Alternative 2 and 3).

2

Alternatives 2 and 3 are not a reasonable comparison. The Battelle/Talaris campus has very little in common with the Fort Lawton property

- The Battelle/Talaris campus is private, not public property.

3

- The campus buildings and landscape together are an exceptional example of the influence of Japanese design in the northwest.

4

- The entire campus and buildings are designated historic by Washington State and the City of Seattle. As such, any alterations are subject to the national standards applicable to both designations. At this writing, no such changes have been authorized.

5

- The campus is zoned for only two uses: "An Institute of Advance Study" or "Single Family".

6

- The campus provides a unique opportunity to rehabilitate and daylight Yesler Creek, currently flowing under the property, by re-connecting it with historic Yesler Swamp, recently restored by extensive volunteer efforts.

7

- The access roads to the campus, (also landmarked), are not capable of handling the traffic generated by a housing development. New roads would destroy the property.

8

- The property supports wildlife – including wintering-over waterfowl, an active eagle’s nest, owls, occasional deer and coyotes.

9

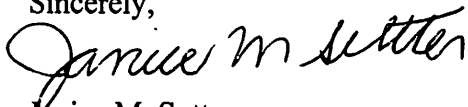
-Contrary to the EIS statement, there are no ‘preliminary plans’ of consequence to develop the property before the Landmarks board, but rather a brief presentation by a potential buyer to build houses and destroy portions of the landscape.

10

For the reasons stated above, the appropriate ‘study’ for Fort Lawton affordable housing should be a publicly owned facility such as Magnuson Park... where such housing is now being developed by rehabilitating existing prior Naval Base housing. Battelle/Talaris is a unique treasure. It is not an appropriate alternative for the Fort Lawton EIS and should not be offered as such.

11

Sincerely,



Janice M. Sutter

For Friends of Battelle/Talaris

## LETTER 4

From: Friends of Discovery Park

Email Address: philip.vogelzang@gmail.com

Subject: Fort Lawton DEIS Comment from Friends of Discovery Park

Dear Councilmember Bagshaw.

The following statement is a consensus opinion by the Board of Trustees of the Friends of Discovery Park regarding the nearby Fort Lawton Army Reserve Center (FLARC) parcel, currently undergoing review by the City of Seattle's Department of Housing.

We believe that the Army Reserve parcel in its entirety should be incorporated into Discovery Park. To accomplish this, we urge that all man-made structures at the site be removed and the site be completely reforested with native trees and understory.

The 30 acre Army Reserve property is now heavily urbanized, with many acres of paved surfaces, buildings, and overlapping fences. As such, it is distinctly unfriendly to the wildlife that lives and reproduces in the nearby forests of Discovery Park and Kiwanis Ravine. The property is uniquely situated between the Kiwanis Ravine and the larger green spaces of Discovery Park. Growing a forest across this site would create a much-needed wildlife corridor between the ship canal, the Ravine, and Discovery Park.

We recognize that there are a variety of competing interests for the use of this property. Suggestions include an environmental learning center (the option we most favor), housing, or other uses like playgrounds, baseball fields, and tennis courts. If one or some combination of these uses become implemented, we ask that any man-built environment on the site be appropriately and sensitively sized allow a forested canopy to develop, using a mosaic of legally protected indigenous plant communities distributed across the entire property.

In conclusion, we believe the best use of the Fort Lawton Army Reserve property would be full incorporation into Discovery Park and management according to its Master Plan.

Sincerely,  
Board of Trustees of the Friends of Discovery Park  
Phil Vogelzang, president

## LETTER 5

From: Gail Luxenberg  
Email Address: [gail.luxenberg@habitatskc.org](mailto:gail.luxenberg@habitatskc.org)  
Subject: Ft. Lawton housing

Habitat for Humanity is honored to be a partner in the City of Seattle's proposal to develop affordable housing at Ft. Lawton. Magnolia is a desired location for all homeowners. Our Habitat homeowners, who are at 30-60% of AMI, will have the opportunity to live in an area that is close to jobs, with transportation at the corner, and with services and schools to support their families. In addition, they will have all the advantage of living in a beautiful place with Discovery Park in the backyard. Our Habitat homeowners are dedicated and supportive neighbors as those who testified at recent hearings demonstrated. They are medical assistants, bank tellers, nurses, pharmacy assistants, early childhood educators, veterans, and the list goes on. Without Habitat they could not afford to buy their own home in King County. Each will welcome the life changing opportunity to live at Ft. Lawton. We are supportive of the City of Seattle and the Office of Housing.

1

Gail Luxenberg, CEO  
Habitat for Humanity Seattle-King County  
560 Naches Ave SW, Suite 110, Renton, WA 98057  
206-673-4537 – [www.habitatskc.org](http://www.habitatskc.org)



January 2, 2018

Lindsay Masters  
Office of Housing  
City of Seattle  
PO Box 94725  
Seattle, WA 98124

RE: Support of Affordable Housing Development at Fort Lawton

Dear Lindsay Masters,

The Housing Development Consortium of Seattle-King County (HDC) thanks the City of Seattle for recognizing that a safe and secure place to call home is vital for people of all incomes by including affordable rental homes and homeownership opportunities in your vision for the redevelopment of Fort Lawton. We fully support affordable housing being developed at Fort Lawton (Alternative 1 in the DEIS) and encourage the city to move forward with this vision.

HDC is a nonprofit membership organization representing 150 private businesses, nonprofit agencies, and public partners who are dedicated to the vision that all people should live in a safe, healthy, and affordable home in a community of opportunity. We very much appreciate Seattle's **work toward achieving this vision**. As the Office of Housing continues to develop its vision for Fort Lawton, we urge you keep affordable housing as a major component.

The Fort Lawton property presents an incredible opportunity to leverage surplus federal **land to help meet our community's growing** affordable housing need and bring more parks and open space to the Magnolia neighborhood. HDC looks forward to our continued work together creating and increasing access to safe, healthy, and affordable homes all across Seattle. Developing new affordable homes at Fort Lawton is an important step towards that goal.

Best regards,

A handwritten signature in black ink, appearing to read "Nicki Olivier Hellenkamp".

Nicki Olivier Hellenkamp  
Mobilization and Policy Manager

A handwritten signature in black ink, appearing to read "Sara Wamsley".

Sara Wamsley  
Policy Associate



Peter J. Eglick  
[eglick@ewlaw.net](mailto:eglick@ewlaw.net)

January 29, 2018

*Via email (OH\_Comments@seattle.gov  
and lindsay.masters@seattle.gov)*

Lindsay Masters  
City of Seattle  
Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

Re: Preliminary Comments on Behalf of The Laurelhurst Community Club Regarding the  
Fort Walton Army Reserve Center Redevelopment Project Draft Environmental Impact  
Statement

Dear Ms. Masters:

The following initial comments are submitted on behalf of the Laurelhurst Community Club (LCC), a nonprofit Washington corporation, concerning the Fort Lawton Army Reserve Center Redevelopment Project Draft Environmental Impact Statement (DEIS). For a century, the Laurelhurst Community Club has represented the interests of its members, the Laurelhurst community, in matters concerning land use, development, and transportation. LCC is governed by a twelve member Board of Trustees, drawn from the community and representative of Laurelhurst's approximately 4500 residents.

1

In usual circumstances LCC would not necessarily comment on this DEIS concerning a proposal so geographically removed from its boundaries. It is doing so in this instance because the DEIS purports to provide SEPA review for "Alternatives" 2 and 3 involving intense development on the Talaris (former Battelle) site. As explained below, the portions of the DEIS that address this are fundamentally flawed and inadequate.

DEIS review of intense Talaris site development has been carried out on a stealth basis. Its inclusion as a proposed development alternative in the DEIS occurred without compliance with basic SEPA procedures including notice to agencies and known community stakeholders in the site.

2

For example, the various notices leading up to issuance of the DEIS made no mention of Talaris. DEIS Technical Appendix A contains elaborate documentation of scoping process notices given to Magnolia residents at their home addresses, but no such measures were undertaken for Laurelhurst residents. The DEIS Chapter 6 Distribution List does not include in its list of “Local Agencies” the Seattle Landmarks Preservation Board and does not list Friends of Battelle or the Laurelhurst Community Club as organizations to which the DEIS was circulated for comment. In fact, LCC only learned about the DEIS intense Talaris site development proposal a few days ago by happenstance and has not been able in the few days available to bring to bear the expert consultant comment that would otherwise be incorporated here.

2,  
cont.

As a result of these and related fundamental shortcomings the DEIS was not prepared in accordance with WAC 197-11-455. LCC reserves all rights in this regard.

The DEIS states: “In considering potential off-site locations for Alternatives 2 and 3, Office of Housing determined that property in the Laurelhurst neighborhood in NE Seattle, the Talaris site was a good candidate. The Talaris site, which was recently put on the market, is one of the few large, contiguous sites available in a residential area of Seattle that would meet the Office of Housing’s objectives and the purpose and need for the project.” However that Office of Housing evaluation apparently did not include basic research concerning the legal status of the site. DEIS at 2-6. The procedural shortcomings in preparation of the DEIS are paralleled by its substantive fundamental flaws. One such flaw is in the DEIS’ failure to disclose the status of the site vis a vis LCC which has a long history of involvement in it.

The site’s status includes LCC’s legal rights as a beneficiary and holder of covenants running with the Talaris site, established per the “Settlement Agreement and Covenants Running with the Land” recorded by Talaris’ predecessor, Battelle Memorial Institute, on the property under King County Recording No. 9111150998. As a result of this binding, recorded Settlement Agreement the site is subject to covenants running with the land governing its development and use. Per the Settlement Agreement, LCC has the right to enforce those covenants. The DEIS Talaris development proposal assumes a rezone of the site, but certain of the Settlement Agreement covenants apply regardless of the site zoning.

3

Issues concerning use and development of the site and/or the Settlement Agreement have been the subject of at least three superior court lawsuits over the last four decades involving LCC and the site owners. All of this is a matter of legal record, readily found in superior court files and the land records for the Talaris site. It is therefore particularly disappointing that the DEIS provides none of this information which directly informs on the non-feasibility of such intensive development of the site.

The DEIS description of the Talaris site’s status under the Seattle Landmarks Preservation Code is also deficient. The Seattle Landmarks Preservation Board’s 2015 minutes mentioning prior designation of the site and the “controls and incentives” process are cited/noted

4

in passing. That designation includes not just specific buildings but the site as a whole. However, there is neither full description of the landmark nomination and the Board's designation decision based on it, nor useful discussion of their scope and broad effect. The mistaken impression given is that the designation is not a significant obstacle to intensive development along the lines of Alternatives 2 and 3. However, as a matter of law and fact, it is. Landscape elements, roadway/access configurations, and the like are not only subject to the Settlement Agreement, but are also subject to preservation per the landmark designation. See DEIS Section 3.6-40. The DEIS mentions this in passing, but does not provide decision-makers a reasoned discussion of what these protections mean and the consequences both for the Talaris site and for the City's landmarks program were the City to sweep them aside as the DEIS suggests can occur. In addition to compliance with City code as a factor, the Seattle landmarks program's federal certification, which periodically comes up for renewal, depends on showing a record of implementation. This could be questioned if a significant site designation such as for the Talaris site could be as easily swept aside as implied by the DEIS.

4,  
cont.

Per WAC 197-11-792(1)(b)(ii) EIS alternatives are supposed to be "reasonable courses of action." WAC 197-11-786 defines "reasonable alternative" as "an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation." Had proper scoping notice been given and had that notice included entities with a recorded legal and/or regulatory interest in the site, such as LCC, they would have explained that the Talaris site does not meet this definition. Further, the targeting of the Talaris site is particularly ill-advised, even odd, when considered in light of the City's current and longstanding ownership of Magnuson Park. Magnuson Park conspicuously was not selected for "alternative" consideration, even though it is a large holding, is already owned by the City, and contains substantial areas less encumbered and more suited as an alternative than the Talaris site.

5

The DEIS states that:

Potential redevelopment of the Talaris site is studied only as an example of a possible off-site alternative. It is provided in order to conceptually analyze probable adverse impacts that would be expected with redevelopment at that site or other off-site locations in the City. As allowed by SEPA, the analysis of the Talaris site is less detailed than the analysis of the Fort Lawton site. Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing.

DEIS at 2-6. What is missing from this statement is a clear commitment that the "additional more detailed SEPA review of the Talaris site" would require preparation and circulation for comment of a new DEIS – not just adoption of an MDNS or Addendum. If this acknowledgment were included in the Fort Lawton FEIS it would go far to address concerns. In its absence, the Fort Lawton EIS must be recognized as inadequate with regard to its review of the Talaris development alternatives.

6



The DEIS analysis is skewed by repeated references such as the one quoted below to “environmental justice” as a factor supporting intensive Talaris development:

The site would not be redeveloped at this time, and environmental justice conditions would continue as under existing conditions. The opportunity to provide affordable housing in the Laurelhurst neighborhood, and the positive impacts of diversifying a neighborhood that is disproportionately occupied by higher income households, would not be realized.

DEIS at 1-16.

Such references are political statements rather than objective analyses of recognized environmental factors that are properly included in an EIS.

Further, the DEIS offers only flimsy bases unsupported by valid comparative data for its “environmental justice” premises. The “study” relied upon in the DEIS is not a typical peer-reviewed academic study, but combines historical reportage with advocacy journalism. Further, what it reports concerning the past history of racially restrictive covenants throughout the City of Seattle does not support the DEIS assumption that Laurelhurst is currently a venue for true “environmental injustice”. The economic realities attendant to a neighborhood with numerous water views and other amenities of value in the post-“Boeing bust” real estate market do not equate to “environmental injustice.”

The DEIS assumes without analysis that any “environmental injustice” in Laurelhurst, e.g. in the form of a scarcity of affordable housing, is a consequence of covenants and discrimination of almost 100 years ago. At the same time, the DEIS fails to acknowledge or analyze the far more immediate effect of City policies and approvals. For example, the City has allowed demolition of affordable housing in Laurelhurst, such as Laurelon Terrace, over the strong objections of LCC. In general, the City’s zoning actions and approvals of Major Institution expansions, causative agents for loss of affordable housing, are not recognized at all. Meanwhile, the DEIS improperly includes politically expedient, unfair and inflammatory accusations that any lack of affordable housing in the Laurelhurst neighborhood is the community’s fault and a product of bigotry.

Finally, it appears that the DEIS consideration of traffic with regard to intensive Talaris development is based on “quick and dirty” analysis without detailed fresh data to take into account the effects of recent developments. This is a fundamental shortcoming especially for a street system known to be heavily impacted already, with failing intersections.

The DEIS should be revised and recirculated for public comment before an FEIS is issued. Failure to do so could result in litigation that would have not been necessary but for the

7

8

9

EGLICK & WHITED PLLC

January 29, 2018

Page 5 of 5

fundamental and needless flaws in preparation of the DEIS and in the failures to give notice to obvious local agency and community stakeholders.

**9,  
cont.**

Sincerely,

EGLICK & WHITED PLLC

A handwritten signature in black ink, appearing to read "P. Eglick", is written over a faint, rectangular background.

Peter J. Eglick

cc: Laurelhurst Community Club



## Magnolia Community Council

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For Immediate Release  
January 19, 2018

Consistent with its mission "to monitor private or governmental activities that affect the quality of life in Magnolia and to take appropriate action to further or protect the interests of the community," the Board of Trustees of the Magnolia Community Council (MCC) voted on Tuesday, January 16th, 2018, to support Alternative 1, the Preferred Alternative of the Draft Environmental Impact Statement for the Fort Lawton Army Reserve Development.

The fate of the Army Reserve site at Fort Lawton has been a topic of intense interest to the Magnolia community over the course of many years. The MCC Board has reviewed the process and alternatives, and joins in supporting the Preferred Alternative of affordable housing and new park land so that we may be proactive stakeholders in solving community concerns for transportation improvements, bringing amenities to the site, and building a welcoming community for all.

The Board of Trustees will continue to engage with the community to bring forward suggestions and solutions that will make this project a success. Community members are encouraged to engage in careful reviews of the options and provide written comments as provided below:

- **The City of Seattle is holding a 45-day comment period that extends through 5:00 PM January 29<sup>th</sup>, 2018. Comments may be submitted via email to [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov) or via mail to: Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725. These comments will help the City to improve the completeness, accuracy, and objectivity of the analysis.**

Contact: <http://magnoliacommunitycouncil.org/contact/>



January 24, 2018

Lindsay Masters, Project Manager  
Office of Housing  
Via email to: OH\_Comments@seattle.gov

Dear Ms. Masters,

The Master Builders Association of King and Snohomish Counties (MBA) supports the Fort Lawton redevelopment proposal. At the MBA, we believe that increasing housing opportunities and improving livability can go together, and that the efficiency and green synergies of concentrating people near jobs, services and transit is positive. The more people living in our neighborhoods, the more diversity we will have, and the more likely we will have great community gathering places and services -- like restaurants, grocery stores, book stores, movie theaters, interesting retail, and transportation options -- that make owning a car optional.

Housing at Fort Lawton would allow more options for people who work in the city and want to live there (nurses, teachers, police officers, restaurant and retail workers, office workers, plumbers, electricians, hair stylists, social workers, etc.) People who help us -- and who are a part of our lives every day -- deserve a place to call home, and they might want to live in Magnolia. **We write to express support for the Fort Lawton DEIS, Alternative 1, the Preferred Alternative, which includes Mixed Income Affordable Housing and Public Park Uses Onsite.**

The MBA is the largest residential home builders' association in the United States. With nearly 3,000-member companies, the MBA is dedicated to membership value, housing advocacy, community service, and financial stewardship throughout the Puget Sound region. The MBA strives to make the quality of life in the Puget Sound region among the best places in the world to live. We commit to ensure that all people can attain housing. We pledge to make positive impacts through our advocacy, community, and philanthropic outreach efforts. We will remain the regional leader in residential and green building advancements. Our duty is to make certain everyone has access to a healthy and productive place to call home.

It would be a positive development for the city if we could help people understand the benefits of more housing, so that they will accept and embrace change. The MBA supports creative ways to build more housing in our neighborhoods -- offering a variety of living options for people from all walks of life. If we don't support and allow more housing for all types of people in our neighborhoods, we will have to grow outwards. Many people would prefer to live close to work, and not commute for long hours. But if they don't have viable options in the city, then it seems they don't have and will not have a choice. We encourage open and thoughtful conversations about this, so we can find common ground. More housing can be inclusive and build community. It is not synonymous with crime and decay. It should not be cast as an either/or choice.

Sincerely,

A handwritten signature in black ink that reads 'Patricia Akiyama'. The signature is fluid and cursive, with the first name 'Patricia' being more prominent than the last name 'Akiyama'.

Patricia Akiyama  
External Relations Manager

cc: Seattle City Councilmember Sally Bagshaw  
Seattle City Councilmember Rob Johnson  
Seattle City Councilmember Teresa Mosqueda



25 January 2018

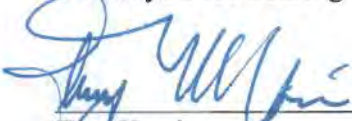
To: Lindsay Masters  
*Office of Housing*

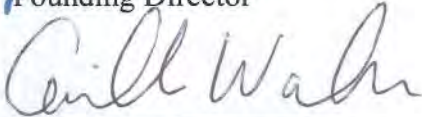
Real Change unequivocally supports the Fort Lawton Development Proposal "A". Many of our vendors would be positively impacted by the development of low-income housing in Magnolia. While we support this project proposal, we realize the proposal does not remotely meet the scale of the need; we would like to see several thousand homes built in this area. Now is the time to respond swiftly and adequately to the homelessness crisis in Seattle that is endangering and ending the lives of our neighbors. We cannot afford to wait.


1

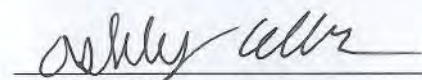
Enclosed you will find 58 postcards in support of Development Proposal "A" by our Real Change Vendors.

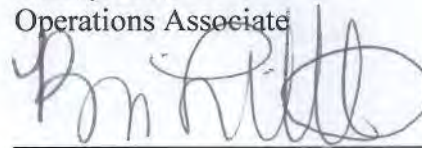
Thank you for hearing us.

  
Tim Harris  
Founding Director

  
Camilla Walter  
Development Director

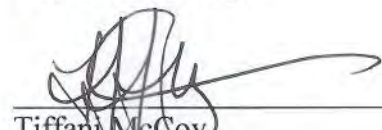
  
Neal Lampi  
Field Organizer

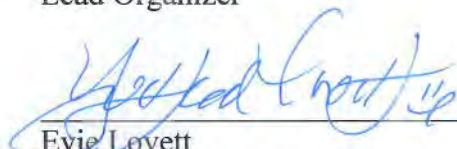
  
Ashley Eller  
Operations Associate

  
Bri Little  
Advocacy and Organizing Associate

  
Shelley Dooley  
Managing Director

  
Jenn Romo  
Volunteer Manager

  
Tiffani McCoy  
Lead Organizer

  
Evie Lovett  
Vendor Support Specialist

  
Gretchen Schultz  
Direct Service Support Specialist



To Lindsay Masters,  
*Office of Housing,*

My name is

*Lyone Kenney*

and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



To Lindsay Masters,  
*Office of Housing,*

My name is *ZACKARY TUTWILER*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us,

*ZACKARY TUTWILER*



To Lindsay Masters,

Office of Housing,

My name is *Erin LaBrecche*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



To Lindsay Masters,

Office of Housing,

My name is *Zeal*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us

*Zeal*



To Lindsay Masters,

Office of Housing,

My name is *Yvette Kenney*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



To Lindsay Masters,

Office of Housing,

My name is *Ramon Lopez*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us





To Lindsay Masters,  
Office of Housing,

My name is *Candy*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

*Please do this as soon as you can.*  
Thank you for hearing us

*Candy*



To Lindsay Masters,  
Office of Housing,

My name is *Kirk W Byrd*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



My name is *Willie Jones*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



Office of Housing,

My name is *Michael Mario*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us





To Lindsay Masters,  
Office of Housing,

My name is *Tony Elmore*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



To Lindsay Masters,  
Office of Housing,

My name is *Art Ermeloff*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



12412

*DENNIS WILSEY*

To Lindsay Masters,  
Office of Housing,

My name is  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



Office of Housing,

My name is *Patrick Lynch*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us





To Lindsay Masters,  
Office of Housing,

My name is

and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us

*Dave Walker*  
DAVE WALKER



To Lindsay Masters,  
Office of Housing,

My name is

and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



To Lindsay Masters,  
Office of Housing,

My name is *Darryl Manassa*  
and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



To Lindsay Masters,  
Office of Housing,

My name is

and I am a vendor with Real Change.

We support the Fort Lawton Development Proposal A, but would like to see thousands of homes built in this area. You know that we are in the midst of a housing crisis, and we need bold housing proposals to begin to address the housing shortage.

Thank you for hearing us



## LETTER 11

From: Katya Adams  
Email Address: katernaadams@yahoo.com  
Subject: Fort Lawton Redevelopment

To Whom It May Concern,

To the extent the DEIS is accurate, the results of the DEIS confirms the general public opinion that Fort Lawton should remain available to the public. Privatization of this jewel of a piece of land is irresponsible public policy.

Fort Lawton is so integrated with Discover Park that the public does not realize that it is a separate piece of property. To the average member of the public, Fort Lawton and Discovery Park are one of the same. Just as people walk through Discovery Park to see the majestic western views of Puget Sound and the Olympic Mountains, people also visit Fort Lawton to enjoy its sweeping views of Salmon Bay and Puget Sound. The view from Fort Lawton cannot be found on any other piece of public property. The uncontested largest impact of Alternatives 1 and 2 are not even mentioned in the DEIS. Specifically, the DEIS says nothing of what the public will lose as a result of the privatization of prime public land to benefit a few individuals.

1

The Fort Lawton property has long been used a forested natural area. It is inconsistent not only with the current use of the area but also the unique, history of the location to allow multifamily development on a property that was historically public. Fort Lawton is public and it is unique. Privatization of this land will forever deprive the public of a rare treasure. Sure, Seattle needs additional housing, but the cost of ripping Fort Lawton from the hands of the public does not justify the inconsequential and ephemeral effect on the current need for housing.

Seattle has many needs, not just housing. Seattle suffers from a lack of parks for its current population. My three children play sports year round. Their leagues struggle to find adequate places to practice, often being forced to divide fields to give at least some field time to every team. Not providing more fields deprives children of the ability to fully engage in healthy activities. We need fields for the current population. A build-at-any-cost approach (i.e., Alternatives 1 and 2) only exacerbates the problems the city already has.

2

Further, Alternatives 1 and 2 are inconsistent with Seattle's Comprehensive Plan and the Seattle Municipal Code (SMC).

3

Alternative 3 is clearly the best alternative of the choices given. Alternative 3 balances the need for additional housing while addressing the lack of field space in Magnolia and the surrounding neighborhoods. Some may argue that Alternative 3 is too expensive due to the cost of acquiring alternative land for affordable housing. Such arguments, however, fail to recognize the value of the Fort Lawton land and what the public loses. The myopic plan to tear Fort Lawton from the public's hands to add a minute and temporary benefit toward housing goals is alarmingly irresponsible.

4

In addition, the DEIS fails to take into consideration the Discovery Park Master plan. This failure is documented in other public comments being submitted and won't be repeated here. As such, the DEIS is incomplete and inadequate to satisfy SEPA.

5

The DEIS also ignores the cumulative impacts of Alternatives 1 and 2 when considered with other past, present, and foreseeable future actions. For example, the DEIS fails to take into account at least the following: (1) the arrival of Expedia to Interbay; (2) the effect on traffic in light of recent traffic revisions (the DEIS is based on data from Magnolia roads prior to recent lane restrictions that were implemented); (3) the effect of zoning changes resulting in higher density; (4) pending legislative changes with respect to land use in Magnolia; (5) the upcoming school capacity problems, even after the opening of Magnolia Elementary and Lincoln; and (6) the inevitable loss of the Magnolia Bridge, which the City of Seattle has noted is “subject to catastrophic failure” at the next earthquake and which is not planned to be replaced.

6

The DEIS also fails to consider the effect of the proposed Fort Lawton development on the remainder of Magnolia, such as the sole three access points from outside the neighborhood, especially in light of a failure of any of the bridges that connects Magnolia to other neighborhoods.

7

The DEIS also makes significant factual errors, such regarding the views of Fort Lawton and the Fort Lawton cemetery and a lack of affordable housing in the neighborhood. Of particular concern is that statements in the DEIS appear to perpetuate the myth that Magnolia is exclusive and expensive, with no access to affordable housing for those with low incomes. The facts, however, show that Magnolia is basically average for Seattle when it comes to the cost of living.

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It is clear that Alternatives 1 and 2 will have significant impacts and will require significant, expensive mitigation. The addition of hundreds of residents in a high-density development will drastically impact an area now zoned as single family.

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One of the most concerning parts of the DEIS is that it is misleading, presumably so as to garner public support for a project that will deprive the public of use of this valuable land. Specifically, the DEIS indicates that there will be units of housing for homeless seniors. However, it has later come to light that the housing would not be limited to seniors. This misleading of the public is deeply concerning.

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I also take issue with listing of the Talaris site for Alternative 3. It appears that the site was selected simply for optics, namely, to make it seem like the most reasonable alternative was not, in fact, reasonable. This is simply not true and the selection of Talaris is misleading, apparently intentionally so. There are numerous alternatives for affordable housing, both in and around Magnolia and in other neighborhoods, especially large portions of land that can be rezoned for residential use. While alternatives may require the purchase of property, there was clearly no effort to examine any reasonable alternatives has been put forth. Given the cost to the public of Alternatives 1 and 2, alternatives involving the purchase of land for affordable housing should have been explored.

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As one example, a very reasonable alternative would be to place a school on Fort Lawton, which is desperately needed. A school would serve many more people than a small number of houses. The surrounding land could be used to fill the current needs for athletic fields and other space for active recreation, of which there is a severe lack in Magnolia. While the city went through the motions of considering a school, they asked the School Board the wrong questions and, consequently, did not get accurate answers. As such, there was never any real consideration of a school on the property. This failure of the city officials to sincerely consider a school on the property is very concerning.

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In summary, Alternatives 1 and 2 in the DEIS are unreasonable due to their cost to the public and the

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impacts that will require substantial and significant mitigation. Of all plans put forth, developing Fort Lawton into a park or incorporating it into Discovery Park, with affordable housing being placed at better location is the clear winner in almost every dimension. A school surrounded by parks would be an even better alternative that should have been considered in the DEIS (e.g., with the land first being used as athletic fields until the School District can finance the construction of the building). The city should not allow Fort Lawton to be privatized for a minute and temporary effect on housing numbers at the expensive of depriving the public of this jewel.

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Best Regards,  
Katya Adams

## LETTER 12

From: Scott Adams  
Email Address: ScottAdams@dwt.com  
Subject: Comments on DEIS for Fort Lawton Redevelopment

To Whom It May Concern:

Fort Lawton is, for all intents and purposes, a component of Discovery Park, even if it is not officially designated as such. It is directly adjacent to Discovery Park and, for all practical purposes, is used by the public as park land. Many people currently use the land at Ft. Lawton for recreation. On any given day, you will find people using Ft. Lawton to exercise, play with their dogs, fly kites, picnic, or otherwise enjoy its magnificent views of Puget Sound, Salmon Bay, the Salmon Bay bridge, and the surrounding hills. No public space in Seattle has the unique views in the middle of nature as Ft. Lawton.

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Alternatives 1 and 2, if implemented, would deprive the public of this unique and majestic space, instead giving the land to private parties. Any public official involved in this project should visit Ft. Lawton to see what the public would lose if Alternatives 1 and 2 are implemented. While Alternatives 1 and 2 are certainly well-intentioned and understandable given the difficulties Seattle faces with its rapid growth, the benefits afforded a few private individuals does not even come close to justifying the loss to the public.

Taking Various Environmental Impacts as they appear in the DEIS, the following are some notable points:

### Section 3.6 (Land Use)

In Section 3.6, the DEIS concludes that "New park facilities (particularly multi-use fields) would result in increased activity levels on the site, greater than under Alternative 1." The DEIS also concludes that activity levels under Alternative 2 "would be less than Alternative 1." In other words, Alternative 3 provides clear advantages to the public over Alternatives 1 and 2. This is undeniably a correct conclusion in the DEIS.

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However, the DEIS does not adequately convey the magnitude of the advantages of Alternative 3 over Alternatives 1 and 2 with respect to land use. Magnolia and the surrounding neighborhoods currently lack sufficient playing field capacity. As a youth soccer coach, I experienced this first hand when, due to a lack of field capacity, my teams were able to practice only one hour per week on half of a reduced-size soccer field. The players wanted additional practice time, but space was simply unavailable. There is simply no other public land in the area that can address this current need for additional field capacity. When taking into account the current growth projections of Magnolia and surrounding neighborhoods

due to upzoning and other land use changes, the advantages of Alternative 3 over Alternative 1 and 2 become abundantly clear. Simply put, Magnolia and the surrounding areas desperately need additional multi-use fields to accommodate both the current needs and future needs. Alternatives 1 and 2 exacerbate the problems caused by the current lack of multi-field infrastructure by adding additional families into the area without accommodate for the additional families' needs for public infrastructure, such as multi-use fields.

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The DEIS also contains an error with respect to Alternative 4. According to the DEIS, land use for Alternative 4 "would continue as under existing conditions." This is an incorrect statement. As a frequent visitor to Discovery Park, as the population of Seattle grows, more and more people visit Ft. Lawton, either for parking to visit Discovery Park or to use the land at Ft. Lawton. Thus, given current growth trends, public activity at Ft. Lawton will increase under Alternative 4. Given small amount of park space in Alternatives 1 and 2, Alternative 4 would also hold advantages over Alternatives 1 and 2 with respect to land use.

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### Section 3.7 (Aesthetics/Visual Resources)

The impacts to the Aesthetics and Visual Resources clearly favor Alternatives 3 and 4. The land at Ft. Lawton provides majestic views of Puget Sound, Salmon Bay, the Salmon Bay bridge, and the surrounding hills. These views are unique to Ft. Lawton and not available in any other public space. Alternatives 3 and 4 preserve these views for the public whereas Alternatives 1 and 2 deprive the public from these views through the privatization of public land and the additional private structures that would be constructed.

The DEIS contains many factually incorrect statements that require correction. For example, under Alternative 3, the DEIS states that "[n]o view impacts are anticipated since no building development would occur on the site." This is clearly erroneous. Under Alternative 3, there would be significant and substantial positive impacts. The unique majestic views of Ft. Lawton are obstructed in places by the existing structures on the site. The removal of these structures would open up the views from many vantage points, thereby improving the public's access to views available from no other public space. This would give the public more access to views of Puget Sound, Salmon Bay, the Salmon Bay Bridge, and the Ballard Locks.

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With respect to Alternatives 1 and 2, the DEIS states "[n]o significant view impacts are expected, including on vies protected by the city." This statement is also clearly erroneous. Alternatives 1 and 2 would both allow for many additional structures to be placed on the land. These structures will block the views from most vantage points. While views may be available from some vantage points under Alternatives 1 and 2, the views available to the public will be extremely limited under the current plans. Not only will the amount of space from the views are available significantly decrease, but the views themselves will be limited by structures, vegetation, and vantage point.

In summary, with respect to Aesthetics and Visual Resources, Alternative 3 provides significant and substantial advantages over the remaining alternatives. Alternative 4, while trailing Alternative 3 by a significant amount, also provides significant and substantial advantages over Alternatives 1 and 2. Alternatives 1 and 2 are severely detrimental to the Aesthetics and Visual Resources at the site due to the harmful effects on the public's enjoyment of the unique view of Puget Sound, Salmon Bay, and the surrounding landscape and landmarks.

### Section 3.8 (Recreation/Open Space)

The impacts listed in the DEIS unquestionably favor Alternatives 3 and 4, with Alternative 3's impacts being significantly better than Alternative 4 and Alternative 4 being significantly better than Alternatives 1 and 2.

To begin, Alternative 3 includes more than 34% park and recreation facilities than Alternative 1. This breaks down to Alternative 3 providing (relative to Alternative 1) 31% more space for passive recreation and 49% more space for active recreation. The positive impact of Alternative 3 is especially notable given the dire lack of space for active recreation in the area. Given the current inadequacy of park and recreational facilities in the area which will be exacerbated by the current population growth in the area, the additional 34% park and recreation space provides a clear benefit over Alternative 1.

The comments on Alternative 4 are misleading and understate the benefits of Alternative 4 over Alternatives 1 and 2. Specifically, while it is true that no additional park or recreation demand would be satisfied, the DEIS fails to recognize that Ft. Lawton is currently used by the public as park and recreational space. Thus, while not as beneficial as Alternative 3, Alternative 4 goes a long way toward satisfying demand in the area.

Similarly, the comments on Alternative 1 and 2 are misleading and fail to state negative impacts of the Alternatives 1 and 2 with regards to recreation and open space. As noted, Ft. Lawton is currently used as recreational space by the public, even if it is not officially designated as such. Environmental impacts need to address not only the impacts of what is being added, but the impacts of what is being taken away. Alternatives 1 and 2 remove much space from the public use. This is a significant negative impact that needs to be addressed by quantification of the amount of space now available to the public related to the amount of space that would be taken away.

### Section 3.9 (Historic and Cultural Resources)

The DEIS contains factual errors and inadequate analysis. For example, the DEIS states that "[t]he adjacent Fort Lawton Cemetery would not be indirectly (e.g., visually) affected by redevelopment under Alternative 1." This factual statement is clearly erroneous. Fort Lawton Cemetery overlooks Fort Lawton and has many of the same views of Puget Sound, Salmon Bay, and the surrounding landscape and landmarks. Similarly, large portions of the cemetery are visible from Fort Lawton. There is a forest buffer, but it is thin and the views are highly visible through the buffer. All of Alternatives 1, 2 and 3 would significantly affect these views.

Taking the changed views of Fort Lawton Cemetery into account, Alternative 3 clearly has positive impact, Alternative 4 has little or no impact, and Alternatives 1 and 2 have negative impacts. Alternative 3 would open up views of the cemetery, whereas Alternatives 1 and 2 would close views of the cemetery from much of Fort Lawton. Given the historical significance of the cemetery, these impacts are significant.

With respect to views from the cemetery, Alternative 3 would provide views over public park land whereas Alternatives 1 and 2 would provide views over private residences. It goes without saying that views over park land are a benefit (relative to the current state) whereas views over private residences are a detriment.

In addition, the DEIS fails to take into account historical significance of the site for Alternatives 1, 2 and 3. Being a military fort during significant historical periods (e.g., the 20th century), development on the site requires consideration of the impacts as they pertain to the historical significance of the site. While I



am not a historian and do not feel qualified to evaluate such impacts, analysis from qualified needs to be performed to ensure the cost of losing a historical site outweighs the benefits. The DEIS is deficient in this regard.

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#### Section 3.10 (Transportation)

The DEIS is woefully inadequate and inaccurate regarding transportation. The analysis in the DEIS is faulty, resulting in substantially underestimating negative impacts on traffic.

To begin, the analysis summarized in the DEIS was based on data gathered before major traffic revisions in Magnolia that have resulted in significant additional traffic congestion. These revisions include lane reductions and bike lane additions on the roads near Fort Lawton (Emerson Street, Gilman Avenue, and Government Way). As such, the analysis has incorrect data and, therefore, necessarily results in unreliable conclusions.

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The errors in the transportation analysis reflected in the DEIS are such that they underestimate the actual effects for Alternatives 1, 2, and 3. For example, it is well-known that after the above-mentioned traffic revisions, there has been a noticeable increase in traffic congestion on the revised roads. The draft DEIS does not take into account the effect on traffic on the revised roadways. There will clearly be a significant negative for Alternatives 1 and 2, and a negative impact by Alternative 3, with Alternative 3's negative impact possibly being insignificant due to the likely use of the park occurring during off-peak hours. The magnitude of the Alternative 1 and 2 proposals needs to be analyzed based on the current roads, not past roads.

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, the traffic estimates during peak hours are unjustified and appear to be clearly erroneous. For example, Alternative 1 proposes 238 housing units. Given the poor public transportation available (i.e., only bus service to downtown Seattle), it is likely that automobiles will be needed for a significant amount of the households. The DEIS estimate of 64 AM peak-hour trips is clearly a significant underestimate of the actual numbers, likely due to extrapolation from data of other areas of the city that do not compare due to significant differences and a failure to take into account not only traffic leaving the new households, but employee and vendor traffic coming into the area at peak times. Similar errors are likely present for the peak PM traffic estimates.

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Further, the DEIS inaccurately states that existing bus service is adequate to handle the increase in ridership in Alternatives 1 and 2. The current bus service is currently at and often over capacity. Riders frequently are unable to board busses that arrive already full. While Fort Lawton is at the beginning of the line for the 33 bus, meaning that residents of Fort Lawton will be able to board, there will be additional times when citizens further down the line will not be able to board due to the increased ridership caused by Alternatives 1 and 2. Alternatives 1 and 2 do not include any plans for addressing the significant negative impacts on current levels of bus service.

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One of the most glaring errors in the DEIS concerns a lack of consideration of the Magnolia Bridge. Currently, there are three roads into Magnolia, with most of the traffic entering on the Magnolia Bridge. The City of Seattle has studied the bridge's construction and concluded that the Magnolia Bridge is "subject to catastrophic failure" at the next earthquake (<https://www.seattle.gov/transportation/projects-and-programs/programs/bridges-stairs-and-other-structures/bridges/magnolia-bridge-planning-study>). No current plans to replace the Magnolia Bridge, even in the event of failure, are in place. In other words, while scientists are unable to pinpoint exactly when the Magnolia Bridge will fail, it is inevitable and not speculative that it will, with no replacement available. When it fails, one hundred percent of traffic to and from Magnolia will use either the Davis

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Street or Emerson Street entrances to the neighborhood.	13, cont.
The DEIS fails to take into account traffic projections for the time after failure of the Magnolia Bridge. Alternatives 1 and 2 will clearly add traffic to the neighborhood. Given the volume that will be entering/exiting Magnolia on Emerson Street (the closest entrance to Fort Lawton), it is unreasonable to add such a volume of housing without any way of addressing the impact the additional housing will have on post-Magnolia-Bridge-failure traffic. If Alternatives 1 and 2 are to be seriously considered, those plans need to also include measures to address the traffic added by the additional housing and requisite environmental impact statements need to address such measures.	14
Another error in the DEIS is a failure to state the positive impact on transportation of Alternative 3. Specifically, automobile traffic currently avoids travel through Fort Lawton due to poor road maintenance (potholes) and harsh speed bumps near the southeast entrance. These issues would likely be addressed by Alternative 3 without the adverse impact of additional traffic in the area.	15
Yet another error in the DEIS is that it fails to take into account peak time traffic generated by a school on the property. The city has reached agreement with Seattle Public Schools to allow six acres for a new school under Alternative 1. While a school is desperately needed for the neighborhood, especially if new housing is going to be added, to be adequate for SEPA, a DEIS must take a school into account. Generally, considering the impacts of each alternative on traffic, Alternative 3 is clearly the most beneficial. It helps alleviate current traffic issues without exacerbation caused by additional housing.	16
Section 3.11 (Public Services) Of the alternatives that involve development of Fort Lawton, Alternative 3 has the least increased demand of police, fire, and other public services. This is acknowledged in the DEIS. It is well known that the City of Seattle lacks sufficient public resources, especially police resources. No alternatives have any measures for addressing increased demand for public services. Therefore, the effect on public services should be given significant weight in the decision making process.	17
It should also be noted that, for Alternatives 1 and 2, the DEIS states that "Seattle Police Department (SPD) has the capacity to meet the increased police service needs." This is clearly erroneous. It is well-known that SPD lacks capacity to meet the current needs, let alone additional needs caused by additional housing, especially homeless housing which is known to require additional police resources. The effects on the public schools are also significantly understated in the DEIS. A projection of 41 students clearly understates the number of students. Further, even assuming for the sake of argument that the projection of 41 students is correct, Magnolia schools are currently at capacity and projected to be over capacity, even with the re-opening of Magnolia Elementary. These projections don't even take into account the upzoning trend in Magnolia and other factors resulting in increased density. There is simply insignificant school infrastructure for the current population. Alternatives 1 and 2 lack any measures to address this issue. Any plan to add substantial housing in the neighborhood without the addition of a school is simply irresponsible.	18
Moreover, the city has reached an understanding with Seattle Public Schools to include six acres for the purpose of putting a school. The DEIS does not take into account any school on the Fort Lawton property, thus the DEIS is inadequate for the current plan. For Alternatives 1 or 2 to be at all reasonable, they must include plans for a school on or off the property to absorb the additional students. The DEIS fails to address (1) the negative impacts if no school is added and (2) the impacts of a school if one is added. In other words, the DEIS fails to adequately address the environmental impacts of a new school	19
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or lack thereof.

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cont.

### Section 3.13 (Housing and Socioeconomics)

The DEIS fails to take into account the temporary nature of the affordable housing that Alternative 1 provides. With its location and majestic views, the current plan will effectively create single family homes and townhomes valued at over \$1 Million each, based on current house prices in the neighborhood. Once this land becomes private, the housing will no longer be affordable. While Habitat for Humanity has measures in place to encourage properties to remain affordable (e.g., right of first refusal should an owner sell), such measures will be ineffective at Fort Lawton to keep the housing affordable. As an example, even though Habitat for Humanity has a right of first refusal to purchase a property that an owner wishes to sell, there is no incentive for Habitat for Humanity to do so. Their money would be much better spent purchasing properties without majestic views of Salmon Bay and Puget Sound to go further in providing affordable housing. Similar effects can be seen with any property in Fort Lawton that will be conveyed to a private party, whether an organization or individual. In other words, the nature of the property at Fort Lawton means that it is only a matter of time (likely a relatively short amount of time) before the housing at Fort Lawton goes from being affordable to not affordable. The statement in the DEIS that “The new housing would contribute towards meeting the City’s overall housing plans and targets for affordable housing based on anticipated growth by 2035” is likely false since the housing additions are unlikely to remain affordable by 2035. Consequently, any benefits caused by this ephemeral addition of affordable housing should be weighed minimally in the decision making process.

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### Summary

While the DEIS is inaccurate and ineffective for its intended purposes, the information it does accurately contain clearly favors Alternative 3. Alternative 3 provides both affordable housing while preventing the transfer of a unique public space into private hands. For these reasons, I sincerely urge those involved to proceed with Alternative 3 (possibly with the addition of a school).

Sincerely,

Scott Adams

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## LETTER 13

From: Matt Adkins

Email Address: matthew.t.adkins@gmail.com

Subject: Supporters for Affordable Housing at Fort Lawton!

Hello,

Please see the attached petition that includes a list of neighbors who support affordable housing at Ft. Lawton (Alternative 1). The neighbors listed in the petition live quite near to Magnolia and Ft. Lawton and are great supporters of affordable housing there.

Thank you!

Matt Adkins

Queen Anne

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## We Support Affordable Housing at Fort Lawton

We support the construction of affordable housing at the Fort Lawton Army Reserve Center site in Magnolia as outlined in the Alternative 1 (Preferred Alternative) in the Draft Environmental Impact Statement (DEIS).

We know that Seattle is facing a terrible homelessness crisis that is forcing many of our neighbors to live without a home. The land that will be given to the city for free in this project presents a great opportunity to build at least 238 homes to be used by our neighbors.

Letter sent to: OH\_Comments@seattle.gov by January 29, 2018  
<https://www.seattle.gov/housing/ft-lawton>

Name	Neighborhood
Matt Adkins	Uptown (Lower Queen Anne)
Robert Cruickshank	Greenwood
Summer Stinson	Phinney Ridge
Ainsley Bourque Olson	Ballard
Eliot Olson	Ballard
Scott Alsbach	Capitol Hill
April DeNovo	Crown Hill / Greenwood
Anne Engstrom	Greenwood
Jamie Clausen	Phinney Ridge
Don Burress	Greenwood
John Spinoso	Ballard
Kevin Connor	Ballard
Shirley Kay Morrison	Queen Anne
Rachel Jackson	Ballard (Sunset Hill)
Chris Covert-Bowlds	Greenwood

## We Support Affordable Housing at Fort Lawton

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Letter sent to: OH\_Comments@seattle.gov by January 29, 2018  
<https://www.seattle.gov/housing/ft-lawton>

Name	Neighborhood
Matt Adkins	Uptown (Lower Queen Anne)
Jeremy Sinsley	Greenwood
Karen Schneider	Greenwood
Constance McBarron	Loyal Heights
BRITTNEY BOLLAY	QUEEN ANNE
Jeff Manson	Ballard
Terri Sues	Northgate
Angela Gohn	Ballard
Mary Jane	Queen Anne
Susan Casey	Queen Anne

## LETTER 14

From: Celena Adler  
Email Address: celenaadler@gmail.com  
Subject: Fort Lawton

I am writing to express my support to build affordable housing at Ford Lawton. I have been a Seattle resident since 2009 and am deeply affected by Seattle's housing crisis.

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Thanks,  
Celena Adler

## LETTER 15

From: Damon Agnos  
Email Address: damon.agnos@gmail.com  
Subject: Housing at Fort Lawton

Ms. Masters,

I support the proposed housing at Fort Lawton and encourage the city to be more aggressive in developing housing on the site. 238 units is too few! This is a great opportunity when land is at a premium to develop a large amount of housing at an affordable price.

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It is unacceptable that so many in our city lack housing while we debate whether some of the city's wealthiest residents will be unduly inconvenienced by the provision of this basic right, or whether some people may not want to see a few buildings in a small sliver of their 500-acre park. My family loves Discovery Park and will enjoy it more knowing that it is being used to provide housing to those who wouldn't otherwise have it.

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Finally, regarding any concerns about transit access/services for those housed there, I'd note that I work in public defense and can assure you that my houseless and housing-insecure clients (of whom there are many, cycling constantly through the jail for crimes of poverty, at great cost to their well being and the city coffers) would be thrilled to live at Fort Lawton.

Thank you.

Damon Agnos  
1503 E. Denny Way  
Seattle, WA 98122

## LETTER 16

From: Elaine Albertson

Email Address: elainealbertson@gmail.com

Subject: Resident Writing to Support Ft. Lawton Housing Development in Magnolia

Hello,

I'm writing to strongly support the development of affordable housing at Ft. Lawton in Magnolia. I'm a Seattle resident, and my mother has lived in Magnolia for 10 years so I'm a frequent visitor of the neighborhood. Our family strongly supports the development of affordable housing in the Magnolia neighborhood.

Unfortunately I have a work conflict with the public meeting next week, and frankly the hateful rhetoric from our neighbors at the last meeting has my shy and timid mom scared off from going to more public hearings on this. However, I hope that the City does pursue this project despite the pushback from a vocal minority of neighborhood residents. Building this affordable housing is common sense, and is the right thing to do for neighbors in need.

I hope the City can hold a hard line on continuing the development of the affordable housing project at Ft. Lawton despite any pushback from the privileged few in the Magnolia neighborhood.

Thanks so much for your work on this.

All my best,

Elaine Albertson

Seattle Resident, Daughter of Magnolia Resident

7311 Roosevelt Way,

Seattle WA 98115

## LETTER 17

From: Suha Alevizatos

Email Address: saleviza@hotmail.com

Subject: Fort Lawton

I have lived in Magnolia for 22 years and want to provide my support to have Fort Lawton pulled into Discovery Park. The fact that the rest of Seattle is being overly developed, it is nice to know that there is one large location where the public can go and enjoy the nature.

Do not develop Fort Lawton. I support pulling it into Discovery Park.

Suha Alevizatos

## LETTER 18

From: Zach Alexander  
Email Address: zjalexander@gmail.com  
Subject: I support affordable housing at Ft lawton

Hello, I am writing to support building affordable housing at Ft Lawton. Our city badly lacks affordable housing and the solution, among other things, is to build more housing.

thanks!

-zach alexander, seattle resident

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## LETTER 19

From: Alison  
Email Address: akgreystad@mindspring.com  
Subject: Fort Lawton

Hi Lindsay,

Will there be any other public hearings on the DEIS for the Fort Lawton project, or a record of the comments? The venue was so small, I'm not sure if you were aware that many people were turned away at the door (including myself.)

Thank you!

Alison

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## LETTER 20

From: Craig Allegro  
Email Address: callegro@johnlscott.com  
Subject: Fort Lawton Meeting Hijacked - 1/9/18 at 6pm

I attended both meetings last year. Neither meeting allowed for public comment. We had to physically take the microphone away in order to speak. Some spoke in favor and against the low income and homeless housing and some proposed alternative uses – park, high school. At a point the microphone was turned off mid-speech. The crowd chanted to have it turned back on and more continued to speak but the crowd began to drown them out. It was apparent any opposing point of view did not want to be heard.

Last night's meeting was completely different. They actually said we want to hear what you have to say and the purpose of this meeting is public comment. Sounds fair right? WRONG! This was a coordinated effort. I arrived at 5:50pm. The room was already filled with limited standing room. I signed up to comment. By 6pm the entry was full and people were crowded outside unable to enter. I immediately began to notice that those in attendance seemed very different than the past meetings (I also attended back in 2008/2009). Many were wearing "Homeless for Fort Lawton" stickers on their shirts. I live in Magnolia and only recognized about six or so neighbors inside.

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Then the public comment began at about 6:15pm. Speakers were called up in threes. The first few all spoke in favor of the homeless and low income housing. The next few the same. Then more of the same. After each speaker there was loud clapping and cheers like I had never seen or heard before (even snapping of fingers in unison after specific comments). It also became apparent that almost none of those in attendance live in Magnolia. Those stuck outside (likely actual residents of Magnolia as I was receiving texts from a neighbor outside) asked to have the volume turned up because they could not hear. I listened for over two hours while waiting to have my chance to speak. I must have listened to 35-40 people speak. Not a SINGLE opposing point of view and only about four or five who spoke live in Magnolia. Myself and other fellow neighbors stood in disbelief. The meeting had been hijacked! These were activists. They were organized and they arrived early to fill the room so those who lived in Magnolia would have difficulty attending and most all signed up to speak (most with written speeches) so that neighbors or opposing views would not be heard. It's now about 8:30pm and I still had not been called to speak. The room was half full at this point and few neighbors remain. I left after another break not knowing if or when I would have a chance to get speak. More importantly I realized that even if I did, this room would not listen. The process failed. Myself and other neighbors left feeling defeated and without a voice. Shameful.

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Craig Allegro

## LETTER 21

From: Deanne Allegro  
Email Address: DAllegro@starbucks.com  
Subject: Fort Lawton

FLRC,

Please do not develop homeless housing at Fort Lawton. You say the homeless housing is for veterans and seniors, yet you can't discriminate who lives there which would allow drug addicts and convicted criminals to live there.

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Magnolia is an isolated neighborhood where the majority of households are families. I'm concerned about the safety of our children and cannot support this.

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Thanks, Deanne



## LETTER 22

From: Justin Allegro  
Email Address: allegrojustin@gmail.com  
Subject: Fort Lawton Redevelopment

Please consider the attached.

Justin Allegro  
(703) 340-7553

December 14, 2017

Lindsay Masters  
Seattle Municipal Tower  
700 5th Avenue, #5800  
Seattle, WA 98124-4725  
Re: Fort Lawton Redevelopment Draft Environmental Impact Statement  
Dear Ms. Masters:

Thank you for the opportunity to submit comments on the Draft Environmental Impacts Statement (DEIS) for the Fort Lawton redevelopment proposal (proposal).

I am a resident of the upper Queen Anne neighborhood, I own a single-family home with my wife, and have a child at Coe Elementary in the Seattle Public School District with another soon to enter the public school system.

With the inclusion of a critical change, I enthusiastically support alternative 1 in the DEIS and find alternatives 2, 3, and 4 to be completely unacceptable to address Seattle's affordable housing and homelessness emergency.

The opportunity to redevelop Fort Lawton in a way that tackles head on the city's affordable housing and homeless crisis is too great to pass up. But as currently drafted, I worry alternative 1 is vulnerable to successful opposition because of the treatment of the potential for adverse impact associated with overcapacity within this cluster of Seattle Public Schools. The DEIS identifies a variety of potential actions within the city's purview that could minimize or mitigate the impacts of potentially dozens of additional students in an already overcrowded cluster. In the midst of the current contentious school boundary conversation for this cluster, any of the actions identified in the EIS to address school crowding will only add fuel to the fire.

I strongly disagree with the SPS's positioning that it cannot satisfy Department of Education conveyance criteria, given that fiscal constraints prevent Seattle from adding needed additional capacity every year. SPS also determined that because this cluster currently has ongoing capacity investments (new Magnolia school, capacity upgrades at Coe and QAE), Education would not convey the land. All of the ongoing capacity actions in this cluster will all be in place by 2019, six years before any new students are brought into the cluster from this redevelopment and there will be a financial need and an immediate need to address additional capacity.

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Nevertheless, if SPS maintains this position, the city must modify alternative 1 and remove from the open space conveyance the appropriately sized contiguous acreage for a new school, and keep this acreage in undeveloped federal ownership. In such a scenario, SPS and the city can reevaluate its ability to satisfy the federal criteria for school conveyance in the next 5-15 years. If there are any other alternative scenarios that would not preclude a school in this location in concert with the redevelopment, it is in the city's best interest to find a way to make this happen so that the redevelopment can proceed.

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Thank you for your efforts in this proposal, and please consider my recommendation.

Sincerely,

Justin Allegro  
(703) 340-7553  
allegrojustin@gmail.com

## LETTER 23

From: Lindsay Allen  
Email Address: lindz.allen@gmail.com  
Subject: Housing – Vital Need for Ft. Lawton

Hello,

I am writing to support including affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

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Seattle desperately needs more affordable housing. Please ensure that future development of the site helps meet this need.

Thank you,

Lindsay Allen

01.28.2018

**Anson Allseitz**

New Holly Development  
98118, Seattle WA

**Lindsay Masters**

**City of Seattle Office of Housing**

P.O. Box 94725

Seattle, WA 98124-4725

206-965-5160

ansonallseitz@gmail.com

Greetings

Our city is in a crisis, we have a catastrophic shortage of affordable housing, and an enormous demand for all housing. As that demand increases, increasingly larger segments of our population will be forced to leave the city.

We will essentially tear the community apart.

The only rational response to a housing shortage, is to build more units, anywhere you can, (provided safety and health)

Public housing in Seattle is already a Wonderful place, I would know, I live in the New Holly Development.

**Please allow the construction of housing units on Fort Lawton. It's impossible for the struggling people in this city to see it's leaders as sincere, if they turn down free land to build housing on.**

— Anson Allseitz

## LETTER 25

From: Scott Alspach  
Email Address: uwsalspach@gmail.com  
Subject: Please build more affordable housing units at Fort Lawton

Please build more affordable housing units at Fort Lawton

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## LETTER 26

From: Grace Amend  
Email Address: amendsg@gmail.com  
Subject: In Support of Housing at Fort Lawton

Good evening,

My name is Grace and I am emailing in my support of the housing units at Fort Lawton. Our city is experiencing a housing crisis and our most vulnerable community members are at risk of being displaced out to a resource-limited suburb or to the streets. While many opposing this project argue that the location of Fort Lawton is isolated--I'd argue that it is significantly less isolated than a far-flung suburb hours away from the city. We must make room for ALL people in Seattle and Fort Lawton provides a unique opportunity to build homes near the city center for neighbors that would have no chance of securing housing in this impossible market.

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I work with families and children in a hospital setting who cannot afford to live near the care they need to survive. I'm know that many people in opposition have been stewing in fear with classist assumptions about the neighbors they choose not to welcome. Don't let their vitriol deter a project that would give families, children, and older folks access to life saving and life changing resources.

I urge your office to move forward with the construction of these units without delay--and to increase the housing units built on the land. 240 units is not enough. Please think of what type of community you want to foster--one that welcomes neighbors in need or one that bows to money and power working to keep people out.

2

Thank you for your time,

--

Sarah (Grace) Amend, MSW, LSWAIC

Amendsg@gmail.com

## LETTER 27

From: Jane Anau  
Email Address: jane.anau@gmail.com  
Subject: Fort Lawton Housing

Hello,

I'm writing to state my strong support for building low income housing in this space. I also support housing that will include on-site support services. The land is currently not used and we have so many people in our city who cannot afford housing. I wish the plan was to build even more housing units.

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Best,  
Jane Anau  
2111 E John St #201  
Seattle 98112

## LETTER 28

From: Lindsay Andersen  
Email Address: andersen.ls@gmail.com  
Subject: In support of affordable housing development at Fort Lawton

Dear Seattle Office of Housing,

I am a Seattle city homeowner writing to express my support for the affordable housing development proposed for the Fort Lawton site in Magnolia. Creating more affordable housing in Seattle should be a top priority for the city right now and I hope this development will be able to move forward.

1

Thank you,

Lindsay Andersen

## LETTER 29

From: Sarah Andersen  
Email Address: sandersen95@hotmail.com  
Subject: Fort Lawton Redevelopment Proposal

Hi,

I'm writing you to reconsider the proposed housing redevelopment plans for the remaining Fort Lawton land. As a Magnolia resident, I'm very much against the current proposal of creating further mass development in Magnolia. Magnolia is a small, tight-knit community with limited ins/outs to the community. The existing infrastructure cannot support mass development as it's already becoming more and more difficult to get into and out of Magnolia due to only 3 entrance/exits points, one of which is long overdue for replacement (the Magnolia Bridge). Supporting this new housing development without addressing the current infrastructure issues will only create more issues for the city of Seattle. Instead, I ask that you abandon the redevelopment proposal and instead dedicate the land to Discovery Park. Nature and public land is a dying commodity. Please rethink this proposal as it's only going to further destroy our beautiful city.

Regards,

Sarah Andersen

## LETTER 30

From: Kyle Anderson  
Email Address: andersonkylem@gmail.com  
Subject: Fort Lawton Redevelopment

As a resident and neighbor to Discovery Park, my family and I have a huge interest in the Fort Lawton redevelopment as it will greatly affect our daily lives. We chose to live in Magnolia for how it currently is and have worked really hard to establish and maintain a great community here. I vote NO on the redevelopment and I would like to keep it the way it is. If it has to be redeveloped, I would vote that market rate housing is located here so that people who choose to live here can choose to do so and will be a positive to the magnolia community. This is not a money thing, it's what I think is best for the current community.

-Kyle Anderson

## LETTER 31

From: Christine Anderson  
Email Address: chrstnc2@gmail.com  
Subject: Fort Lawton Redevelopment

Dear Lindsay,

I am a new Magnolia resident, and I am in favor of "Alternative 1" Mixed Income Affordable Housing." I purchased my first home, which is a condo close to the entrance of Discovery Park. My husband and I chose to purchase a home in Magnolia so our young son could have a safe place to grow up. I had envisioned him having some freedom as a young teen and being able to play in the park without constant adult supervision.

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I am aghast at some of the proposals for a mega-complex of low income. I do not believe that our community's schools, police, and roads could handle that influx of low income housing. Please keep low income housing in reasonable numbers and resist the urge to build thousands of units in the park.

2

Thank you,

Christine Anderson

## LETTER 32

From: Stephanie Anderson  
Email Address: stephanieanderson@comcast.net  
Subject: Development of housing at Fort Lawton

I am a resident of Magnolia. I am against any high density building at Fort Lawton. If the land is up for grabs I would like to see the park expanded. There can never be enough green space in the city. I moved to Magnolia 14 years because it was a nice, quiet and small community. I moved from Issaquah which lost its small town charm to overdevelopment of high density housing. I believe you should only take into consideration comment by actual residents of Magnolia for the decision whether or not to proceed. We can already see the impact of the construction of the apartment buildings in Interbay/Dravus to the traffic at one of only 3 entries into Magnolia.

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Thanks for taking my comments

Stephanie Anderson

Magnolia resident

## LETTER 33

From: Claire Andrefsky  
Email Address: claire.andrefsky@gmail.com  
Subject: Magnolia mixed income housing

Hello,

I recently heard that there is an opportunity to have mixed income housing developed in Magnolia for families and older adults who are experiencing homelessness. Thank you for considering this. We as a city have lost a lot of affordability and sense of community with the addition of so many financially inaccessible complexes built. But furthermore the cost of living in Seattle is decreasing diversity—socio economic diversity. Unfortunately socio economics also have some correlation to age, gender, and ethnic diversities; mixed income housing is one of the evidence based practices known to provide an opportunity to level playing fields and to enrich cultures.

Thank you for considering this proposal. I would love to these also in my Ballard neighborhood.

Claire Andrefsky, LSWAIC  
509-339-3918

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## LETTER 34

From: Jennifer Andrews  
Email Address: dr.jenniferandrews@gmail.com  
Subject: Fort Lawton

I support a wholistic approach to this redevelopment which includes desperately needed School land -in order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton -this development feeds to neighborhood Schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.

-we support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a School educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a School campus.

-it is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the City grows

-the cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. this opportunity for the School district to partner with the City for substantially discounted land is unique and our City must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

1



## LETTER 35

From: Helen Angell  
Email Address: helenrangell@gmail.com  
Subject: I Support Fort Lawton

I am writing in support of the proposed affordable housing at Fort Lawton. We desperately need affordable housing in this city, and this is an amazing opportunity for Seattle to build new housing without expanding the city's concrete footprint. The neighbors of Fort Lawton who worry this will bring crime to their neighborhood should remember that stable housing prevents crime and saves lives, and makes all of us a healthier community. I strongly support this proposed project.

Thank you for your time,

Helen Angell  
West Seattle

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## LETTER 36

From: Dustin Anglin  
Email Address: dustin.anglin@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton  
Lindsay Masters,

One of the many reasons I voted for so many amazing progressive candidates is that Seattle has a real chance to show the US and the World at large what a tech-boom city can do to be a real force for change in the way we handle housing for all income groups.

I urge the city council and mayor to study any option for Fort Lawton that focuses on increasing housing, especially for low-income households that have been largely under-served in our present economic boom.

It's time to ask the privileged classes to give back and support housing for all. We must build more housing and continue to offer the options to lower income groups so we can all enjoy the beautiful, booming city that Seattle has become.

I know you will do the right thing and look forward to supporting efforts like this in the future.

Thank You!  
Dustin  
Dustin Anglin  
dustin.anglin@gmail.com  
401 9th Ave Apt 103  
Seattle, Washington 98109

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## LETTER 37

From: Anonymous

Email Address: noreply@123formbuilder.io

Subject: crs sn says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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I am one of the displaced. I'm looking at Bellingham because I can't afford Seattle (or Oly, which is newly "seattle priced" for housing). I'm a state employee. This is shameful - if I'm struggling, what about everyone else?!

Sincerely yours,  
crs sn

7

## LETTER 38

From: Anonymous  
Email Address: noreply@123formbuilder.io  
Subject: says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

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- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

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•If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

5

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

6

Sincerely yours,

## LETTER 39

From: Anonymous

Email Address: 2067473492@mypixmessages.com

Subject: N/A

Leave the park alone

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## LETTER 40

From: Anonymous

Email Address: junk777kunj@gmail.com

Subject: Fort Lawton Redevelopment

Please consider the lack of facilities and limited opportunities that exists with developing Fort Lawton as affordable housing. As one who needs the bus to go everywhere, the Metro Line #24 and #33 will not be enough to support the growth. Also, the local grocery store serves a socio-economic status that is not the same for those where affordable housing is their only option.

For example, to go to Albertson's is a 10 minute bus ride to a three block walk, while Fred Meyer is a transfer from the #33 to the #31 to the #40. The Metro support isn't there, neither are the local business. Think about those that will live there, one needs to be able to get to places and Metro isn't there. Magnolia is a waste-land when it comes to public transportation and an Uber ride to Fred Meyer is \$10 to \$12 each way.

Thank you for reading.

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## LETTER 41

From: Anonymous

Email Address: o.czechowska@gmail.com

Subject: Fort Lawton

Our city has a homelessness crisis where we have people dying on the streets because they can't afford a place to live in Seattle. Let's accept Fort Lawton from the federal government to create desperately needed low income housing as well as a maintenance facility and park land. We can't afford to pass up this gift and have more people die.

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Name(s):

LETTER 42

**PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT**

Date 22 January, 2018

Address\*: 4512 35th Ave W Seattle WA 98199

Signature\*: [Signature]

Email (optional) \_\_\_\_\_

1) I prefer the following alternative (check all that apply):

- ☒ Alternative 1 – Mixed Income Affordable Housing and Public Park  
☐ Alternative 2 - Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere  
☐ Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Elsewhere  
☐ Alternative 4 – No City Action; (Army likely sells the site to highest offer developer)  
☒ Addition of a school along with one of the above (include in Final EIS Study)  
☐ None of the above

*limited to proposal  
by Habitat  
+ Catholic  
developers*

*and a playground!*

2) The brief reason for my selected preference(s) above:

*I see this option as offering 3 pluses for the  
city = affordable housing, educational opportunity  
(hoping for environmental focus), and  
additional parklands.*

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input type="checkbox"/> Land Use	<input type="checkbox"/> Environmental Health / Air Quality
<input type="checkbox"/> Recreation/Open Space	<input type="checkbox"/> Noise
<input type="checkbox"/> Housing/Socioeconomics/	<input type="checkbox"/> Transportation
<input type="checkbox"/> Environmental Justice	<input type="checkbox"/> Public Services
<input type="checkbox"/> Historic/Cultural Resources	<input type="checkbox"/> Utilities
<input type="checkbox"/> Aesthetics/Visual Resources	<input type="checkbox"/> Biological Resources
	<input type="checkbox"/> Geology/Soils

4) Which of the alternative(s) do you have concerns about, and why?

[Alt. # ] *2 + 4 = do NOT want this to be  
privately developed!*

[ ] Mark here if you have more comments in the back.

1

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Name(s):

← LETTER 43

**PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT**

Date 22 January, 2018

Address\*: 3743 W. Commodore Way Seattle WA 98199

Signature\*: Suss Karbontis

Email (optional)

1) I prefer the following alternative (check all that apply):

- ☐ Alternative 1 – Mixed Income Affordable Housing and Public Park  
☐ Alternative 2 - Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere  
☒ Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Elsewhere  
☐ Alternative 4 – No City Action; (Army likely sells the site to highest offer developer)  
☐ Addition of a school along with one of the above (include in Final EIS Study)  
☐ None of the above

1

2) The brief reason for my selected preference(s) above:

Leaving park space

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Environmental Health / Air Quality
<input type="checkbox"/> Recreation/Open Space	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Housing/Socioeconomics/	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Environmental Justice	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Historic/Cultural Resources	<input checked="" type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Aesthetics/Visual Resources	<input type="checkbox"/> Biological Resources
	<input type="checkbox"/> Geology/Soils

4) Which of the alternative(s) do you have concerns about, and why?

[Alt. # ] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[ ] Mark here if you have more comments in the back.

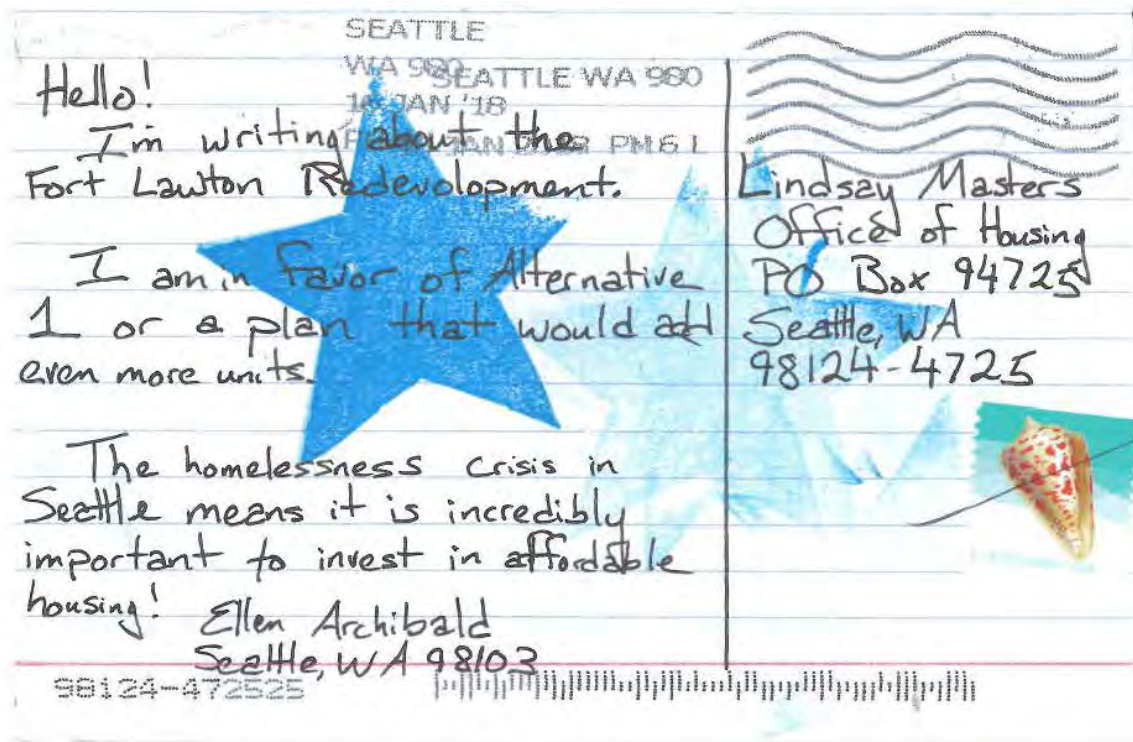
## LETTER 44

From: Anonymous  
Email Address: o.czechowska@gmail.com  
Subject: Fort Lawton

Our city has a homelessness crisis where we have people dying on the streets because they can't afford a place to live in Seattle. Let's accept Fort Lawton from the federal government to create desperately needed low income housing as well as a maintenance facility and park land. We can't afford to pass up this gift and have more people die.

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## LETTER 45



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## LETTER 46

From: Jim Arrowsmith  
Email Address: hc.arrowsmith@juno.com  
Subject: Comment on Ft Lawton redevelopment proposal

As a retired city planner (from King County Metro) living in Seattle, I have reviewed the four current proposals for redevelopment at Ft Lawton. In light of the severe shortage of affordable housing in Seattle, the paucity of affordable land on which to place affordable housing, the disparity in locations of affordable housing, and the need to act quickly to expand the available stock of affordable housing, I strongly support Option 1.

Option 4, No Action, would fail to take advantage of this unique opportunity

Option 3, Public Park with off-site affordable housing, would needlessly place a park next to a much larger and more extensive park; there is currently no shortage of available parkland in this vicinity. Pushing the affordable housing component off-site would severely damage the viability of being able to address the affordable housing shortage, given the cost of acquiring other land and lack of adequate budget to do so. What funding the city does have available should be spent frugally and wisely. Option 2, Market rate housing on-site and affordable housing off-site, fails as noted above to adequately address the city's affordable housing crisis, and simply would add more market-rate housing, of which there is no shortage.

I am aware of the Habitat proposal to construct some of the affordable housing, and can attest to the clean attractive designs of other Habitat housing in the Seattle-King County area. I am also aware that the high cost and shortage of land in this area has stymied Habitat's ability to continue to provide high quality affordable housing locally. This is a prime opportunity which, under Option 1, will be to the city's and local community's benefit.

Jim Arrowsmith

## LETTER 47

From: Lisa Ascher  
Email Address: lisaspinazze@hotmail.com  
Subject: Yes to mixed income homes in Ft.Lawton

Dear Lindsey,

I hope the city moves forward with housing seniors and mixed income persons and families in Fort Lawton. While I am so frustrated that the number of homes that could become available is only in the 200s, we have to do it without delay and get going in whatever way we can. I thought the city council was committed to each district contributing to finding housing for our neighbors. This is a start, although measly in my opinion.

As a resident of Magnolia I am proud to support this goal however I can. Please get people in homes as soon as possible. And PLEASE provide services seniors need, and whatever services other residents may need. Work with the city to up the bus service. Just make it happen. And, let us know how we can support you and the new residents however we can. I'd like to be a part of it.

Best,  
Lisa Ascher

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## LETTER 48

From: Jennifer Aspelund  
Email Address: vertrytrd@gmail.com  
Subject: Ft Lawton

Our parks in Seattle are cherished by all. Please do not build housing of any kind on this property this land should be a park where ALL citizens can enjoy this beautiful area .

1

Jennifer Aspelund

## LETTER 49

From: Suzanne Asprea  
Email Address: sasprea@gmail.com  
Subject: Affordable housing at Fort Lawton: YES

Anyone who's been living and working in Seattle over the past five years knows that we have a housing and homelessness crisis on our hands.

Even those of us lucky enough to have bought property in years past are getting priced out of our neighborhoods by million-dollar townhomes. So, how can low-income people afford to live in this city if we don't provide housing solutions that serve Seattle's most vulnerable populations?

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Doing nothing is not an option and we don't need more luxury housing. I support the city's proposed affordable housing development at Fort Lawton. Low-income people are not a threat to the park, or the surrounding neighborhood--they are an important part of this community.

Thank you,  
Suzanne Asprea  
98122

## LETTER 50

From: Walker Aumann  
Email Address: waumann@gmail.com  
Subject: Fort Lawton comments

Greetings Office of Housing:

I am writing to express my strong support for building affordable housing at Ft. Lawton. I urge the City to expand the scope of the EIS to cover an additional option where more housing is constructed so that more of our lower income and formerly homeless neighbors can have access to stable, affordable housing.

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I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that affects Seattle and our entire region. The answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% AMI. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. Option 1 at Ft. Lawton is one small step in the right direction. We can't wait any longer. Please approve and expand upon option 1. Housing is a human right.

Sincerely,  
Walker Aumann

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cont.

## LETTER 51

From: Tea Austen  
Email Address: tea\_austen@yahoo.com  
Subject: Affordable housing at Fort Lawton--YES, please!

As a resident in the north part of Seattle, I see every day the effects of our skyrocketing housing costs--tent cities popping up overnight, so many people sleeping in cars, homeless children and families. As a volunteer at Mary's Place I come face to face with the working poor--those who have jobs, but still cannot afford housing.

Affordable housing is one of the biggest issues facing the city right now, and it seem to just be getting worse.

Please add my voice to those supporting affording housing and housing for seniors as part of the Fort Lawton redevelopment project. I am sure you are getting pushback from the neighbors, but this is one of the better possibilities for addressing an urgent problem that affects us all. We don't have endless options here, this is a good opportunity to actually make a difference. Please move forward on this project.

Sincerely,  
Tea Austen

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## LETTER 52

From: Kaya Axelsson  
Email Address: kaya.axelsson@gmail.com  
Subject: In support of Affordable Housing at Fort Lawton

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock..

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.

--

Kaya Axelsson  
MPhil University of Oxford  
Department of Political Science and International Relations  
Co-Founder Seattle Neighborhood Action Coalition

## LETTER 53

From: Shary B  
Email Address: noreply@123formbuilder.io  
Subject: Shary B says: We need more affordable housing in Fort Lawton

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense,

walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

1,  
cont.

In this context, we believe that the DEIS and the project plan needs to consider the following:

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- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
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We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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I am urging the city of Seattle to continue to push forward on this important, necessary option to relieving a small portion of our homeless crisis.

Sincerely yours,  
Shary B

## LETTER 54

From: Jennifer Bacon  
Email Address: jennifer.bacon@gmail.com  
Subject: Fort Lawton Affordable Housing

Hello.

I strongly support the use of the Fort Lawton property for low-income housing. There is an incredible shortage of affordable housing in this city, and the idea that the city might turn down free land earmarked for that purpose is mind-boggling.

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The homeless are some of the most vulnerable members of our community, and they should not be denied any chance at a more stable life because they are viewed by some as "undesirable".

Thank you.

Jennifer Bacon

## LETTER 55

From: Taylor Bailey  
Email Address: taylorlynnfrazier@gmail.com  
Subject: Fort Lawton Housing

Dear Seattle Office of Housing,

I am writing to voice my support in turning the unused Fort Lawton buildings into affordable housing for low-income Seattleites. With the ever-increasing cost of living in Seattle, the city has a duty to provide affordable housing options that are in ALL neighborhoods of the city, not just those neighborhoods that will have the least resistance from neighbors. The housing first model has been shown to work to reduce the number of people experiencing homelessness and the many factors that can accompany homelessness. In order to practice housing first, though, we need to take these opportunities to create housing from our existing, unused structures. Creating this opportunity for low-income folks is a step in the right direction for Seattle's mission to combat inequality at all levels of our social and political institutions.

Thank you for your time.

Best,  
Taylor Bailey  
5609 2nd Ave NW #24  
Seattle, WA 98107  
206-949-8983

## LETTER 56

From: Tamar Bailey  
Email Address: noreply@123formbuilder.io  
Subject: Tamar Bailey says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site. For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity). | 2
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th. | 3
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners. | 4
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future. | 5

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well. | 6

Sincerely yours,  
Tamar Bailey

## LETTER 57

From: Aloe Bailey  
Email Address: aloejuniper@gmail.com  
Subject: In Support of Housing at Fort Lawton

To Whom It May Concern:

As a lifelong resident of King County and current resident of Seattle, I want to write in to show my enthusiastic support for the city's proposal to build affordable, supported housing for low-income, senior, veteran, and homeless residents. | 1

Despite the NIMBY-ist, unempathetic attitudes of some of the wealthy Magnolia homeowners, I believe that the city's continued dedication to creating affordable housing and community for our neighbors that struggle the most is how I want my city's government to allocate funds and resources.

Thank you very much for your time, and happy new year.

Sincerely,  
Aloe Bailey

## LETTER 58

From: Max Baker  
Email Address: maxwellabaker@gmail.com  
Subject: Fort Lawton

I am very much a fan of this development. Taking existing developed land and transforming it into housing, especially for those in need, seems like a no brainer. I hope you can look past the comments from people who are really looking to keep poor people out of Magnolia, and recognize the project's many benefits to the city and its people.

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## LETTER 59

From: Jessica Balsam  
Email Address: jessicabalsam@gmail.com  
Subject: Ft. Lawton site

To whom it may concern:

I am in support of the plan to add low-income housing to the Ft. Lawton site in Magnolia. I am a West Seattle homeowner who sees the desperate need for varied levels of housing in our city. We cannot count on private developers to come through for our city's vulnerable populations. The city must step in, sometimes over the chorus of NIMBYs, to do the right thing.

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Thank you,  
Jessica Balsam  
253-219-5999

## LETTER 60

From: Sonia Balsky  
Email Address: sbalsky@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

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Sonia Balsky  
sbalsky@gmail.com  
1110 8th Ave, Apt 903  
Seattle, Washington 98117

## LETTER 61

From: Kathryn Banke  
Email Address: kathrynbanke@yahoo.com  
Subject: Ft Lawton comments

I am writing to express my ongoing concern with the proposed options for Fort Lawton development. Adding more housing without simultaneously increasing school capacity is completely nonsensical given the current demographic trends in Magnolia/Queen Anne and existing overcrowding that will NOT be relieved via the planned re-opening of Magnolia Elementary School in 2019. I continue to support inclusion of Seattle Public Schools in the redevelopment of Fort Lawton. Ideally SPS should be able to control a portion of the development that could then provide space to build a school or other educational facilities in the future as funding permits. Projections show that growth in the student population is only going to continue to rise, and this is a unique opportunity for SPS to partner with the City of Seattle to acquire substantially discounted land to expand its footprint.

In addition, I remain concerned about the addition of low-income housing in Fort Lawton even aside from the concern about rising school overcrowding. The site is not conveniently located for either access to the rest of Magnolia (for shopping, as an example) or to the rest of the City of Seattle. It seems counterintuitive to spend millions to locate a population in this spot of the city, particularly without any concrete plans or funding to increase services and access to those services for this community.

Best,

Kathy

## LETTER 62

From: Geri Ann Baptista  
Email Address: N/A  
Subject: N/A

I support Option 3 for Fort Lawton. No buildings should be constructed at the site.

Geri Ann Baptista

Seattle



## LETTER 63

From: linda bard  
Email Address: judydugan521@gmail.com  
Subject: Jan 9 th fort meeting

Clearly the meeting was

A preplanned hijacking

To show opinions of one group

Everyone's voice, for or against, should be Heard on such an important Issue of 34 acres use that will Affect the area for years To come The worst part is I left feeling unclear because I was unable To even question regarding alternatives Shameful undemocratic stacked Deck of a meeting with one agenda represented Why even have a comment meeting when it is clearly rigged?

Regards,  
Disappointed in Seattle

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## LETTER 64

From: Lisa Barnes  
Email Address: lbarnes@queenannehelpline.org  
Subject: regarding Ft. Lawton redevelopment proposal

This is to officially state that I am in favor of Alternative #1 for the redevelopment of Ft. Lawton.

I appreciate the city's attempts to listen to community feedback and incorporate fixes (notably, adding acreage for the school district to consider a new building in the future, as well as additional park space).

At the most recent public meeting, many people suggested adding even more units of affordable housing. And some folks have concerns about the lack of shopping nearby. I don't know how truly feasible it is, but I do wonder about the possibility of constructing buildings with space for groceries (a small store) on the ground floor (and/or other amenities?); and, of course, adding more units couldn't hurt!

Thank you for your efforts.

Best,  
Lisa Barnes  
Program Manager  
Queen Anne Helpline  
311 West McGraw  
Seattle, WA 98119  
phone 206-282-1540  
fax 206-282-2304

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## LETTER 65

From: Michaela Barrett

Email Address: seattle@rose-labyrinth.com

Subject: DEIS Comment for Fort Lawton Redevelopment

I am writing in support of the redevelopment of the Fort Lawton property into affordable housing at the highest density congruent with the geography of the area. This is a rare opportunity for Seattle to get a great deal on a public housing project and should not be squandered because a few property owners are whining about bogeymen damaging their unearned property appreciation.

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Michaela Barrett

98188

## LETTER 66

From: Marilyn Bates

Email Address: bmbatesfam@gmail.com

Subject: Fort Lawton Low Income Housing

The city needs to find another place to put this housing. There are no services here for them. The closest grocery store is Metropolitan Market...I can't afford to shop there! I am resentful that at all of these meetings, ACTUAL Magnolia residents cannot get into them, because of the activists brought in to make it look like this is what we want and the news media going along with it! If anyone would talk to Magnolia residents, the majority do not want this.

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Find a place that has easier access to services needed for the people!

Keep Fort Lawton part of the park for everyone to enjoy.

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Marilyn Bates

Magnolia resident

## LETTER 67

From: Serena Batten

Email Address: serena.batten@gmail.com

Subject: Ft. Lawton

Hello,

I'm writing in support of the project to turn Ft. Lawton into low-income housing. Residents of all income levels deserve decent housing. Seattle is an expensive city, placing disproportionate impact on low-income residents. I urge the City to vote in favor of the project.

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Thank you,

Serena Batten, 98122

## LETTER 68

From: Colin Bayer  
Email Address: vogon@outlook.com  
Subject: please make fort lawton into affordable housing.

I've lived in the Seattle area since 1990, when my family and I moved here from across the country. the state of the economy has me terrified that people close to me are going to be forced to either move or live on the street. after moving progressively farther out of town over the past decade, my elderly grandfather (a former engineer), uncle, and aunt (both former computer programmers), all long-time residents and renters, moved to Michigan this year because they couldn't afford to stay here any more. between untimely joblessness and a landlord aggressively hiking their rents, my immediate family has narrowly avoided eviction multiple times in the past year.

and we're the lucky ones; despite growing up poor, I've got a CS degree from the UW and enough money to spare to help us through the jolts. most of my friends, working retail, clerical, and security jobs, don't have the same luxury.

quite frankly – after the Council stopped the HOMES tax while insisting that their problems with it were that it didn't do enough and didn't go far enough, then proceeded to continue sitting on its hands – I don't have much faith that the City is going to do enough to address the housing crisis. if it allows the Fort Lawton plan, modest as it is, to be killed again by perennial agitators and wealthy single-family homeowners, I'm going to doubt that it has the ability to do anything.

I love this city and can't imagine living anywhere else. please give me, and poor Seattleites like me, some hope that their love is requited. thank you for your time.

Colin

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## LETTER 69

From: Molly Beaudoin  
Email Address: mollybeaudoin@gmail.com  
Subject: Please include a school

It seems crazy that long term benefits are not being considered for Ft. Lawton. Subsidized housing should be built near transportation hubs not in Ft. Lawton. A high school is desperately needed in the area to accommodate students living in Queen Anne and Magnolia.

Molly Beaudoin

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## LETTER 70

From: Lisa Beaulaurier  
Email Address: lisa@seiu925.org  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Lisa Beaulaurier  
lisa@seiu925.org  
5015 44th Ave S  
Seattle, Washington 98118

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## LETTER 71

From: Joe Beavo  
Email Address: jbeavo@gmail.com  
Subject: Comments regarding Affordable Housing

To whom it may concern,

Please add me to the list of people being kept informed about the "Ft Lawton Affordable Housing Project".

From what I have seen to date, any of the current options at Ft Lawton that provide more affordable housing for various categories of homeless people is a big improvement over most other ideas I have heard. In short I STRONGLY approve of a plan that allows substantial low cost or free safe housing at Ft Lawton.

Sincerely, Joe Beavo  
jbeavo@gmail.com

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## LETTER 72

From: Dan Becker  
Email Address: danbecke@uw.edu  
Subject: Support low income housing at Lawton

I'll keep it brief. Seattle has both a practical and a moral imperative here. And it's completely obvious what it is. Do the right thing. Support affordable housing. Seattle needs it more than anything right now.

Dan Becker  
306 NW 78th St Seattle

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## LETTER 73

From: Jennifer Beetem  
Email Address: jcbeetem@gmail.com  
Subject: In favor of Fort Lawton adorable housing

To the Office of Housing:

Seattle is in acute need of more affordable housing stock and I strongly support DEIS Alternative 1 to construct of 238 units of affordable housing at Fort Lawton.

I write as a low income, car-less resident of Capitol Hill who has made the difficult decision to plan to leave Seattle this spring after nearly a decade here, because I cannot afford rent above \$600/month and the commercial rental market no longer meets the needs of residents like me. To house everyone, Seattle needs to build more public affordable housing and the affluent, less-diverse neighborhoods will need to be brave and welcome economically and ethnically diverse new neighbors.

Also, if the soil is safe for gardening, I strongly urge the Fort Lawton redevelopment plans to include significant areas for P-patch style kitchen gardening in the park land areas to allow residents to offset the logistical hurdle of the only nearby grocery store (Metropolitan Market) being quite expensive. Growing my own produce in the warm season the last few years had made a big difference in my ability to eat a healthy diet on a tight budget and gardening together strengthens communities.

Sincerely,  
Jennifer Beetem  
915 E Harrison St Apt 110  
Seattle, WA 98102

## LETTER 74

From: Larry Benefiel  
Email Address: larrybenefiel@hotmail.com  
Subject: Fort Lawton Redevelopment

This should not happen with access to Magnolia as is. The recent changes to W. Emerson, just east of Gilman Ave. W, has created a nightmare. The backup to the intersection at the RR tracks has reached the Ballard Bridge at times. To back up onto the bridge is already possible. Diversion to W. Dravus has left that exit also a nightmare at times.

Besides, there is no affordable grocery store in the area. I drive from Magnolia to Ballard to shop for necessities. I'm sure you will hear this from others.

Cordially,  
Larry Benefiel  
4317 29th Ave. West  
Seattle

## LETTER 75

From: Barbara Bengtsson

Email Address: noreply@123formbuilder.io

Subject: Barbara Bengtsson says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Barbara Bengtsson

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## LETTER 76

From: Bob Bennett and Sue Boivin  
Email Address: bob@bobbennett.us  
Subject: Ballard residents input - Fort Lawton housing proposal

We would like to go on record as being in opposition to the proposed low income/senior housing at Fort Lawton.

The reason is that this is a poor location from two key standpoints.

The site is poor in terms of potential negative impacts on nearby Discovery Park and the adjacent neighborhood of Magnolia itself.

Surely we can find a location for this needed housing that is not compromised by factors such as those above. We realize that the Fort Lawton location has positive location attributes for those seeking a job being near the city center but that does not outweigh the large downsides of the location.

We ask you to withdraw this proposal and work to get as many people in the city "on board" with your next proposal by avoiding sensitive areas like Fort Lawton.

Thanks,  
Bob Bennett and Sue Boivin  
2824 NW 58th St  
Seattle, WA. 98107

## LETTER 77

From: Patricia Benton  
Email Address: bpatricia24@yahoo.com  
Subject: Discovery Park, Magnolia, proposition to turn part of Fort Lawton & Discovery Park into Homeless Encampment, Please Do Not!

Thank you for reading my email. I am opposed to the idea of turning part of Discovery Park and Fort Lawton into a homeless encampment and/or homeless housing.

I moved to Magnolia in 2002, and it was a safe environment. In the past years we have seen a huge increase in crime, illegal drug use and areas littered with drug use needles, etc. It's simply sad what has happened to our Magnolia neighborhood (and Seattle) and it will only get worse if we bring more homeless encampments and housing for homeless here to Magnolia. Crime in Magnolia has risen to surprising heights, and will get worse if homeless housing is brought into Discovery Park and Fort Lawton.

Why is Seattle allowing other states to send their homeless and drug using people here to Seattle? It is happening at greater rate every year. Those states don't want the financial or social burden to take care of their own. That is wrong! We have residents who have worked and lived their entire lives here,

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paying taxes, and when they need help it's not so easy to get help, yet we allow those who come here just for the "free benefits" Seattle offers to them, we open arms to them? The Emerald City is in serious decline, look around. "Go to Seattle, free living and no reason to rehab yourself and look for work, and you can do drugs and sell drugs there."

**3,  
cont.**

To the point of the Discover Park Fort Lawton proposal to provide homeless encampment, housing, etc, here are some thoughts Magnolia residents have shared, and I agree:

1.The Park has already become somewhat overrun. People leave litter, people hiding in bushes smoking weed, tents and hammocks installed, ongoing vandalism of trees.

2.We do not have sufficient Police protection here in Magnolia now! So, we have little to no enforcement of illegal drug use at Discovery Park, no enforcement of alcohol use in the parking lots, park and beach areas. They leave needles scattered everywhere including where children play, unsanitary belongings are left behind possibly spreading disease of many kinds, safety hazard for innocent children playing in the park.

3.Who will regulate the registered sex offenders who are allowed into the homeless housing?

4.It has been said many times that the Seattle Housing Authority and HUD do not show backbone when it comes to monitoring the residents and ensuring they are not breaking the Law! It is not fair to the low-income tenants who are clean and trying to better their situation, and it is not fair to the community to allow a drug dealer to live in housing paid for by the tax payers. They are dangerous and carry guns to protect their drugs and business of selling illegal drugs. They attract dangerous people to the housing complex, and we all are at risk of their crimes against innocent children and adults and our property, we pay to live in this community and do our best to keep it clean of crime and drugs, they do not pay the price.

5.When the bad stuff begins, who is going to take control of the situation? Will the City evict people and enforce the law? They don't do it now. There will be an increase in traffic, overcrowding and increase in crime here in Magnolia. Already we have only 3 entrances to Magnolia and those entrances are extremely traffic heavy already.

6.If Senior Housing was in the plan, I could support that as long as it does not attract criminal elements.

7.A new Public School would also be good for this community and I support.

8.Why doesn't the City of Seattle consider working on restoring Discovery Park and Fort Lawton and use the restored buildings as a conference center? Make it a destination with beautiful environment. This would generate revenue for the city and not spread more crime.

9.Are there other areas of the city being considered for homeless housing? Why the push for Magnolia?

10.What about the building restrictions imposed on the land in 2008 as a result of a lawsuit? Those restrictions are still there.

11.Fort Lawton and Discovery Park could be combined to make a Regional Park for all to enjoy. We could bring revenue to the city, it has great potential for years to come.

12.A new Public School would also be good for this community and I support. I support the approach to this redevelopment that which includes desperately needed School land:

- In order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton
- This development feeds to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.

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- We support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a school campus.
- It is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows
- The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

15,  
cont.

I am sympathetic with those who lose their homes, but the truth is many of those on our streets in Seattle don't want to work, there are many who were sent here for the benefits, they are engaged in illegal drug activity, and they commit crime! I lost my job 14 months ago due to layoffs in healthcare, yet I use all my savings to continue to pay my RE taxes, and live frugally so I can pay my mortgage, RE taxes, and buy food heat, lights & utilities, etc. I've been working full-time for 40 years, don't commit crime, don't do or sell drugs. I get no help from Seattle.

16

Please consider options other than homeless housing for Discovery Park and Fort Lawton. Homeless housing is not the best option considering the crime it will bring to our community. Magnolia offers a clean community of working adults who pay dearly, many children live here. Please consider the opinion of those of us most affected by the City decision. I hope the City of Seattle will make good choices going forward. Thank you.

Kindly,  
Patricia

## LETTER 78

From: Julie Berard  
Email Address: jrberard@gmail.com  
Subject: NO ON ANY FORT LAWTON REDEVELOPMENT WHATESOEVER

Dear Lindsay,

As a Magnolia resident for 18 years, I am vehemently opposed to ANY housing development at Ft. Lawton, and urge the city to adopt it as park space. This means alternatives 3 and 4 only. Building without any infrastructure would further congest our schools and overload our out roads that are already over capacity.

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The site, park, and neighborhood simply does not have the infrastructure to support housing in the area. In addition, the recently passed park independent taxing authority is supposed to increase park space in the city. With the Ft. Lawton opportunity, the city should keep its promise to the citizens who approved the initiative to do so and build affordable housing at another site.

3

Kind Regards,  
Julie Berard

## LETTER 79

From: Todd Berard  
Email Address: toddberard@gmail.com  
Subject: NO ON ANY FORT LAWTON REDEVELOPMENT WHATESOEVER

Dear Lindsay,

As a Magnolia resident for 15 years, I am vehemently opposed to ANY housing development at Ft. Lawton, and urge the city to adopt it as park space. This means alternatives 3 and 4 only.

The site, park, and neighborhood simply does not have the infrastructure to support housing in the area. In addition, the recently passed park independent taxing authority is supposed to increase park space in the city. With the Ft. Lawton opportunity, the city should keep its promise to the citizens who approved the initiative to do so and build affordable housing at another site.

Kind Regards,  
Todd Berard

## LETTER 80

From: Todd Berard  
Email Address: toddberard@gmail.com  
Subject: Fort Lawton Redevelopment :: NO!

I am a lifelong Magnolia resident and neighbor of the Fort Lawton property. I reviewed the Draft EIS for the Fort Lawton Redevelopment and have several comments:

### Other Reasonable Alternatives

The Talaris alternative is not reasonable or legitimate. The Talaris site is an unreasonable alternative as the cost of the property is prohibitive. Legitimate alternatives would include sites that are feasible and attainable. Although the Talaris site is a similar size and would accommodate a similar redevelopment, the stated goals could be met on smaller parcels located throughout Magnolia, the vicinity, or the city. Existing structures should be considered as practical and feasible alternatives rather than proposing new construction only.

### Discovery Park Master Plan

The DEIS dismisses the Discovery Park Master Plan. Page 3.6-47 states: the 1986 Master Plan created no enforceable right or duty. It is unreasonable to not consider the Discovery Park Master Plan as the park is located immediately adjacent to Fort Lawton. The Master Plan is integral to the existence and operation of the park and contains specific guidance regarding development within and around the park. The DEIS fails to disclose that the Fort Lawton redevelopment proposals are inconsistent with provisions of the Discovery Park Master Plan. Many scoping comments requested that the Discovery Park Master Plan be considered as any development of Fort Lawton would have a direct significant impact to Discovery Park.

In contrast to the Discovery Park Master Plan, the City of Seattle 2035 Comprehensive Plan is quoted repeatedly throughout the DEIS. The 2035 Comprehensive Plan also has no enforceable right or duty. A comprehensive plan is not usually legally binding. A community's ordinances must be amended in order to legally implement the provisions required to execute the comprehensive plan. The DEIS should not contain references to only selective plans for guidance. It is unreasonable to apply the enforceable right or duty standard solely to the Discovery Park Master plan and not to the 2035 Comprehensive Plan. The DEIS is incomplete unless all relevant plans and policies that pertain to Fort Lawton are considered.

2,  
cont.

#### Cumulative Effects

Various conclusions included in Alternative 1 ignore the cumulative impacts that result from the incremental impact of the proposal when added to other past, present, and reasonably foreseeable future actions and population increases. Page 3.10-4 states there is little growth from new development expected in the immediate vicinity. Currently, legislation is proceeding which will significantly increase population density in the vicinity as well as the City as a whole. The effects of the implementation of Mandatory Housing Affordability zoning changes and changes to Accessory Dwelling Unit regulations have not been adequately addressed in the Draft EIS. Specifically, future development of the Interbay corridor and Expedia headquarters will also significantly impact transportation and public services. The analysis in the DEIS underestimates the effects of the action alternatives on the community and should identify and mitigate obvious growth and density changes foreseeable in the near future.

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#### Transportation

The DEIS study area includes only intersections in the immediate vicinity of Fort Lawton (page 3.10-10). The DEIS does not adequately consider and analyze significant traffic and transportation impacts to the community of additional traffic that will result from the Fort Lawton proposals. Magnolia is served solely by three access points which are where congestion occurs. The DEIS Magnolia study area should include the impact of the redevelopment to the access points in addition to the neighborhood streets surrounding Fort Lawton. Furthermore, the DEIS should address the impacts of the redevelopment on the aging Magnolia bridges. The DEIS study should include impacts in the event that one or more of the bridges fails or is out of service.

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#### Magnolia Housing History

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The DEIS oversimplifies and misrepresents Magnolia's housing history. The DEIS asserts on Page 3.14-9 that Magnolia is among the neighborhoods that used restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low- incomes. Although certain plats may have had such restrictive covenants in the past, most plats in Magnolia had no such covenants according to Seattle Civil Rights and Labor History Project, Racial Restrictive Covenants as cited on page 3.13-16. Many areas in Magnolia were affordable to all income levels and the plats in the immediate vicinity of Fort Lawton had no racial restrictive covenants.

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The Draft EIS ignores the fact that Magnolia was home to three large significant military installations for many years up until the late 1960s. Besides Fort Lawton, the Pier 91 Naval Station, United States Coast Guard Base, fishing, maritime, railroad, and lumber industries housed many diverse and low income

populations in Magnolia. A more complete study of Magnolia housing history should be included or the selective historical data mentioned should be deleted as it is incomplete and misleading.

The DEIS is incorrect in its assertion that Magnolia has little to no access to affordable housing choices. As an example, the Seattle Housing Authority currently operates two affordable housing sites within walking distance of Fort Lawton: Fort Lawton Place with 24 affordable apartments as well as the Pleasant Valley Plaza Apartments with 41 affordable apartments.

#### Magnolia Housing Cost

The DEIS is contradictory when it states on page 3.13-15 that The Magnolia neighborhood is generally a high cost neighborhood... The support given indicates that average rent of \$1,710 in the Fort Lawton vicinity is actually lower than the average citywide. In addition, the median list price per square foot given for Magnolia is only 2 1/2% higher than the city of Seattle average. Given the facts provided in the DEIS, Magnolia in fact appears to be an average cost neighborhood in Seattle and not the high cost neighborhood described. A more accurate depiction is needed.

#### Conclusion

From reading the DEIS in its entirety, it appears that it was determined that the proposals will have no significant impacts and no mitigation is necessary. The addition of approximately 600 residents to Fort Lawton in a high density development with the provision of services for 85 units will indeed have a significant impact in an area that is now zoned single family. The DEIS fails to consider practical and feasible alternatives and underestimates the effects of the preferred alternative to the surrounding area.

#### DEIS COMMENT LETTER #2

1. I am a resident of Magnolia and I have some comments about the Draft EIS for the Fort Lawton Redevelopment:

##### Supportive Housing

The DEIS states on Page 2-17 that an objective of the proposal is to provide Approximately 85 units of permanent supportive housing for homeless seniors, including veterans. When questioned at an EIS scoping meeting, Steve Walker of the Office of Housing stated that the supportive permanent housing would not be limited to seniors or veterans. He stated that the housing would only "target" seniors as well as veterans of any age.

The DEIS fails to accurately describe the supportive housing. The EIS should clearly identify the population served by the supportive housing.

#### Flawed Alternatives

The DEIS lists four alternatives. Alternative #2 and Alternative #3 describe on Fact Sheet ii the construction of homeless and affordable housing at the Talaris site. Page 1-1 states that This site is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing. The DEIS also states that the Talaris site is provided in order to conceptually analyze probable adverse impacts.... and that Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing. WAC 197-11-786 states that "Reasonable alternative" means an action that

could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. The State Environmental Policy Act Handbook states For public projects, alternative project sites should also be evaluated. An example that is only conceptual does not meet the definition of an alternative project site and is not a reasonable alternative as the Talaris site cannot ultimately feasibly be selected. The City has shown no intent to build affordable housing at Talaris. The City does not own Talaris and has not made an attempt to purchase it. In fact, the Seattle Times reported on January 19, 2018 that there is an agreement for Quadrant Homes to purchase the site for market rate homes. Alternatives #2 and #3 are not bonafide, feasible, or reasonable. The City has misled the public with the Talaris alternatives and has spent substantial taxpayer funds on a site that they never had any intention of considering.

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In addition, Alternatives 2 and 3 are not reasonable alternatives as the City did not engage with the Laurelhurst community. The City did not send out scoping notices, solicit comments, or hold meetings near the Talaris site as they did with the Magnolia community. Without outreach to the neighboring community, there can be no constructive, realistic analysis of the site and renders the evaluation invalid. The DEIS fails to analyze reasonable alternatives as required under WAC 197-11-786 and also fails to evaluate an alternative project site as described in the SEPA handbook. The EIS should identify reasonable alternatives that meet the stated objectives of the project. The DEIS is incomplete without discussion and disclosure of both the rationale and citations for the use of an unfeasible, conceptual example rather than actual feasible alternatives that could be selected.

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#### Discovery Park

The Friends of Discovery Park has issued a position paper below which I support:

The following statement is a consensus opinion by the Board of Trustees of the Friends of Discovery Park regarding the nearby Fort Lawton Army Reserve Center (FLARC) parcel, currently undergoing review by the City of Seattle's Department of Housing.

We believe that the Army Reserve parcel in its entirety, should be incorporated into Discovery Park. To accomplish this, we urge that all man-made structures at the site be removed and the site be completely reforested with native trees and understory.

The 30 acre Army Reserve property is now heavily urbanized, with many acres of paved surfaces, buildings, and overlapping fences. As such, it is distinctly unfriendly to the wildlife that live and reproduce in the nearby forests of Discovery Park and Kiwanis Ravine. The property is uniquely situated between the Kiwanis Ravine and the larger green spaces of Discovery Park.

Growing a forest across this site would create a much needed wildlife corridor between the ship canal, the Ravine and Discovery Park. We recognize that there are a variety of competing interests for the use of this property. Suggestions include low income housing, a school and other uses like playgrounds, baseball fields and tennis courts. If one or some combination of these uses become implemented, we ask that any man-built environment on the site be appropriately and sensitively incorporated into a forested canopy, using a mosaic of legally protected indigenous plant communities distributed across the entire property.

In conclusion, we believe the best use of the Fort Lawton Army Reserve property would be full incorporation into Discovery Park and management of it according to the Discovery Park Master Plan.

14

## LETTER 81

From: Jessi Berkelhammer

Email Address: noreply@123formbuilder.io

Subject: Jessi Berkelhammer says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Jessi Berkelhammer

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## LETTER 82

From: Maya Berkowitz  
Email Address: maya.berkowitz@gmail.com  
Subject: Affordable housing at Fort Lawton

I support affordable housing at Fort Lawton. We desperately need affordable housing in Seattle! Please be brave and work as hard for the poorest folks in our city as you do for the rich. This is an opportunity to do the right thing for all Seattleites and invest in affordable housing in this city!

Thank you,  
Maya Berkowitz, MPH  
p: 612.791.0360

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## LETTER 83

From: Keara Berlin  
Email Address: kearaberlin@gmail.com  
Subject: Thank you for the Fort Lawton plan

Hello,

I am a Seattle resident, and I am very pleased to see how wonderful the Fort Lawton redevelopment plan is. I appreciate the inclusion of affordable housing for seniors, veterans, and families. I love the fact that natural areas will be preserved and park space will be added. I think this plan is perfect, and it has my full support. Thank you so much for your work so far!

Sincerely,  
Keara Berlin  
kearaberlin@gmail.com

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## LETTER 84

From: Barbara Bernard  
Email Address: barbara\_bernard@yahoo.com  
Subject: Ft. Lawton redevelopment project

I oppose the proposed housing development adjacent to Discovery Park, as there does not seem to be sufficient infrastructure in place regarding the density. Specifically, service needs such as easily accessible and affordable grocery shopping, more frequent and added routes for public transportation and reducing traffic back ups along 15th that inevitably cause back ups through interbay and into Dravus and Emerson street bridges.

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Ideally, it would be best to add the last parcel of Fort Lawton to Discovery Park as a whole.

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Barbara Bernard  
3010A 31st Ave W

## LETTER 85

From: Laura Loe Bernstein  
Email Address: laura.ea.bernstein@gmail.com  
Subject: Build as much as you can

Dear Office of Housing,

Please build as much as you can at Fort Lawton.

I'm a U District renter, queer, pale Latinx, musician, bus driver, and I want housing insecurity addressed through more housing supply.

1

This land is a rare opportunity and allowing Magnolia residents to act like they live in a gated community and have power to dictate who lives in their neighborhoods is disgusting. This is not geographic equity.

2

Also, please consult with indigenous communities about their desires for this land and prioritize members of these communities for housing through affirmative marketing.

3

- Laura Loe Bernstein  
98105, D4 resident

## LETTER 86

From: Athena Bertolino  
Email Address: aab32@hotmail.com  
Subject: Highly Oppose Ft. Lawton Redevelopment Plan

To whom it may concern:

As a Magnolia resident, daily public transit rider, mother, and professional in the environmental and public health field I want to state for the record that I highly oppose the proposed plan for redevelopment of the Ft. Lawton property. I am fully aware of the homeless crisis in Seattle and supportive of initiatives to increase housing and DEI (diversity, equity, and inclusion). However, placing the proposed housing in a location that is so completely removed from access to services makes no sense at all and does nothing to help the issue. It is one of the most remote parts of Seattle, considered a "transit desert" by one report. As a daily rider of the #33 bus, I can attest to the limited and largely frustrating lack of transit. For someone in the new housing development to access medical services, jobs, or even groceries, is two to three transfers away. How does this help? Even to get to Magnolia Village takes two separate buses from that location. Even if a new bus route were to be added, it does not change the fact there are no services within walking distance. Again, how does this serve the community?

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The EIS that was conducted is confusing in the sense that the alternative options were not even real options given the recent sale of the Talaris site. Furthermore, the recent arson at the Ft. Lawton facilities point to the fact the city can't even maintain security at the vacant site, let alone one filled with people.

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This is not an "not in my backyard" issues, this is what would most benefit the people in need and what is the longer term comprehensive plan for the city. I am fully supportive of homeless housing in Magnolia if it were developed along interbay where there is better transit access and more services. I am also supportive of development of the Ft. Lawton site (although would also be supportive of integrating it into the park), and think the idea of creating a high school there is a viable one. In sum, the city should think very hard about this decision and I highly suggest a better alternative is found.

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Kind regards,  
Magnolia Resident

## LETTER 87

From: Tina Beveridge  
Email Address: tinacolada97@gmail.com  
Subject: Fort Lawton Development

To Whom It May Concern:

Unlike many of my neighbors, I have no problem with the idea of developing Fort Lawton into housing or multi-use property.

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However, I do object to it being used for the sole purpose of housing all low-income residents. The buses that go out to that point do not all run 24/7, are rarely on time, and there is very little in the way of services within a reasonable walking distance. There is no walkable (reasonably priced) grocery store. As it stands, the proposal is to move a large number of low income or homeless people into a very isolated area of the city with no services and unreliable transportation. That is a recipe for many problems.

2

I think many of my neighbors believe that the idea behind this is to hide the homeless in a part of the city that is not as visible to tourists. I hope they are incorrect because that is an abhorrent idea that serves no one well. If that is not the purpose, council members should go on record saying that that is absolutely not their intention.

3

If the area must be developed (and I do agree that all options must be considered for the density of the city)---I would like to suggest mixed income housing with zoning for businesses and services that could serve the low income population. An actual grocery store. A non-profit medical clinic. Counseling/mental health services. And some homes subsidized and others sold or rented at market value.

4

If that is not a possibility, I would like to see Fort Lawton annexed into Discovery Park and the buildings put to use by the Park District or the property given to the Duwamish people and annexed into the property that is currently Daybreak Star Cultural Center. If you must use the property for housing homeless people, I think Native and veteran people should be at the top of the list.

5

Thank you  
Tina Beveridge

## LETTER 88

From: Shaun Bickley  
Email Address: [shaunlbickley@gmail.com](mailto:shaunlbickley@gmail.com)  
Subject: Fort Lawton Housing

Please take action on the housing crisis to build as much affordable housing at Fort Lawton as possible.

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Thank you,

Shaun Bickley

District 7

## LETTER 89

From: William Bielawski  
Email Address: [wjbielawski@gmail.com](mailto:wjbielawski@gmail.com)  
Subject: Fort Lawton Redevelopment - More Housing

Hello,

I am writing to voice strong support for the construction of the maximum feasible amount of affordable housing as part of the Fort Lawton redevelopment. Even the 238 units discussed under Alternative 1 falls far short of the site's potential. 1,000 or even 2,000 units could be placed on a lot that size. City-owned housing with guaranteed affordable rent in perpetuity would be the best possible use of this land.

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Seattle's population has grown significantly over the last several years, and the unhoused population has grown as well. These trends only promise to continue into the future. Market-based housing solutions have failed to create sufficient affordable housing to meet the city's needs. Any available publicly owned land should be developed into publicly-owned affordable housing.

Thank you,

William Bielawski

1222 Summit Ave, Seattle WA

## LETTER 90

From: Natalie Biner-Wittke

Email Address: natalie@sellyoursoleconsignment.com

Subject: Opposition of Proposed Homeless/Subsidized Housing Development in Fort Lawton Army Reserve Center

Dear Sir/Madam,

My name is Natalia Biner-Wittke and I am a business owner, tax payer, voter and resident of Magnolia. I am reaching out to you now because the issue of redevelopment of Fort Lawton has resurfaced and I am deeply concerned about what's being proposed, specifically incorporating subsidized/homeless housing in this area.

Should this decision come to pass, this beautiful public green space will undoubtedly be infiltrated by the same elements as I have seen occur in Belltown, where my business is. There will be mounds of garbage, needles, drug use, assaults and the safety of park goers will be compromised. Mothers bring their children to the park daily, women run alone on its trails, it is currently a safe place for our citizens to enjoy. Discovery Park/Fort Lawton is not a place for homeless/subsidized housing.

Most importantly, there must be appropriate resources for the proposed community to be able to thrive in order for this to make sense. Walkable discount grocery stores, treatment facilities, public transportation (there is only one bus in and out of Magnolia). In addition, if the crime increases in our neighborhood because of this, our property values will go down, as will the amount of money the City can collect in property taxes. The city will also have to increase its police resources to address these issues. All of these consequences will certainly effect the way our residents vote.

I ask you to be thoughtful in this matter and find an appropriate solution that properly addresses all the needs of the proposed communities, such as the City of Burien, that has the land, facilities, public transportation and resources to host communities like those proposed for the Discovery Park/Fort Lawton redevelopment.

I hope my opinion matters in some small way, because I know that many of my neighbors feel the same way and we will be attending the public hearing so our voice can be heard.

Respectfully,

Natalia Biner-Wittke

Owner

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## LETTER 91

From: Brian W Bird

Email Address: brianwbird@gmail.com

Subject: I support using Fort Lawton to provide housing opportunities for low income and homeless people.

I am a Seattle resident and I strongly support the proposed use of Fort Lawton to provide housing opportunities to the many low-income, disadvantaged, and homeless members of our community. Please choose the path that would uphold Seattle's reputation as a progressive city and demonstrate forward thinking leadership in these times of increasing disparity and countless systemic barriers to social and economic mobility for poor and low-income people.

Please favor economic justice over the arguments of the wealthy and privileged who seek to maintain their isolation from the realities of the have-nots in our community. It is the responsibility of government to work for all of the people.

Sincerely,  
Brian W Bird

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## LETTER 92

From: D'Anne Bissell

Email Address: dcbissell@aol.com

Subject: Fort Lawton

I am in support of alternative #1. We have lived in Magnolia for the past twenty-five years and welcome others to live (248 or more), play (expansion of Discovery Park) and become a contributing member of this community. It will only be a more inclusive, diverse, safe, and vibrant place for all residents!!  
Thanks D'Anne Bissell

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## LETTER 93

From: Anna Black

Email Address: lindygirl@gmail.com

Subject: Fort Lawson redevelopment

Hi there,

I fully the redevelopment of Fort Lawson into a community to serve those that need it most: homeless seniors, low income families, those that are still struggling most in Seattle. Please help this dream become a reality for the underserved in our city.

Best regards,  
Anna Black

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## LETTER 94

From: mark bloome  
Email Address: markbloomes@gmail.com  
Subject: Ft Lawton low income and homeless

For years i worked at saving discovery park. I led and financed the team that dealt with the West Point Sewer extension. And later financed and led the effort to find an acceptable solution to the proposed Peoples Lodge. I write this because i am a person who by past actions, not just talk, has been involved with this wonderful asset, Discovery Park. The intentions of Sally Bagshaw, the mayor, and city council to locate both low income housing and homeless senior citizens adjacent to the park represents on multiple levels, a significant risk to the Park and its users. For example: Seniors as they get older and go into various stages of dementia, frequently lose all control of their emotions and many are prone to violence. These poor souls will be living adjacent to the park and likely wondering about in the park. I can state with a high degree of certainty that damage to either the citizens or the park is going to happen; while the exact nature, is unknown and that the future actions of the City of Seattle will never be to remove the facility no matter the nature of the problem. It will not be fiscally or politically possible. Further and it is a fact, the homeless and older citizens lose control of their bowels. And the diseases that emanate from excrement are a serious health threat to both the humans, especially children, and to the wildlife in the park. Further that these seniors with dementia at various stages will not be placed in fully assisted living facilities as those facilities are very expensive and also the staffers at the proposed homeless development are likely not to be willing or able to recognize these conditions. I know this because i have been a partner in several senior housing facilities and staffing is a significant problem. Thanks

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## LETTER 95

From: Angela Blums  
Email Address: aroseblums@gmail.com  
Subject: Response to Fort Lawton development proposal  
Hello,

I am writing to share my thoughts on the Fort Lawton redevelopment project. I believe that building new housing adjacent to Discovery Park will destroy the integrity of the park and would not adequately serve the needs of the proposed residents. Even before I moved to Magnolia, Discovery Park was one of my favorite places in Seattle. After purchasing a home here this summer, my husband and I have visited the park multiple times per week. It is a quiet sanctuary away from the bustle of the city. Many Seattle residents visit the park for just this reason. New housing does not belong next to the park.

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Not only will new housing units of any kind comprise the quality of this precious nature area, this location is completely inappropriate for low-income housing. The lack of public transportation and poor proximity to affordable grocery stores and medical facilities would not serve the needs of low-income families and senior citizens. There are many other more appropriate places to build new housing, for example in Magnolia village, there are several areas that could be redeveloped that would better meet potential residents' needs. I urge you to consider another alternative to new housing that will both protect the park and be suitable for our new neighbors in Magnolia.

Angela Blums, PhD

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## LETTER 96

From: Stephanie Boegeman  
Email Address: sboegema@gmail.com  
Subject: In favor of Ft. Lawton project

Hello,

I wanted to submit a comment regarding the Fort Lawton Redevelopment proposal currently being considered. I am all in favor of efforts to provide more affordable housing in Seattle. Here is why.

I myself live in Ballard. I'm a mother of twin preschoolers. My husband and I both work part-time, balancing the need to make an income and provide care for our children. We definitely don't make enough to live in Ballard in normal circumstances; however we are lucky enough to have the connections, support network, and creative hustle to make this happen. Not everyone is lucky enough to lean heavily on the safety net of generous & kind friends, neighbors, coworkers, and family in order to live in this increasingly unaffordable housing market.

I left Seattle for 5 years, from 2011 to 2016. And it's alarming and telling to see all of the tents and floating makeshift homeless communities that have popped up in my absence. This can't be a city just for the rich and privileged. Published, peer-reviewed research has shown that *\*everyone\** in a community, rich and poor, suffers with increasing income inequality.

We have a civic duty to provide the opportunity for everyone to thrive. Please prioritize the creation of more affordable housing in Seattle, starting with Fort Lawton. Let us be the best version of ourselves, and heed this advice:

"A nation's greatness is measured by how it treats its weakest members." ~ Mahatma Ghandi

With hope, resilience, and optimism,  
Stephanie Boegeman  
voter, community member, citizen, mother, activist, and person

## LETTER 97

From: Derek Boiko-Weyrauch  
Email Address: derekbw@gmail.com  
Subject: Affordable housing at Fort Lawton

Hello,

My name is Derek Boiko-Weyrauch and I am writing in support of the proposal to build affordable housing at the Fort Lawton site in Magnolia. As a Seattle homeowner, I believe that everyone should have a place to live in our city, especially in light of the rising costs of housing and increasing displacement, and I believe that this proposal is a good start for ensuring housing for all.

Thank you,  
Derek Boiko-Weyrauch  
Seattle, WA

## LETTER 98

From: Allison Bolgiano  
Email Address: apbolgiano@gmail.com  
Subject: Fort Lawton Redevelopment

To Whom it May Concern:

I am writing to support re-developing the Fort Lawton parcel of land in Magnolia to include more than 200 units of affordable housing alongside open space. The opportunity for the City to receive free land and develop it into affordable housing is one that must not be passed up. More than 8,000 people are homeless in Seattle and thousands more are severely cost-burdened by their rents. One unexpected medical bill or car repair could tip them into homelessness. Land is one the biggest costs when it comes to building housing; free land for housing is a blessing we cannot pass up. We cannot let some people's fears - of homeless people, of supposed property crime, of traffic, of low-income people, of development, or of change - force our City to forgo the opportunity to develop affordable homes at Fort Lawton.

After reading public comments submitted in response to a previous round of the DEIS and published in The Stranger, I am appalled by the NIMBYism expressed by some of my fellow Seattleites. I was particularly dismayed by a commenter who said that she feared that Magnolia would start looking like Pioneer Square. First off, Pioneer Square, is a great neighborhood. Secondly, I think this woman is saying that she doesn't want to see hundreds of homeless people in Magnolia like in Pioneer Square. Fortunately, if affordable housing is built at Fort Lawton, she won't have to see homeless people in Magnolia - she will see housed people. If you don't want people to be homeless (or you don't want to see homeless people), then build housing for people.

The Fort Lawton parcel is federal land, land that once was home to the Duwamish people, and it could become City land. It does not belong to any one person or people from any one neighborhood. Magnolia should not control what happens with this valuable piece of land. The fact that 11,000 people are homeless in King County is everyone's problem. It's not a problem that you can shove out of your neighborhood - doing so only makes it worse. I urge the City of Seattle to use long-range, big-picture thinking and not collapse into the complaints of a wealthy neighborhood.

People are suffering on our streets. We have an opportunity to build affordable housing for some of them (on free land) at Fort Lawton. We are morally obligated to build housing to scale on this site. We owe it to the 8,000 Seattleites who had no where to call home last winter.

Thank you,  
Allison Bolgiano  
Resident of First Hill  
Tenant of below-market rate affordable housing  
Full-time employee of Bellwether Housing  
2014 Whitman College Graduate  
Former resident of Wallingford, Rainier Beach, and Ballard

## LETTER 99

From: Alex Bond

Email Address: alexjbond@gmail.com

Subject: Please build housing at Fort Lawton

The option to build affordable housing at Fort Lawton is a good one. We are in a housing and homelessness crisis and the city needs to act. Building housing won't threaten the beautiful park or overwhelm transportation options (though if you want to increase investment in transpo anyways, you'll find no disagreement from me) so there's no downside to building it. The current Fort Lawton land is basically unused now anyways so why not put it to use and help folks get housing they can afford. Please build!

Thanks!

Alex Bond

1520 NE 90th St

Seattle WA 98115

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## LETTER 100

From: Charles Bond

Email Address: charles.w.g.bond@gmail.com

Subject: More Housing at Fort Lawton!

I've heard you folks are getting swamped with angry homeowners who want no new housing in Magnolia. These people are racist, classist and barely deserve to be called Seattlites.

1

Please build this desperately needed public housing! Please build thousands of units!

We can't in good conscience stand by and not build housing in a homeless crisis like we are in now! "

2

## LETTER 101

From: Greg Bond

Email Address: gabond003@gmail.com

Subject: Fort Lawton as opportunity

I support the usage of Fort Lawton for affordable housing, which is sorely needed here in Seattle. While the proposal to add over 200 units is a nice start, we need to be building thousands of affordable housing units, not hundreds.

1

With skyrocketing rents (I'm a single parent, and my tiny 2-bedroom has gone up \$570 in the last 2 years) pushing everyone out, the only way forward is building tens of thousands of affordable housing units inside the city.

2

Start with Fort Lawton. Make it a 2,000 unit affordable housing program next to one of our greatest parks. Build a new school there to add capacity to our overflowing schools. People are going to keep

3



moving to Seattle, and if we don't build new affordable housing inside the city, it means we will all get pushed out.

Represent me. Build more housing. 4-6 floors with corner store. Thank you.

3,  
cont.

## LETTER 102

From: Scott Bonjukian

Email Address: scott.bonjukian@hotmail.com

Subject: "Support for Fort Lawton

I fully support the the proposed affordable housing development at Fort Lawton. This is areal chance to immediately address our housing and homelessness crisis. Please move the plan forward as quickly as possible.

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I would also encourage the City to expand its proposal and at least double, if not triple, the number of units proposed to provide a greater positive impact.

Thanks,

Scott Bonjukian

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## LETTER 103

From: Jean M. Boris

Email Address: jmboris@msn.com

Subject: Proposed Development at Discovery Park

To the Office of Housing and the City Council,

Discovery Park is a true gem for the citizens of Seattle. It provides peace and respite for those of us who are surrounded by city noise, traffic, and lights. It is so important with our dramatic increase in population to have a place in nature where the spirit can be renewed and space can be developed for activities and exercise.

We are in a crisis in Seattle, many more people, limited space for them to live. For those who are renting 450 square foot apartments, they desperately need the outdoors, recreation and beauty. Many cities have been fortunate to have city officials with foresight to set apart green areas and develop them for the generations to come. Prospect in San Diego; Golden Gate in San Francisco; and Central Park are just a few examples of parks which were set up for their present citizens and for the future. Today each of these parks is well developed, carefully planned, and treasured and appreciated for the generations who have had access. They are consistently used and provide priceless outdoor experiences for all, regardless of income.

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The housing crisis is real. I appreciate all ideas to ease the problem. However, using part of the area which could be added to Discovery Park will not noticeably impact our concerns and once done, what could be a grand plan for Discovery Park, will be impossible to retrieve.

I entreat you to think of the present and also of the future. Discovery Park is a gem and can be so much more with the additional space. Please think of the future and of your legacy. We will continue to have increased population in the area. We will never be able to replace this important piece of property for all of Seattle and the surrounding area.

Please reconsider the housing plan.

Sincerely,

Jean M. Boris

## LETTER 104

From: Linda Bothell

Email Address: lindabothell@me.com

Subject: Fort Lawton Redevelopment

I am writing in response to the EIS put forth by the city for the future development of the final remaining Fort Lawton property held by the Army. Citizens have been very vocal in their response to the city's choices for the development of the property.

This comes at a time of overwhelming growth of the city, far exceeding the plans that were laid out at the beginning of the Growth Management Act. We have experienced the best and the worst of the consequences of the sudden growth of a city at the beginning of the 21st Century. There has been mismanagement, under the table deals, HALA, sudden billionaires, sky high cost of living, rapidly rising rents and property values and property taxes, onerous zoning changes, forced growth in target neighborhoods, homelessness, drug abuse, displaced families, gentrification, discrimination, clashing politics, a city of micro units, apts, condos with no place to park, and high rises, downtown living, tear down the old, build the new, tear down highways and tunnels and build new tunnels that carry less traffic, on and on, big city ills. All of this unimagined a few short years ago.

The city has to make choices. So far, I have seen poor choices. We have laws and rules against loitering, littering, sleeping on the street, urinating and defecating in public, drinking and drugging in public and in parks, overnight camping in parks, cutting down trees, decimating public property. We have public safety laws to prevent communicable diseases, laws regarding dumping of our garbage. Yet all of these rules are being broken and unenforced. I am temporarily living in Europe and citizens here have said to me, how can this happen in a world class booming city in the richest country in the world? We have the knowledge, finances, ability the where with all to handle these problems without sacrificing irreplaceable forests and park land that is now being handed to the city. Where do you find that opportunity? Uncontrollable growth and the simultaneous once in a lifetime opportunity to expand a huge greenbelt in the middle of the city?

We should not build a few scattershot economy houses and huts next to precious park land and let the off-the-grid squatters who "discover" the park and take over the invaluable forest as their garbage dump for the parks department to clean up. As a matter of fact, squatters are already Discovery Park. The neighboring surround does not have the infrastructure, and the city is aware of that fact. Real estate in Seattle is too high to add affordable housing. Admit it. Admit that the growth and the ensuing problems are out of control without enforcing laws already written. Become realistic in caring for the mentally ill, the opiate users, and enforce the laws on the books in handling those who flaunt the laws. If truly there are only four choices for the remaining land at Fort Lawton, it has to be to leave it as park land and develop and improve it for the use and pleasure for all.

My fear is that this is yet another missed opportunity to truly help the poor and disenfranchised when in actuality it is just another example of the city providing opportunity for developers to profit.

Respectfully submitted,  
Linda Bothell, 1728 Magnolia Blvd West  
Seattle, WA 98199 206-282-0290

## LETTER 105

From: Nick G Botner  
Email Address: nickbotner@gmail.com  
Subject: Ft. Lawton Redevelopment

To whom it may concern,

I am a Magnolia home owner and I have read through all of the provided material on the proposed redevelopment measures. While I have no concerns about living near affordable housing or homeless shelters. I do have concerns about the lack of services for families and individuals who need affordable housing here in Magnolia. The primary response I have read is the affordable housing individuals typically have cars. They can drive to affordable grocers and stores. Unfortunately, getting in and out of Magnolia is reduced to a few access points. Traffic at these points is already a nightmare at peak times. And with the current state of the redesign of the bridge at W Emerson Place, cars are lining up even further.

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Magnolia is an expensive and isolated community in Seattle. I would support this measure if we could either fix the public transportation or have services in Magnolia that affordable housing tenants can also afford. It makes no sense to me to provide affordable housing, but no one can afford to live in the neighborhood.

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As it stands now, I do not support the current proposal and would rather see either more park services, schools used in this space instead.

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Thank you for your time,

Nick G Botner  
3116 W Emerson St  
Seattle WA

## LETTER 106

From: tyler boucher  
Email Address: tyler.boucher@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I urge the City of Seattle to explore an option for Fort Lawton that includes dramatically more housing. I am a regular user of Discovery Park on foot and on bicycle, and I've always wondered why the old barracks were kept vacant. There are so many people's lives can we improve by providing them with place to live! I think the park will become more user friendly with more people there (sometimes it's kind of lonely) and it could be such a neat community as a piece of Magnolia on the whole.

In addition to this, Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. It's the best course of action for the city to use all available space to house people; especially a place so special as Fort Lawton.

Thank you.

Tyler

tyler boucher

tyler.boucher@gmail.com

762 N 65th St

Seattle, Washington 98103

## LETTER 107

From: Aaron Bowersock  
Email Address: bowerock@gmail.com  
Subject: Fort Lawton - Affordable housing

Hello,

My name is Aaron Bowersock and I've lived in Magnolia for the past two years, and we've all seen the evidence of Seattle's housing crisis. We have an opportunity right now to do something tangible, and use Fort Lawton land as affordable or public housing. I mean affordable. We know that for-profit building developers will not solve the housing crisis, as we see new units go up, and remain uninhabited because the population can no longer afford the rent. Housing has increased in Seattle, year over year, and we have consistently mis-used our resources.

Fort Lawton will have an immediate impact, if used for affordable or public housing.

Thank you

Aaron Bowersock

## LETTER 108

From: John D Braitsch  
Email Address: jbraitsch@gmail.com  
Subject: Fort Lawton housing  
Greetings,

I am writing to advise that I am entirely in support of utilizing Fort Lawton for affordable housing. Amid the housing and homelessness crisis in Seattle, a space like this is ideal for creating part of the problems' solution! Everyone deserves to live in a safe, healthy, and affordable home.

Every Seattleite is - or should be - aware of the dire situations of homelessness and unaffordable housing in our city. As a financial professional, I have looked at the problems from several angles and can see as well as any that it is truly a simple supply vs demand issue. More housing = lower prices = more affordable housing = reduced homelessness. Per Maslow, secure housing is a basic need for every human. Anyone who regards their property values or irrational fear of the poor over the basic needs of another human is not someone I want to know.

I have spent many days happily wandering the adjacent park and the Fort Lawton land itself. It is a beautiful area of the city that is accessible by vehicle or transit. I see absolutely no reason why this unused parcel should remain dormant while there are people in desperate need of housing. With new housing, the natural spaces would be unaffected while the developed land would actually have some purpose! I see it as a simple win-win.

I have heard there is some push-back from local homeowners and am disturbed and saddened by this. Kudos to those who were here to buy a home before prices skyrocketed or are so highly compensated that they can actually afford a home in the current market. However, they bought only their land, not the entire neighborhood. To fix the current problems in the city will require all communities pitching in - making sacrifices, if they choose to see it that way. An affluent neighborhood is not exempt - arguably, they owe more by nature of their ability to give more - and any resident should be ashamed to block a humanitarian measure like creating affordable housing on unused land.

When considering affordable housing at Fort Lawton, please consider that beyond property values and unsupported fear of homeless folks, we are talking about the lives of actual humans - people who need help more than any others in our community - and we have an ethical obligation to make every effort for them.

Thank you & best regards,  
John D Braitsch  
206.605.6909

## LETTER 109

From: Sean Brennan  
Email Address: seanbrennan@pugetsoundbank.com  
Subject: Ft Lawton

Our community needs are met with the proposed joint venture development between Habitant for Humanity and Catholic Housing. Seattle is experiencing a chronic shortage of affordable housing and effective care for senior members of a growing homeless population. This is a just project located on an ideal property.

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## LETTER 110

From: Bryan Brenner  
Email Address: bbrenner83@hotmail.com  
Subject: Fort Lawton Redevelopment

To Whom it May Concern:

It has taken me some time to write this email because I do wonder if city officials actually care how a Magnolia resident living next to the Fort Lawton feels. I am a reasonable person and have questions for the project planners, but they go unanswered. This whole process has been very frustrating. Frankly, I want a school in the Fort Lawton area. Additional parks and soccer fields would be a great addition to this area. If I knew teachers teachers, blue collar workers, single parents with kids, etc. were going to move into the area, I would welcome it. I do not welcome sex offenders and drug addicts.

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Sincerely,

Bryan Brenner

## LETTER 111

From: Cheryl Brenner  
Email Address: zeebs333@hotmail.com  
Subject: Fort Lawton

Good afternoon,

I would like the Fort Lawton area designated for additional park and a school. I do not want housing at this time because I do not believe the city has properly addressed the issues of infrastructure. The city cannot guarantee that the potential residents will be families with children or people down on their luck. If there is any chance the residents could be sex offenders or drug addicts, I would never agree to this proposal. We have enough of an issue with this already living next to Discovery Park. Transients and thieves sleep in the park or steal from the neighbors in this area and use a footpath on 34th Ave W to get down to the locks to make a quick getaway from police. This has been reported to police by neighbors.

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If you told me teachers, secretaries, welders, assistants, or plumbers would be living nearby...single mothers with children...I would approve. As of now, the city has chosen avoid answering questions. I can't approve or vote for something without full details in writing.

I would have loved meetings with the city where residents could ask questions and receive answers. Since they/you are only taking comments, I say NO to housing in Fort Lawton.

2

Thank you,  
Cheryl Brenner

## LETTER 112

From: Gene Brenowitz  
Email Address: glb78phd@gmail.com  
Subject: Fort Lawton DEIS

I feel very strongly that Seattle needs both affordable housing and an increase in available natural and recreation lands. The population of the city is growing rapidly and the number of people living in apartment type dwellings is skyrocketing. Because of this we need more open space recreation facilities. I support Alternative 3 which would maximize open space and recreational use of land in the Discovery Park/ Fort Lawton area. This proposal would also provide for affordable housing off site thus allowing both needs to be addressed.

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Gene Brenowitz, M.D.

## LETTER 113

From: Raleigh Briggs  
Email Address: raleigh.briggs@gmail.com  
Subject: Build Affordable Housing at Fort Lawton!

Hello,

I'm writing in to support the building of affordable housing at Discovery Park's Fort Lawton. I am a homeowner and a mother in Greenwood. I have lived in Seattle for over a decade and a half, and in that time alone I have seen a swell in the number of houseless and low-income people struggling daily to survive--as well as an increase in the wealth of the folks who often walk right by them. Now, we have a chance to build homes for many vulnerable folks at no burden to the taxpayer, and people are saying no? Because why?

This is madness. We are a civilization; we cannot dispose of human beings simply because they are poor. We cannot shift them around from camp to camp until they take the bus out of town or freeze to death. We cannot turn our backs on our neighbors the minute they need something from us. I understand that the folks in Magnolia don't want poor people living in "their" park. I need to challenge that there are already hundreds of people living (and sometimes dying) in our parks because they have no shelter. How is that better?

Finally, I'd like to point out that Ft. Lawton was all supposed to be returned to the Tribes following the Ft. Lawton takeover in the 70's by Native activists. The city ended up only 'giving' back the portion that the Daybreak Star cultural center sits on. Native peoples are the highest demographic experiencing homelessness in the city/county. This land has never "belonged" to the wealthy people of Magnolia. Building homes for our marginalized neighbors is really the least we can do to make things right and just in our city.

Thank you for your time. Take care,  
Raleigh Briggs, Greenwood, Seattle

## LETTER 114

From: Tim Brincefield  
Email Address: tbrincef@comcast.net  
Subject: In Favor of Affordable Homes at Fort Lawton

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Tim Brincefield  
12020 6th Ave NW Seattle, WA 98177



## LETTER 115

From: Marilyn Brink  
Email Address: marilynjoycemagic@gmail.com  
Subject: Comments... Fort Lawton Redevelopment

I wholeheartedly support the Preferred Alternative 1 (Mixed Affordable Housing and Park Uses) of the Seattle Office of Housing Draft Environmental Impact Study (DEIS) for the 29 acre parcel at Ft. Lawton near Discovery Park. As the Scoping Process continues, I believe there are a few more contingencies worthy of inclusion:

1. Continued conversation concerning all areas of progress in the redevelopment with current residents of land adjacent to the Ft. Lawton proposed site... this might include Town Hall meetings and circulating progress report at all stages, and easily available responses to all questions and concerns;
2. Investigation of providing nearby ancillary commercial services (grocery stores, etc.);
3. Studies of current and projected vehicle traffic and parking alternatives; and,
4. Projected impact on area schools.

I am a senior, living in low income housing, a parishioner of St. James Cathedral, and, an active participant in serving marginalized individuals. So, it goes without saying I was interested in learning more about Ft. Lawton redevelopment for the benefit of those I serve. That was my introduction to learning about the project. I attended the January 9, 2018, Public Hearing, and met so many, many people. Most, including members of various organizations and institutions concerned with providing housing for the "un homed" and vulnerable, low income individuals and families, and some current residents of Magnolia, were energetically supportive the Ft. Lawton redevelopment. And there were several neighbors of Ft. Lawton who, although they wanted to help the underprivileged, were legitimately concerned about what they see are negative aspects (i.e. increased traffic flow and congestion, etc.) of the dramatic change in their environment that would be brought about if the redevelopment were completed. I believe it is tantamount to the success of this project that all concerned maintain open and uncensored communication. If completed, this project will inherently create diversity in the neighborhood. And, as Thomas Berry says...

"Diversity is the magic. It is the first manifestation, the first beginning of the differentiation of a thing and of simple identity. The greater the diversity, the greater the perfection.

Two days ago, I "walked the Ft. Lawton" site. I saw Metro Bus #33 make several trips in and out; I saw a beautiful landscape, delineated by trees; I saw the future. It was easy for me to imagine a new, vibrant community there. Please move forward with this project. And, let me know if there is anything I can do to help.

Marilyn Brink  
910 Marion St. #308  
Seattle, WA 98104

## LETTER 116

From: Ben Broesamle  
Email Address: bbroesamle@gmail.com  
Subject: Fort Lawton - Support of Preferred Alternative (Alternative 1)

Hello,

I'm writing to support the Preferred Alternative (Alternative 1) for Fort Lawton Redevelopment. I am worried about minimizing automotive traffic to what should be a natural reserve-focused area. To that effect:

Please work with King County Metro to expand Route 33 service to the 'Texas Way and W Government Way' stop. Please work with SDOT to improving bicycle access to this site.

Anything we can do to reduce the impact of increased population and the negative effects of more automotive traffic to what should be a natural reserve-focused area (north of W Government Way and west of 32nd Ave W) would be great.

I support the Preferred Alternative (Alternative 1) because:

- 1) the Preferred Alternative redevelopment does not expand the currently developed or paved footprint, in fact the proposal contracts paved space on net by creating more space for "Seattle Parks and Rec uses" on the south side of the project;
- 2) It provides a reasonable amount of density for an otherwise isolated location with 238 units of well managed affordable housing, 52 units of which are for new homeowners;
- 3) it does not detract from what should be the natural reserve-focus of Discovery Park.

Thank you,  
Ben  
Ben Broesamle  
Magnolia resident starting in 2006

## LETTER 117

From: Eric Bronson  
Email Address: lewa9281@gmail.com  
Subject: Fort lawton EIS Comment

Look this is just ridiculous. We're in the worst housing and homelessness crisis in Seattles history. We all know it. And we know the way out of that crisis: build more housing of all types.

This proposal needs to have 1000 units, not the proposed 250. The environmental impact needs to be assessed not just at the level of minutia. The environmental cost of doing nothing should also be modeled. The number of additional miles driven by people forced to relocate ever farther from their jobs in Seattle. The use of resources of single family zones is much higher per capita than in denser housing.

Build the housing. Build it big. And stop pretending that option "do nothing" doesn't have a serious adverse impact on the environment

## LETTER 118

From: Kyle Brooks  
Email Address: kyletbrooks@gmail.com  
Subject: Fort Lawton comments

I'm writing in support of the planned housing project at Fort Lawton. The only way to fight our housing crisis is to build more housing. Ideally, we would build more than 240 units, but 240 is better than zero.  
Thanks  
Kyle Brooks

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## LETTER 119

From: Vernon Brown  
Email Address: vernonmcfbrown@gmail.com  
Subject: Supporting Affordable Housing at Fort Lawton

According to the City of Seattle, 40,000 low income households here currently spend more than half of their income on housing. To address its housing needs between now and 2030, Seattle will need 27,500 more homes for the lowest income people, according to the Housing Development Consortium. The most recent available numbers show that around 8,500 people are experiencing homelessness in Seattle. A city survey found that 93 percent of those asked would move inside if safe, affordable housing was available.

I believe that Fort Lawton is an important part of efforts to reduce the housing crisis in our city. Please build more housing.

Vernon Brown  
3210 SW Avalon Way, #304  
Seattle, WA, 98126

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## LETTER 120

From: Amanda Brown  
Email Address: Amanda.brown531@gmail.com  
Subject: Support for Fort Lawton redevelopment – Alternative 1

Hello,  
I am writing in support of the Fort Lawton Redevelopment. This project is of critical importance at a time when Seattle is facing a massive housing crisis. This is the best possible use of surplus public land. We need all possible resources devoted to addressing the housing crisis, and this is an amazing resource to be redeveloped. We need more housing so diverse people can live in Seattle, not just wealthy people. I urge you to move forward with Alternative #1 and developing affordable housing at Fort Lawton.  
Sincerely,  
Amanda Brown

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## LETTER 121

From: Emily Weaver Brown  
Email Address: emily@emilyweaverbrownphoto.com  
Subject: Discovery park low income and homeless housing

I'm a photographer and I often shoot at discovery park and I love the raw beauty there. My immediate first reaction when I heard about the proposed low income houseing was "oh not in my beautiful park". I didn't understand that Fort Lawton wasn't park of the park or that a large swatch of the land would be free if it was used for low income housing. Now that I know the facts I know this is a remarkable opportunity and that the city should take avantave of. Please don't let the residents of magnolia determine policy for the whole city. That space belongs to everyone and their fears are totally unfounded.

Thank you

## LETTER 122

From: Richard Brown  
Email Address: richard@richardbrownphotography.com  
Subject: Fort Lawton. Lindsay Masters

Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725

Hi Lindsay, I am sure many people will be bombarding you with emails about this project.

I feel like the right thing will end up working out, I have owned a home in Magnolia for 20 years and have enjoyed the Park and Fort Lawton, I love all the old buildings even the garage and maintenance buildings and would love to see those stay and be used to help support the artist communities , we as Photographers and artists can hardly find space anymore and are being pushed far out of the city. I am a commercial photographer and have lost my studios to Mercer Street, Ballard turning into a mecca and development on Elliott Avenue taking my space away.

I would in a heart beat rent any of the old buildings at Fort Lawton for a studio space much like there have been some at Magnuson park, however those are now so expensive and limited in size.

Thank you for all your hard work on this project.

Richard

## LETTER 123

From: Rodney Brown  
Email Address: rbrown@cascadialaw.com  
Subject: Fort Lawton housing project

Hello,

I am a Magnolia resident, and I support the preferred alternative in the Draft EIS. I also believe that the EIS has adequately studied the alternatives and their potential impacts. Thank you for doing the work.

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Rodney Brown

## LETTER 124

From: Kate Brunette  
Email Address: katebrunette11@gmail.com  
Subject: Build affordable housing at Fort Lawton

To whom it may concern,

I am writing to express my **STRONG** support for Option 1 (building 200 units of affordable housing) at the publicly owned Fort Lawton lot. In fact, we should be building thousands of units, not hundreds. The affordable housing crisis is impacting thousands in our city. I personally had to leave my affordable apartment after the rent increased \$400 in the two years I lived there. Without investing in more affordable housing, more and more people will continue to get priced out of the city. High land values are one of the biggest barriers to development of affordable housing, so when we have free land available, we **MUST** take advantage.

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Best,  
Kate Brunette

## LETTER 125

From: Margaret Brunger  
Email Address: noreply@123formbuilder.io  
Subject: Margaret Brunger says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Margaret Brunger

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## LETTER 126

From: Mark Brunson  
Email Address: brunson.marka@gmail.com  
Subject: Fort Lawton DEIS Comment

To Whom It May Concern:

As you know, we are facing a massive housing shortage in Seattle, which is especially affecting our fellow Seattlites experiencing houselessness. It is imperative that our city acts on our responsibility to facilitate much more new housing at all income levels. It is especially important for the city to provide housing affordable to those without a home. Every part of our city bears the responsibility to add housing for those of all incomes, no matter how wealthy its residents. I strongly support deeply affordable housing both in my neighborhood of Capitol Hill as well as in every part of Seattle.

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It is unfortunate that the effort to build affordable housing in Fort Lawton was thwarted a decade ago and I certainly hope that we won't have to look back to this decision with the same regret. We must not pass up this chance to maximize the efficacy of our city's housing funds by using all public lands at our disposal. To that end, I urge our city to build even more housing at Fort Lawton than currently proposed. If that cannot be done as part of this project, please make sure that the city is able to build even more housing on the additional Fort Lawton land that is not part of this proposal.

I also urge SDOT to add frequency to buses serving Magnolia and the city should consider zoning for a walkable retail district nearby to provide access to neighborhood goods and services. Everyone in our city deserves to live in a walkable community with mobility to access jobs and services throughout our region.

2

Sincerely,  
Mark Brunson  
Renter and Voter  
Capitol Hill, Seattle

## LETTER 127

From: Ken Bryan  
Email Address: kenbryan05@gmail.com  
Subject: Fort Lawton Redevelopment – transportation infrastructure comments

The Draft EIS says that the proposed housing development would add another 1500+ cars a day going to the Fort Lawton Area. I am very concerned about the impact the proposed housing development would have on the already overburdened transportation infrastructure in the Magnolia neighborhood. I do not believe the city has addressed this issue realistically.

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The W Emerson/Gilman corridor is already overburdened and cannot support this additional traffic! Permanent, two-way bike lanes were created on W Emerson Pl approaching Gilman Ave W and on Gilman Ave W in 4Q of 2017. This reduced the westbound traffic arriving at Gilman on Emerson from two lanes to one lane. As a result, long traffic backups on W Emerson Place, previously unknown, are now common at all times of the day. During the evening commuting time, traffic commonly backs up along W Emerson from Gilman Ave W all the way to 15th Ave! I hope this was not the city's intent. This corridor cannot support another 1500 cars per day! Clearly the primary road into the area of the proposed housing development does not have capacity to support the forecasted additional traffic volume.

2

Commodore Way, a winding two-lane road through a residential area is already quite busy, especially during commuting hours, and also cannot support significant additional traffic. Commodore Way does not have the capacity to safely accommodate 1500+ new cars arriving each day, or even a fraction thereof. Increasing traffic in this residential area would be dangerous to residents. Clearly the secondary road into the area of the proposed housing development does not have capacity to support the forecasted additional traffic volume.

3

There is only one bus line to the area, the 33 bus. This is insufficient and, according to the Draft EIS, Seattle Transit does not have plans to add additional bus service. This would force low income residents to either buy, insure, and operate a car (expensive) or use insufficient and infrequent bus service. This is neither practical nor fair.

4

The Draft EIS section on Transportation also makes the ridiculous proposal that low income residents could use a bike share program for transportation to and from the area instead of cars or buses. This is neither practical nor realistic. No low income residents, their children, or seniors living in the proposed supported housing are going to ride a shared bike to Fred Meyer in Ballard to buy groceries and then carry the groceries home in a backpack or bike baskets, riding uphill on Emerson and Gilman, in the rain, in the cold, or the dark! This is a ridiculous proposal and should be removed from the Draft EIS as unworkable and impractical.

5

The Fort Lawton redevelopment area is not accessible by public transportation for the additional residents proposed in the Draft EIS. The proposal for residents to use a bike share program is laughably unrealistic. The existing roads into the neighborhood, already overburdened, cannot support the over 1500 additional cars per day that the Draft EIS says would come to the area.

6

Lack of suitable transportation infrastructure now and in the foreseeable future is one strong reason this area should NOT be developed into residential housing of any kind. The entire parcel should be incorporated into Discovery Park to preserve open green spaces for the benefit of all current and future residents of Seattle.

7

Sincerely,  
Ken Bryan



## LETTER 128

From: Ken Bryan

Email Address: kenbryan05@gmail.com

Subject: Fort Lawton redevelopment - the land should be made part of Discovery Park

In the early 1970's Seattle's civic and government leaders demonstrated vision and courage. With 535 acres of land at their disposal, they did NOT turn it into housing developments or shopping malls. Instead, they created open, natural space that all Seattle residents could enjoy. Forty-five years later, their children and grandchildren can still enjoy Discovery Park, despite the city's significant growth, thanks to their vision and courage.

We now have a unique opportunity to expand Discovery Park's natural space by nearly 10%. Yes, Seattle has a homeless problem at the moment. Yes, Seattle has a shortage of affordable housing at the moment. Most Seattle residents, including Magnolia residents, want more housing solutions and are not opposed to affordable housing in Magnolia. However, let's keep things in perspective. These are problems of the moment and I believe both of these problems can be fixed in the near future by concentrated and coordinated civic and government action. Addressing less than one tenth of one percent of Seattle's affordable housing shortage by building on this land is throwing away a legacy for future generations to address a near term problem.

We need to have the same vision and courage that Seattle's leaders had in the early 1970's. Seattle will continue to grow. There will be less and less open space in all parts of our city. We should PRESERVE the Fort Lawton redevelopment land as part of Discovery Park, returning it to nature so that, forty-five years in the future, our children and grandchildren will be able to enjoy open spaces in an even more crowded and developed city.

I respectfully ask the Department of Housing, the Seattle City government, and the City Council to demonstrate the vision and courage to incorporate the surplus military land into Discovery Park and return it to nature. Do it for our children and grandchildren.

Sincerely,  
Ken Bryan

## LETTER 129

From: Ken Bryan

Email Address: kenbryan05@gmail.com

Subject: Fort Lawton Redevelopment - how to prevent it from being a magnet for a tent city or shantytown?

If the City's plan is implemented and there is an 80+ bed residential unit for seniors/veterans/homeless offering "services", how will the operator of the facility and the City of Seattle ensure that no shantytown or tent city springs up around the facility to take advantage of the "services" offered?

Thank you, Ken Bryan

## LETTER 130

From: Ken Bryan  
Email Address: kenbryan05@gmail.com  
Subject: Proposed housing and assisted living units - how to prevent sex offenders from moving in?

Dear Housing Department,  
How do you plan to prevent convicted sex offenders from obtaining, buying, or moving into either the proposed ownership units, the proposed rental units, or the proposed assisted living facility?  
Thank you  
Ken Bryan

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## LETTER 131

From: Mason Bryant  
Email Address: hamneggs@gmail.com  
Subject: I support Fort Lawton low income housing

I'm writing to voice my strong support for the city's vision for Fort Lawton is an affordable, community for homeless, veterans, and seniors.  
This is exactly what Seattle needs to continue providing housing in an increasingly un-affordable city.  
Thank you! --Mason Bryant, 3519 E. Spruce St.

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## LETTER 132

From: Smitty Buckler  
Email Address: smittybuckler@gmail.com  
Subject: Fort Lawton

To whom it may concern,  
We have a housing problem here. I do not think it is a problem of not enough housing but affordable housing. I am seeing so much new construction at unaffordable rates for 90% of the city. The only people who seem to be able to afford to live here are people who are coming from other places. I love my city. I always have. Yet, I am saddened by the decision making which is causing this city to loose all that makes it special. Do I want to see more affordable housing? Yes, 100%. I also do not want to see a bunch of cardboard houses built on top of a historical site/ park. I believe that the city needs to take some more time to look at this and to consider options.

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I would support keeping the current buildings as housing options. I live at Cooper Artist Housing. We have a huge wait list to get into the building as do all the affordable artist housing projects in this city. The Youngstown Cultural Center downstairs is thriving. This is a project that was made by the people of this city, not by the city itself. In order to keep the quirky artistic nature of this city we need to have more opportunities for artists. I would be all for utilizing this opportunity to create affordable artist housing next to a beautiful park which is ripe for artistic muse.

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Please consider using this opportunity to create more affordable artist housing in the city while continuing to preserve our beautiful parks and historical sites. Thank you.

In solidarity,  
Smitty, smittybuckler.com

## LETTER 133

From: Patrick Bufi  
Email Address: drbufi@gmail.com  
Subject: Fort Lawton Public Meeting January 9, 2018

Please read in its entirety: Fort Lawton Public Meeting

Was I at the Tuesday, January 9, 2018 Magnolia United Church of Christ Public Hearing? Yes, I was there. Never been to a public hearing where the signup sheet was packed with 40+ "Pro" speakers before any "Con" speakers could sign up. This sign up was said to begin at 6:00 PM yet the "Pro" were in there way ahead of time stacking the deck. Not fair to actual Magnolia. This was a cooked up deal. A rally rah-rah carrying signs that mostly say, "Hooray for our side." What a lopsided joke. Also a young woman was at the front door handing out archaic zoning flyers intended to zone all neighborhoods the same. What? In addition, I have never been to a public hearing where they had cookies, varied cheeses, crackers, drinks, and coffee. This was more like a private "Pro" party than a chance to create a balanced opportunity for public opinion/view. In addition, two of the Real Change "Pro" speakers sounded like they celebrated a bit too much before showing up, some of their speech was almost incoherent. I stopped buying papers from them because the last two I bought were a year old. They are selling papers I already bought before. What a swindle.

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Moreover, how can all of these so called...help me now "Pro" down and outs afford so many tattoos, piercings, Starbucks drinks, and cell phones? It is very odd.

The City of Seattle will have to factor us Magnolia residents into their Tiny House budget/building expense. The city will have to reimburse those of us that will have to get CPA's and Tax Attorneys to figure out how much the city owes us in property tax refunds and equity resale losses.

2

This being said, I think a tiny homes development at Fort Lawton could work. However, for this to work there needs to be a real political conversation, a real solid plan and real sustainable action. The gathering I described above does not bode well for this situation coming to a sustainable conclusion. Lawmakers need to finally be accountable and get solid Seattle results. The "Let's have a meeting", high salary, tax and spend days are over. Time to make things work the way elected leaders were voted in to do so. To respond to this crisis in anything less than a thoroughly thoughtful manner will only break the situation further.

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If a tiny homes development is approved for Fort Lawton, adequate time and attention must be paid to creating a plan for this that will not further destroy the quality of the life and beauty of our city. Part of the reason that I would want for there to be a tiny house enclave at Fort Lawton is that it would not only provide homes for those that need them but that it would also provide those that live there a more intangible and invaluable commodity of peace. I hope that peace would give each individual a moment to take a breath, get their footing, and create a direction and a way to be in community that is more of a choice than a reaction.

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In addition, to create that, we need to create more than just a development of “tiny homes.” We need to create a “tiny community” around those homes. Infrastructure for more public transportation, employment, schools, healthcare (walk-in clinics), and affordable grocery stores must be available. This absolutely has to be part of the planning. Our Magnolia community, as it stands now, is already at capacity. There are only three automobile ways in and out of Magnolia and they are already at maximum congestion capacity. Please do not make an impossible commute more impossible. For these homeless communities within existing neighborhood frameworks to work, they need to have permanency. For permanency to be achieved, change needs to be sustainable. For sustainability to be achieved, planning must occur. Halfway addressing the homelessness problem is worse than not addressing it all for in our current world of exploding growth in Seattle, none of us has time, money or energy for re-work. We must get it done right the first time. And we cannot help some by hurting others.

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Many Magnolia residents left Tuesday's meeting early, frustrated and tired of waiting for their turn to address city staff. They fear that housing the homeless so close to their families puts public safety at risk. I myself have had to install outside cameras due to afternoon “doorknob rattling” and our next-door frightened neighbor had to call her husband to come home one afternoon due to disturbance. And I have recognized some faces from Tent City Five because I shop at Dravus QFC.

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From a Heather Graf article, "I'm a father of two. I have an 11-year-old and an 8-year-old, and my first instinct as a parent is to protect them. And when I'm told criminals, drug addicts, sex offenders may be living within a mile-and-a-half of my home, it concerns me," said a Magnolia resident.

The Office of Housing said it has ruled out the option of building a school on the Fort Lawton site, but beyond that, a final decision on the redevelopment plan is not expected until this summer. No school? No way? Magnolia schools are already at full capacity. Pay attention!

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Thank you for including my email letter in your decision making process,

Patrick Bufi  
In Magnolia since 1994  
206-972-9340  
January 29, 2018

--

Dr. Patrick L. Bufi, ND, BS, CRT, RCP.  
3417 Evanston Avenue, Suite 517  
Seattle, Washington, 98103.  
206-972-9340.

## LETTER 134

From: Glen Buhmann  
Email Address: glenbu@microsoft.com  
Subject: Comments on Fort Lawton development

Hi:

I live in Seattle in the Green Lake neighborhood and regularly go do Discovery Park with my kids, dog, etc. I am strongly in support of building housing on the Fort Lawton site. In fact, I think the city must require that the development builds 100's of homes, a large percentage of which are affordable and low income housing. Also, zone it for multi-use so that there can be a neighborhood with businesses to support those homes and the rest in the neighborhood.

Do not let the existing homeowners in this low-density, high-income area veto housing for Seattle when it is needed so desperately.

Let it be built!

Glen Buhmann  
Green Lake, Seattle

## LETTER 135

From: Darby M. Bundy  
Email Address: darbyb9@gmail.com  
Subject: Please Support Fort Lawton Housing!

Thank you for giving the public some time to voice an opinion. We are in desperate need for more housing and Fort Lawton provides a FREE space to do so with close access to other services like the Ballard Food Bank, Urban Rest Stop, major bus routes and more.

1. Please give all citizens an equally weighted 'vote'. Discovery Park and this opportunity for designating uses for Fort Lawton belongs to the citizenry of Seattle and not to one neighborhood and its concerns.
2. The land at Fort Lawton, since by federal law is free to the City of Seattle if the city uses it to house those experiencing homelessness, should be used for that purpose. The homeless use buses for transportation and the road system can handle buses. This kind of transportation reduces the use of cars on Seattle streets.
3. The land at Fort Lawton was at one time in the 1970's expected to be given to our Indian population, but instead they received only the Daybreak Star portion. We now have a disproportionately large number of Indians among our homeless population, because they are really the original owners from whom the land was taken, and because we are well aware of their history in this new age, we can do the most ethical and moral of things and provide the Indians with all that they need to house their homeless, and also their low income who need affordable housing.
4. In addition, all our people experiencing homelessness should have priority use since the fiscal savings will be considerable, and since the life expectancy of our county homeless is 47 years as of November 2017. By law, the U.S. government will give the entire piece to the City of Seattle for FREE if it is used on behalf of our people experiencing homelessness, so it is a fiscally important arrangement.

Therefore, I am asking that we use the land to house the homeless. If an EIS requirement is something that prevents you from writing such an option, I suggest that you begin one rather than rest on the fact that you want to have a quick decision. Homelessness is deadly.

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Sincerely,  
Darby M. Bundy  
6737 16th Ave NW  
Seattle, WA 98117  
206.478.7284  
darbyb9@gmail.com

## LETTER 136

From: Michelle Burce  
Email Address: michelleburce@gmail.com  
Subject: Yes to Fort Lawton Housing

Hello,  
I would like to register my strong support for the housing project proposed for the Fort Lawton site. This is a great opportunity to begin addressing the housing and homelessness crisis in Seattle in a very economical way for the city. This is a thoughtful design, a great use of space, and a wonderful project that I fully support.

Thank you.  
Michelle Burce  
Seattle Resident

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## LETTER 137

From: Ken Burgess  
Email Address: kjbura@gmail.com  
Subject: Fwd: Fort Lawton Redevelopment – feedback

Good Afternoon,  
First, I mistakenly sent this from another email address, please ignore that of my recall did not work.

I wanted to send my comments on the Fort Lawton redevelopment as a private citizen and resident of Seattle. There are good arguments on both sides of this issue. Personally I don't believe housing is the best option for this location. I believe that the private residences inside Discovery Park from the vacated military housing is already detrimental to the natural park environment. This additional space at the boundary to discovery park should be, at the most, a limited impact development. Compared to other large American cities like New York City, Seattle has a meager amount of green space. Once space is lost to housing development it is unlikely to ever revert to open space again. So while I understand that there is a crisis for housing now, it is a short term crisis. Any forward movement on building affordable housing will most likely coincide with a national recession and downturn in the growth in the city. At the same time the surge in apartment construction will have come to fruition. The market will adjust to the current demand. If you believe a recession and economic slowdown are not likely, review economic

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trends in the history of America. We're approaching peak probability for a recession given the time since the previous recession.

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I believe the city could incentivize development of additional housing stock in order to let the market make affordable housing more readily available. This could be in the form of prioritizing project review and permitting for developments with affordable housing, or in general non-single family developments, especially ones along major routes. A recent discussion pointed out that the best affordable housing comes distributed amongst market rate housing. A plan that follows that model does not allow the community to scape goat the development by saying, "see crime - it's that low income area" or similar issues. Where I grew up in CT that was called "the village" or Welle's village. It was a low income affordable housing community, and it did have that reputation. Parents wouldn't let their kids go there to visit friends, you were warned to stay away, it became a focus on police who were always patrolling and became a hot button for race and economic relations.

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The urbanist generated a very good article (as they do so many) focused on Seattle's North Sounder line. It outlines the case for more in city stops to spur commuters to utilize the sounder train. One located near Fisherman's terminal or on the Ballard side of the train bridge was particularly compelling. The key to affordable housing isn't to force it into locations, but to increase viable commuting options allowing the housing region to expand. Seattle understands this by their focus on ST3. I for one was fine with the car tab fees knowing I was buying a future where our city was like Boston, or New York, and you could live 40 minutes away by rail in any direction; commuting by car was unusual. My point is, ST3 and market realities are going to make housing more affordable.

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Beyond losing the space for a potential park, I'm also severely concerned about school capacity. My first child is matriculating into Kindergarten this upcoming fall. I have another 2.5 years behind this one. The future does not look good. While I chose to settle in the location I am in because the public school system was good and I was relatively close to work, the quality of Seattle's schools and the ability for it to remain a good system is in question. Based on recent reports not guaranteeing a school capacity fix in some form is not meeting the state court requirement to fully fund the education system.

4

If you must move forward with developing the former Fort Lawton site please consider moving forward with infrastructure improvements prior to the development. Government Way is in terrible road condition, especially around the 32nd avenue area where it goes through an S-curve by Seven Hills running store. The segment down the hill towards Gilman (S-SE) is equally rutted and cracked; not fit for the additional traffic. The intersection of Gilman and Emerson was recently reworked to make it more bike friendly which is great, but serious consideration should be given to relieving this choke point coming into Magnolia by widening the bridge to allow a left turn and right turn lane entering Magnolia. Alternatively, or additionally, Commodore way lacks defined edges, and Fort Street between Commodore and Government lacks middle lane markers. This path has significantly increased in traffic flow since the bike lane restricting occurred and should be improved as Commodore will become even more significantly busy once any development of Fort Lawton occurs. Leaving Magnolia the 15th st overpass that allows traffic onto Nickerson (towards SPU) or onto the ballard bridge to ballard would benefit from widening. A low cost option is to create a right turn (Nickerson bound) and straight/left

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(ballard bound) lane marker. Slightly widening the area that is on land after passing over the bridge section and formally marking this would increase traffic flow out of Magnolia during high traffic times.

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cont.

Another request is that if any development does occur that it be pushed to the furthest point from the park to allow the largest buffer from the nature that exists there. Put low development elements against the edges, like sports fields or parks. If possible combine the road that leads into Fort Lawton with the current city street directly next to the fenceline; that will reduce the impact of having parallel streets and double the pavement. Ensure that as much tree canopy is built into the development as possible; where possible expand the natural state of Discovery Park outward.

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I can see how a large available space in the middle of the city can seem like the perfect solution to the problem of the moment. Housing affordability in Seattle needs to be addressed. But the average rental price in Seattle dropped by \$50 for the first time in a long time, the effect of the market adjusting to today's reality. Losing the opportunity to turn this area into additional green space and to ensure the space is available for Seattle Public School capacity issues would be a large mistake. Focus on transit to allow a larger radius of residents to easily get into the city. Accelerate the Northgate station opening, this is where the efforts should be focused to impact affordable housing. The government can still partner with private social equality groups to run programs to help disadvantaged people, but the damage or removing the park and school options for Fort Lawton is too great for the minimal gain being proposed.

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Last I would request that your decision process be transparent. While you have completed an EIS, I cannot find the logic in how you determined this site would be used for affordable housing and where affordable housing ranked in city priorities and other competing demands. Show the logic of your decision; how city needs are prioritized, how all city needs were vetted against use of this parcel of land, what the public input was, how your plans were adjusted to address public comment/concerns. Transparency will hopefully breed acceptance. Thank you for letting me be part of the Seattle process. For this reason, I am determined to stay part of this community, unless I have to leave to ensure my children are given a good public education. I cannot afford private schooling, and I was raised to believe in public education, so if Seattle continues to ignore the capacity problem, my family will be forced to leave this great city.

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Thank you,  
Ken Burgess, 4436 30th Ave W., 206-313-1343

**LETTER 138**

From: Benjamin Burke  
Email Address: benjburke@gmail.com  
Subject: Fort Lawton Land Use

Hi, just want to add my voice to the discussion. I strongly support including Seattle Public Schools in the use of the Fort Lawton land in Discovery Park. With already rampant overcrowding in schools, and more and more young families moving to the area every year, we will soon be in desperate need for land like this for school use. Please don't let this once-in-a-lifetime opportunity pass us by!

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Thank you, Benjamin Burke



## LETTER 139

From: Trina Burke

Email Address: burke.trina@gmail.com

Subject: Support for Affordable Housing and Services for the Homeless at Fort Lawton

Dear Lindsay Masters,

I am writing to voice my strong support of the City's plan to partner with Habitat for Humanity and build 52 affordable housing units at the old Fort Lawton. As a regular visitor to Discovery Park, I have often wondered why the area of Fort Lawton hasn't been used for this purpose given the City's lack of affordable housing and current state of emergency regarding homelessness. Every day, I drive by Nickelsville Ballard and the Lichten Springs Tiny House Village and hope that we can do better for our neighbors experiencing homelessness. The current plan to provide supportive housing with on-site services for homeless seniors, including veterans; affordable rental housing for low-wage households, including families with children; affordable homeownership opportunities for low-income families would go so far to alleviate much of the suffering these folks are experiencing. In addition, access to the good schools in Magnolia, proximity to public transportation, and a beautiful natural environment are what these folks need to get on their feet. In addition, the redevelopment would turn what is currently a set of run-down old buildings and cracked and overgrown roadways into a useful, vibrant community full of people--And that's what I want to see when I visit Discovery Park with my family. It seems like a win for everyone involved!

I have heard that there is a small but very vocal group of homeowners and citizens opposed to this plan for redevelopment. Frankly, I find their opposition to be racist and classist and driven foremost by self-interest in their own perceived "safety" and the preservation of their property values. Unfortunately, given the 55,000 or so people who are expected to move to Seattle annually, there is simply not enough room to preserve their enclaves of single-family dwellings where they don't have to mix with neighbors from different economic classes or backgrounds. There are too many people who work in Seattle who can't afford to live here--people who do the jobs that support and serve these middle-to-upper-class NIMBYs every single day. And, whether they like it or not, the thousands of people experiencing homelessness in Seattle are their neighbors, too.

As someone who lives in proximity to both Nickelsville Ballard and the Lichten Springs Village, I can say with confidence that the residents have been excellent neighbors and I have no added concerns about safety due to their presence. I have seen no appreciable increase in crime or drug activity in my area and I believe any such fears to be unfounded and without factual evidence.

I hope the City will do the right thing and move forward with the Fort Lawton Redevelopment Plan.

Thank you,  
Trina Burke  
9222 6th Ave. NW  
Seattle, WA 98117

## LETTER 140

From: Tarik Burney  
Email Address: tarikburney@comcast.net  
Subject: Fort Lawton

I fully support the proposed plan for low income housing at Fort Lawton. Seattle needs more affordable housing!

Tarik Burney 98112

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## LETTER 141

From: Carol Burton  
Email Address: ctburton7@gmail.com  
Subject: comments on Fort Lawton DEIS

Comments on the Draft Environmental Impact Statement for Fort Lawton Army Reserve site

I prefer Alternative #1, affordable housing and open space. Given the homelessness crisis in Seattle and King County I'd like to see more housing being built, but recognize there is neighborhood opposition to any housing at FLARC. And i wish the construction could start sooner than 2021, though I know there are many permits and other hurdles to overcome. Including active park space in the proposal will also help to fill a real need in the city.

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I appreciate that Alternative #1 keeps the tree buffer along 36th Ave West on the east boundary of the site - this will help to maintain the character of that neighborhood. Keeping the existing forested area to the north and south of the site will keep the existing wildlife corridor between Discovery Park, Kiwanis Ravine and Commodore Park. We know that many animals such as raccoons, coyotes, and other small mammals us this corridor; herons and eagles can fly between the wooded areas. There is also an opportunity through Green Seattle Partnership to remove invasive plants and restore native vegetation in the wooded areas on FLARC. The Directors Rule regarding construction within the great blue heron nesting area protects that species from undue construction activity, and neighbors will be checking that those restrictions are followed.

Complaints have been made that there is no transit or businesses nearby, but this is incorrect. Bus #33 runs through FLARC and #24 runs a few blocks away. Between these 2 routes there is service approximately every 15 minutes with connections to Queen Anne, Ballard and University District on Gilman Ave W and 15th Ave West. There is a commercial zone nearby, within about 5 or 6 blocks, with a coffee shop and a number of stores and medical offices. There is a grocery store relatively close ( Metropolitan Market), and grocery stores accessible by bus (Albertsons in Magnolia Village).

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Schools are not really an issue, especially elementary school. Magnolia Elementary is scheduled to open in 2019, and housing construction won't start until 2019. A local group is hoping for a high school at Fort Lawton and the city is working with Seattle School District on that.

Alternative #2 would mean many, closely spaced single family homes that will most likely sell for \$1 million or more. More impervious surface, no additional public open space, more private vehicles causing pollution and contributing to climate change, and we are still stuck with housing that most people cannot afford. This option has the highest greenhouse gas emissions of the 4 alternatives, there would be no public open space, the VA building would need to be relocated at considerable cost. Alternative #2 is the worst of the 4 alternatives.

There is confusion about whether FLARC property is part of the Discovery Park Master Plan - The Court of Appeals decided that it is not. Constructing housing at FLARC and an active park does not in any way detract from the current Discovery Park - we already have private housing and private roads within Discovery Park.

Build Alternative #1 affordable housing at FLARC - it is sorely needed, the land is free making more money available for housing. I predict that the opposition will fade away as people get used to the idea, plus I'm sure the opposition is a vocal minority of Magnolia residents.

Carol Burton  
4052 Williams Ave West  
Seattle, WA 98199  
206-691-1298 (home)  
206-459-5788 (cell)

## LETTER 142

From: Carol Burton  
Email Address: [ctburton7@gmail.com](mailto:ctburton7@gmail.com)  
Subject: Fort Lawton DEIS

There are a couple of errors in the DEIS, maybe minor but they seem to indicate that the contractor did not actually visit the site - not good, it means there are questions on the validity of the rest of the DEIS. The DEIS states there is a commercial zone nearby at "Government Way and James St". The commercial area is at Government Way and Jameson St. James St is in downtown Seattle, a long way from Fort Lawton. It also states that there are no gas stations or dry cleaners near Fort Lawton - not correct. There is a Shell gas station at Government Way and 34th Ave. about 3 blocks from Fort Lawton, anybody driving to Fort Lawton via Government Way would not miss it. There is a dry cleaners at Government Way and Jameson St in the above mentioned commercial area.

Carol T Burton  
206-691-1298

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cont.

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From: Veronica Bush

Email Address: noreply@123formbuilder.io

Subject: Veronica Bush says: We need more affordable housing in Fort Lawton!

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Veronica Bush

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## LETTER 144

From: Michael Byers  
Email Address: [mtb222@gmail.com](mailto:mtb222@gmail.com)  
Subject: Ft Lawton

As a Seattle resident I support Habitat for Humanity's planned development of Ft Lawton. As a mortgage professional who works with Habitat for Humanity homeowners I am daily reminded how these efforts are a real preservation of affordability in Seattle.

Please stand up to the NIMBY objections and support this development of affordable housing. How better to repurpose the past military installation of a repressive empire than use it to support some of the more vulnerable members of our population.

Do the right thing,  
Michael Byers  
5525 S Norfolk St  
Seattle, WA 98118

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## LETTER 145

From: Amy Campbell  
Email Address: [amybcampbell@comcast.net](mailto:amybcampbell@comcast.net)  
Subject: Ft. Lawton Redevelopment

I was at the meeting last night and have been looking at the plans online. I have one question - I am wondering if the athletic fields in the plan will be field turf and include lights?

We need year round fields available to families who currently live in the neighborhood and those who will eventually move into the new housing planned for the land.

Sincerely,  
Amy Campbell  
2341 Rosemont Pl. W  
Seattle WA 98199

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## LETTER 146

From: Brian Campbell  
Email Address: brianthehuman@gmail.com  
Subject: Fort Lawton

Hello-

I'm strongly in support of the proposal to use the Fort Lawton site for deeply affordable housing - as many units as possible.

In the midst of an unprecedented housing crisis, which exacerbates an already-terrible homelessness epidemic, it is deeply shameful that so many residents of such a rich neighborhood would oppose a practical, sensible approach to help the issue.

We can't kick the can down the road forever. NIMBYism will ensure that Seattle continues to spiral out of control of working residents. We need to start building affordable units as quickly as possible, and Fort Lawton is the ideal place to start.

-Brian Campbell

## LETTER 147

From: Colin Campbell  
Email Address: clcampbell10@gmail.com  
Subject: In support of Fort Lawton Housing Development

I'm writing today in support of the proposed housingdevelopment at Fort Lawton. As a fourth generation Seattlite I know what makes Seattle an amazing city is our generosity, welcoming spirit and progressive values. Thousands of our King County neighbors are sleeping on the street in freezing weather while land and federal funding sit on the table. If the city allows federal money that could be used to build affordable housing to go away it will be a travesty. An opportunity to build on currently unused property that is not currently green space or available to private developers is one that may not appear again. This is an emergency level crisis and turning our backs on residents who need our help most is exactly what the president and his party want and the city should take this opportunity to make clear what our values are.

On this note I would also like to express my desire that more housing be considered. 200 units is an excellent place to start and will make untold difference to hundreds of people. But the property could include more and we should work to take full advantage of this opportunity to get as many people into housing as possible. Housing first is the only longterm strategy that can end this crisis and we need to begin work now to make that a reality.

BUILD AFFORDABLE HOUSING NOW

Colin Campbell  
(425) 306-9901

## LETTER 148

From: Deborah Campbell  
Email Address: dcampbell@castrarex.com  
Subject: Comment on the Fort Lawton DEIS

Greetings,

My name is Deborah Campbell, and I am a longtime resident of Seattle. I am writing to register my strong support for Alternative 1 at Fort Lawton: Mixed Income Affordable Housing and Public Park Uses Onsite. I concur with other residents who have advocated for a far greater number of affordable housing units on the site.

I attended the January 9th hearing and have conducted a limited review of the DEIS document itself. I am very familiar with the Government Way entrance to the site and its surrounding neighborhood, and have a limited familiarity with the project site.

My reasoning:

- The housing crisis within the City of Seattle, as well as throughout the region demands that bold and swift action be taken. The City's preferred alternative has been well researched, will add affordable housing, and will not have a significant negative impact on the area.
- Alternatives 2 and 3 do not honestly seem to be valid alternatives to expand affordable housing in the city since there are currently no plans to develop the Talaris site. The expansion of affordable housing is paramount to addressing the housing crisis.
- Alternative 4 is most certainly does nothing to address the need for housing in Seattle.
- Taking advantage of the opportunity to acquire the land for free would represent a huge boon to the project, freeing funds for other uses.
- Viable and available sites to increase housing density should be sought out throughout the city.
- The organizational partners that have been identified for Alternative 1 have excellent track records and will add great value to the project.

Thank you very much.

## LETTER 149

From: Elizabeth Campbell  
Email Address: neighborhoodwarrior@gmail.com  
Subject: Fort Lawton DEIS

By reference I am incorporating herein my comments from the scoping process and also those comments which were contained in foster peppers letters related to the scoping and related to the DEI else for the Fort Lawton redevelopment project.

An area of concern I have is that there has been an extreme failure to consider the various projects that are coming in to the Magnolia community and particularly those that affect its axis points. These were not considered in the DEIS analysis for the project. There is a large plan to expand the Port of Seattle property at Fisherman's Terminal, none of that was included, the impacts from the traffic it will generate and the number of people that will be coming flowing through the Emerson access point for Magnolia as a result of that project.

In addition there is the whole matter of the sound transit light rail project for Ballard to downtown. That affects the Emerson axis point and it affects the Dravis Street access point. There is even a plan that it may run through 21st Ave. with storage 20th Ave., West and Gilman that there would be construction in that corridor that would affect the access to the fort lot new property for a number of years. Where was the analysis of that?

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In addition there is the whole matter of the sound transit light rail project for Ballard to downtown. That affects the Emerson AccessPoint and it affects the Dravis Street access point. There is even a plan that it may run through 21st Ave. with storage 20th Ave., West and Gilman that there would be construction in that corridor that would affect the access to the fort lot new property for a number of years. Where was the analysis of that?

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Likewise there is the matter of the Magnolia bridge, not even that it would be replaced but that it would be shut down in the near future. No analysis was made of that eventuality which affects the Emerson and gravis access points to Magnolia. In addition the port of Seattle is also planning a major expansion of the Northbay property as well as perhaps development along the Interbay corridor. The port of Seattle is not alone in proposing projects up-and-down the Interbay Corredor between Emerson and Garfield. These would have an effect on traffic in and out of Magnolia. This was not considered in the DEIS.

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There are also problems with the infrastructure over by the port lot and property, discovery Park, and the LawtonWood area that recently cost a substantial amount of profit money to just make some Band-Aid fixes. I noticed that there was no economic analysis of this project whatsoever. Where is the financial plan other than some generalities about possible financial vehicles for developing it but no hard numbers. I believe a project of this size As well as being a project reviewed under NEPA and SEPA that a financial plan is required for it.

6

--

Elizabeth Campbell, MPA

## LETTER 150

From: Fred campbell

Email Address: noreply@123formbuilder.io

Subject: Fred campbell says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

1

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate



emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Fred Campbell

**LETTER 151**

From: Jon Campbell

Email Address: joncamp19@gmail.com Subject: Support for Housing at Four Lawton

Hello,

I'm writing to express my strong support of the project to build housing on the Fort Lawton site. While i do not think the project as currently proposed goes nearly far enough given the city's affordable housing and homelessness crisis, it is a REAL opportunity for the city to do at least something to address the affordable housing shortage. It is imperative that the city doesn't cave the whining and concern-trolling of some of the city's wealthiest residents who are opposing this project.

Thank you,

-Jon Campbell

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## LETTER 152

From: Raven Campbell  
Email Address: ravenmcampbell@gmail.com  
Subject: Support all the housing possible at Fort Lawton

Hi,

I'm writing to comment that, in the interest of regional livability, as much affordable housing as possible should be constructed at the Fort Lawton site. I spoke at the meeting earlier this month in support. I am here to reiterate that this housing is necessary.

Neighborhoods like Magnolia need to have affordable housing placed within them. Considering that this is an enormous opportunity, it should not go unseized.

If anything, there should be 2,380 homes proposed, not 238. But it's still an important project even at that size.

Please build affordable housing there, as soon as possible. It would show a true commitment to both the housing emergency and the climate emergency.

Thanks

Raven Campbell

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## LETTER 153

From: Terri Campbell  
Email Address: terricampbell613@gmail.com  
Subject: Homeless Housing at Fort Lawton

Hello,

As a 5th generation Seattlite, I am appalled at what had happened to this city. My Great Great Grandfather Ward would be appalled, as well. (Yes, Ward Street and Ward House.)

I am absolutely in favor of building affordable housing on this land. This is a golden opportunity for the city to do something meaningful and get people off the streets. It's the right thing to do. We should have affordable housing in every neighborhood.

Seattle used to be inclusive. What happened? Property values?

Sincerely,

Terri Campbell

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## LETTER 154

From: Mark Canright

Email Address: noreply@123formbuilder.io

Subject: Mark Canright says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Mark Canright

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## LETTER 155

From: Rebecca Canright

Email Address: noreply@123formbuilder.io

Subject: Rebecca Canright says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well. As a college student, I ask you to please take climate change action seriously. Thank you for your consideration!

Sincerely yours, Rebecca Canright

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## LETTER 156

From: Denise Capen  
Email Address: dcap30@comcast.net  
Subject: Re: Ft Lawton-NO Do not do this!!

I sent this response last summer to offer my feedback on the proposed housing at Ft. Lawton. I have never received a response or seen the impact reports that I requested below. Open space is so needed in Seattle, as well as a JR. High on Magnolia so our kids don't have to be transported up to Queen Anne. I urge you to focus on the full needs of Seattle and Magnolia. Homeless can be housed anywhere. They don't need pristine open space. Plus, I urge you to focus on infrastructure before any more housing is approved. It is hard to get to work up 15th now! You are making Seattle a terrible place to work and raise a family. Not everyone who wants to live here can or should. We need to start developing new urban centers that attract families.... not force more and more people in a tiny space. I am really getting frustrated about this. I have written to Sally many times and she just ignores any responses she doesn't like. Sally there are 3 ways on and 3 ways off of Magnolia. Adding housing is only going to make things very very difficult to get to work and activities. You don't live here. Come see for yourself trying to get off!!

On Jun 26, 2017, at 7:45 PM, Denise Capen <dcap30@comcast.net> wrote:

I just heard that you are planning to redevelop Ft. Lawton to use it for low income and homeless people and I am 100% against that idea.

Seattle has not gotten a grip on the drug and crime caused by drugs and I do not want to see that culture infused into the heart of Magnolia where the queen of all parks resides for all of Seattle to enjoy. Can you imagine the heart break of addicts with knives wandering around in Discovery Park?

How would it be policed and citizens protected. The idea is absolutely irresponsible. Ft. Lawton is not near a grocery store and the closest one is the most expensive in the city. Residents could walk nowhere for services. There are tons of empty buildings around the county that could be used to house the homeless in a much more suitable location. There are many, many seniors, families with children and all of us who would be put at serious risk with the mentally ill free to roam our beautiful parks and streets. We buy here for a reason and I think you should support a comfortable and safe place for your citizens to live. You are understaffed on the police force, do not enforce the laws equally, are too lenient with drug users, pushers and the mentally ill. Until you provide services for them it is unhelpful to just stick them somewhere especially when it impacts us so greatly. Our Met Market was robbed today. An innocent man was knifed to death in lower Queen Ann a few days ago. When are you going to realize this is the result of lawlessness, encouraging homeless to come here and giving SHARE the job of helping the homeless. They only can pay themselves if they keep the homeless problem alive and well.

The National Environmental Policy Act Sec. 101 (42 USC 4331) tells us that the Federal Government, in cooperation with State and local governments, needs to use all practicable means and measures, including financial and technical assistance, in a manner calculated to foster and promote the general welfare, to create and maintain conditions under which man and nature can exist in productive

harmony, and fulfill the social, economic and other requirements of present and future generations of Americans. In order to fulfill that you must:

1. fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
2. assure for ALL Americans safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
3. attain the WIDEST range of beneficial uses of the environment without degradation, risk to health or SAFETY, or other UNDESIREABLE and UNINTENDED consequences
4. preserve IMPORTANT HISTORIC, cultural and natural aspects of our natural heritage, and maintain, wherever possible, an environment which supports diversity, and a variety of individual choice;
5. achieve a balance between population and resources use which will permit HIGH standards of living and a wide sharing of life's amenities; and

The Congress recognizes that each person should enjoy a healthful environment and each person has a responsibility to contribute to the preservation and enhancement of the environment.

A low income housing for homeless is not a reasonable use of the land right next to Discovery Park. The impact to the parks wildlife would be grave not to mention the impact to all of us living here.

Therefore, I am requesting the following studies be executed to ensure best use of this land. Dog owners have been begging Parks and Recreation for a much bigger Dog Park. All of Seattle comes here to walk and exercise their dogs. There is no off leash space to do that.

1. How this impacts the Heron Reserve.

2. Water use for increased residents when we already have issues with the water.

3. Infrastructure to support increased buses, cars

4. Air and soilquality-please study how this will impact Discovery Park

5 Noise to our wild life in the park-please study how this will impact Discovery Park

6. Best land use for the space /BEST for ALL Citizens-Please study what is needed by the majority not what YOU NEED.

7. Increased light and glare for our wildlife and hikers in the area

8.Transportation studies of the impact to our streets and also how far residents would have to travel for services! That really increases traffic

9. Traffic

10. Parking

11. Safety of our citizens-Please study how increased crime and drug use will impact the citizens who pay a fortune to live here.

12. Police protection -we already don't have enough!! I feel very unsafe already.

13. School impact-we are already missing a JR. HIGH!! Our schools are overcrowded as it is. We need more schools.

14. Sewer impact

15. Water runoff

16. Availability of Government services.

Thank you for entertaining our written comments.

Denise Capen

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## LETTER 157

From: Susan and Gary Carlson  
Email Address: secarlson@live.com  
Subject: Fort Lawton property

We support having the Fort Lawton property being added to Discovery Park. More clean, safe and sanitary park property will be important for the future in the City of Seattle. Magnolia, Queen Anne, and Ballard have been mismanaged by the City with allowing tents, drugs, increased crime and continued blight in the neighborhoods. It is a shame to see this beautiful city in such sad condition. People in need should be provided adequate shelter options, but not tents and public sewage and garbage strewn all over. The proposed solutions are preposterous and way too costly. This matter should be subject to a vote by citizens of the affected adjacent neighborhoods. Susan & Gary Carlson, Magnolia

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## LETTER 158

From: Kim Carmel  
Email Address: kim@kimcarmel.com  
Subject: Please continue to consider school inclusion for Fort Lawton redevelopment in Magnolia

I wanted to add my voice to those requesting the inclusion of school property in the Fort Lawton redevelopment project.  
My FIRST choice is no development in that area. I'd rather preserve as much natural park land as possible.  
But, if development is inevitable, as it seems to be, please do keep in mind the continued growth in our schools, as we welcome new families to the neighborhood. I support a holistic approach to this redevelopment which includes desperately needed school land. In order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton.  
Thank you for your time and consideration.  
Best,  
Kim Carmel

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## LETTER 159

From: Lucas Carpenter  
Email Address: lscrpnt@gmail.com  
Subject: Build That Discovery Park Housing

I'm a King County Resident.  
Build affordable housing. Build Free Housing for the homeless.  
Build the thousands of units that area can support and not the measly hundreds currently planned.  
Thanks, Have a Nice Day  
Lucas

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## LETTER 160

From: Erin Carper  
Email Address: erin.i.carper@gmail.com  
Subject: Ft Lawton

Hi,

As someone who lives just down the street from Ft Lawton (3305 W Thurman St), I wholeheartedly support housing in that area. I feel lucky to live in Magnolia without making 6 figures, and would love to share the wealth. I of course love Discovery Park too, but it doesn't seem that this will impede on the already huge amount of land in that park.

1

My one concern is for affordable services in the neighborhood...Met Market is the closest grocery store and is definitely not cheap, and while there is an Albertsons it isn't very easy to get to without a car, or if you have a physical disability. Would also hope to see a few more bus lines if this goes in but we are lucky to have an easy route downtown with the 33 and 24. Maybe just a few more midday and late night runs would be necessary.

2

Great idea and I hope the NIMBYs in the neighborhood eat their words when it is built and they see firsthand the people that will benefit :)

Thank you,  
Erin Carper



Jan 25, 2018

LETTER 161

Lindsay Masters  
Office of Housing  
PO BOX 94725  
Seattle, WA 98124-4735

Dear Lindsay Masters,

I have lived in my farmhouse for 54 years  
next to Fort Lawton Army Reserve.

I support Alternative 1.

Thank you.

Sincerely,  
Heidi Payne  
4663 36th Ave West  
Seattle, WA 98199

## LETTER 162

From: Julie Carr  
Email Address: jaaxness@yahoo.com  
Subject: Fort Lawton EIS public feedback

To whom it may concern:

It is possible to be for affordable housing at Fort Lawton and still have concerns about the development. (I think that point was sorely missed during the public hearing on 1/09/18.) The city needs to be held accountable to improve the infrastructure in Magnolia before this housing goes in. Because who will suffer the consequences several years down the road? Certainly not the city. It will be the residents of Magnolia, including the residents of the new affordable housing. And then do we just hope the city has the money and the will to help fix it?

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The EIS is not an accurate portrayal of the impact to Magnolia's infrastructure. First, the EIS states adding the 152 non-senior housing will only add 41 more kids to Lawton. That seems low.

2

Next, the EIS states 1,200 new daily vehicle trips is not a significant number. I would disagree. Did the city really evaluate the roads in the immediate area (they are small, narrow, low capacity roads) and further out where roads have been recently modified for bike lanes (Gilman and Emerson)? There are already backups leaving Magnolia in the morning and coming back in the evening. Did the city evaluate the heavy traffic into Magnolia on a nice weekend day when people from all over the city descends on Discovery Park? It says collisions will increase with the increase in traffic, but it won't cause any safety issues. That doesn't make sense. It states the additional riders on Metro buses isn't a problem because there is plenty of room at Discovery Park to get on. Did you analyze further on down the route where it is already overcrowded? My husband often rides that route and says that people are already turned away because the bus is full. In fact, some people have been putting together carpools because there isn't enough room on the bus. We need more bus service already, before additional riders.

3

Finally, the EIS states that adding 600 people to the population will require more policing and states that the Seattle Police Department has the capacity for it. SPD doesn't have the capacity for Magnolia now, so how will they have it with the new population? We have one police officer for all of Magnolia and he is frequently called to help in other neighborhoods.

4

The city of Seattle owes it to Magnolia and the new residents to fix the EIS and get it right and put in writing the infrastructure improvements that are needed. Yes, put affordable housing in at Fort Lawton, but let's do it right and be honest as to the infrastructure changes that need to happen first.

5

Thank you,  
Julie Carr  
4576 35th Ave W  
Seattle, WA 98199  
jaaxness@yahoo.com

## LETTER 163

From: Constance Carroll  
Email Address: ccarroll1313@gmail.com  
Subject: Fort Lawton Redevelopment

I am in support of Alternative 3.

1

Connie Carroll

## LETTER 164

From: Bruce D. Carter  
Email Address: brucedcarter@hotmail.com  
Subject: Fort Lawton Reserve Center

I am writing to recommend the preferred option #1. I feel that the mixed uses among affordable housing, sports fields which at become a school site and park additions best meet the needs of our Magnolia Community. I recommend that the public housing be structured and supported in such a fashion that the residents will be assisted with job training, therapy and structure, as appropriate, to enable the to move on into our community.

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Sports fields should go a long way to meet our extensive local demand and provide a setting that will be protected from the wind and much warmer on windy days than Smith Cove Park.

3

I trust that bus service to the park will be improved to provide housing residents access to work and shopping opportunities.

4

Thank you,  
Bruce D. Carter  
206-285-5556

## LETTER 165

From: sue cary  
Email Address: sue.cary@comcast.net  
Subject: Fort Lawton

Please add my voice to those urging the City to do the right thing and develop the proposed mix of affordable housing on the surplus land at Fort Lawton. It is critical to take advantage of this opportunity to support the goal to provide a mix of housing opportunities throughout our City. If not now, when?

1

Thank You!

## LETTER 166

From: Charlotte Casey  
Email Address: charlottetcasey@gmail.com  
Subject: Fort Lawton

I'd like to throw my respectful opinion into the mix as to what should be done with the Fort Lawton empty buildings. I'd like to see a high school go in there. Our schools are so overcrowded in Magnolia, it is shocking. We moved here from elsewhere and the first day I took my kids to their new elementary school I was absolutely stunned by the sheer amount of children and noise. I don't think it is conducive to healthy learning environment. The overflow into portables leaves a HUGE safety issue because it means the main school cannot be locked as they need access to restrooms. In this day and age of school violence that is massive concern.

Furthermore Magnolia children and now seemingly going to be forced to bus an hour to Wallingford to go to High School as Ballard renegotiates the district boundaries.

Magnolia has NO high school since the last one closed. Fort Lawton could be the perfect solution to our lack of high school combined with Magnolia Elementary reopening.

I understand the need for low income housing but I don't think Discovery Park is the place for that. I think it should be utilized as a vibrant place for our future generations to learn.

Thank you for listening.  
Charlotte Casey - Magnolia Resident

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## LETTER 167

From: Margaret Casey  
Email Address: mcdancer1@gmail.com  
Subject: RE: FORT LAWTON RE-DEVELOPMENT

I was unable to attend the Jan. 9, 2018 hearing on the Fort Lawton re-development planning. I have submitted comments at previous community meetings/hearings.

I continue to support Alternative 1.

Finding land both in Magnolia and at the Talaris site are great opportunities to add to our much needed subsidized housing units. We cannot waste this/these opportunities by adding to the housing stock for populations that are more able to afford "market rate" possibilities.

I continue to strongly oppose Alternative 2.

The LAST thing we need on Magnolia is more "market rate" housing!

1

RE school development at this site:

I still have not heard any comparison to needed inventory for additional schools in different areas across Seattle. Is Magnolia THE MOST IN NEED of new school development? On the scale of things, perhaps comparatively speaking, Magnolia already may have its fair share.

1

RE additional park space:

Again, prove to me that Magnolia does not already have its fair share of park space. On the scale of things, perhaps comparatively speaking, Magnolia already may have its fair share.

Thank you,  
MARGARET CASEY  
2202 28th Ave West  
Seattle, WA 98199  
206.778.6798

## LETTER 168

From: Caesar Castro  
Email Address: [explosivediver@gmail.com](mailto:explosivediver@gmail.com)  
Subject: Fort Lawton

I as a register voter, I don't like the idea of a development for homeless or any other kind of development at Fort Lawton. That decision should be made by the residents of Magnolia. Magnolia can use the buildings for extending classroom use, meetings felicity's, or arts and craft.  
Caesar Castro

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## LETTER 169

From: Curtis Cawley  
Email Address: [noreply@123formbuilder.io](mailto:noreply@123formbuilder.io)  
Subject: Curtis Cawley says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.  
We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

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For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

1,  
cont.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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Thank you for your consideration of the proposals laid out here, I hope to see them included in the final plan for Fort Lawton!

Sincerely yours,  
Curtis Cawley

## LETTER 170

From: Cassandra Cawley  
Email Address: cassandrabook09@gmail.com  
Subject: Affordable housing

The housing market for Seattle is currently outrageous. With rent rising in downtown and all surrounding areas, and the homelessness problem growing alongside this, we need affordable housing to give people a chance to stay in the city that was their home before rising costs drove them away. People with jobs in seattle should be able to afford a place to live near their work as well.

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## LETTER 171

From: Neil Cebara  
Email Address: neilcebara@gmail.com  
Subject: Urging YES to the Ft. Lawton Redev. Project

Dear City of Seattle,

I want to lend my SUPPORT for, and express the importance and urgency of, the FT. LAWTON REDEVELOPMENT Project. (<https://www.seattle.gov/housing/ft-lawton>)

I urge the city to approve this free gift from the U.S. Government to create a diverse, mixed-income community with housing for homeless individuals and families and market rate housing, as the original plan was designed.

I support transitioning as many homeless people as possible into warm, stable housing. And developing this project to house our fellow, yet homeless, Seattlites is the right and humane thing to do.

Thank you very much for supporting intelligent moves towards addressing the crisis of homelessness in an environment of soaring rents.

Sincerely,

.  
Neil Cebara  
117 32nd Ave. E. Madrona Seattle WA 98112

## LETTER 172

From: Scott Chancellor  
Email Address: scott.chancellor@gmail.com  
Subject: Fort Lawton Redevelopment

To whom it may concern,

I am writing to express my vehement opposition to "Alternative 1" (i.e., Mixed Income Affordable Housing and Public Park Uses Onsite) outlined in the Draft Environmental Impact Study - Fort Lawton Army Reserve Center Redevelopment Project (12-14-2017). This plan does not come anywhere near meeting the needs of the existing community or, more importantly, the people who would likely live in the proposed development. As has been made clear by many others, this area of Fort Lawton is far removed from amenities (e.g., affordable grocery, childcare, healthcare, schools, and entertainment) and jobs that would help to support potential inhabitants. Further, it is served by inadequate public transit, which this plan does not address whatsoever.

While Alternative 1 may look appealing to some at a quick glance in that it is a low-cost option on a large parcel of land within the city limits, all of that fades away if one really stops to think about what living here would be like for these potential inhabitants without a massive investment in infrastructure and services. I am a single parent who lives near the proposed development, and I am fortunate enough to

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have a reliable vehicle, child care, and a job with a flexible schedule--if I did not have these, I would never have considered moving here, as I would not be able to live here comfortably. For many years, I lived near the heart of Seattle (Denny and Aurora) with my two small children and no vehicle, and that was extraordinarily difficult--I cannot even begin to imagine what it would have been like if I had been located out here near Fort Lawton without any of the amenities that I had at that location. Reading this plan, I wonder if any of the people who worked on it have ever been in a similar position to those who would live here under Alternative 1 or have thought deeply about what the day-to-day existence those individuals and families would be like at this specific site vs. any of the many other more centrally-located options--if they have, it certainly does not come through in their proposed plan. I am fairly certain that the people who worked on this plan will take offense to my saying this, but Alternative 1 is truly awful and makes me wonder if they are at all aware of the distinction between doing the right thing and doing things right. The people that designed this alternative had an opportunity to do some good here and completely blew it with a half-baked plan.

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cont.

As a result of the numerous gaps in Alternative 1, I am in support of "Alternative 3" - Public Park Onsite; Affordable and Homeless Housing Offsite. If that doesn't work, then sell the land to a developer who will build multi-million dollar homes on this land and use the property tax money to further fund affordable housing in a location that makes \*at least a small bit of sense\* for the people who need it.

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Sincerely,  
Scott Chancellor  
--  
Scott A. Chancellor  
206.554.1414  
scott.chancellor@gmail.com

## LETTER 173

From: Paul Chapman  
Email Address: paulfchapman@hotmail.com  
Subject: Build Affordable Homes at Fort Lawton!

Hello,

I am writing to express support for the city's plan to build affordable homes at Fort Lawton. Affordability in Seattle is a crisis, and we need to do more to address the problem. Using this surplus land to both house people affordably and create new parks and open spaces is a win.

I strongly encourage Seattle to stay the course and build affordable housing on the site.

As an alternative, I would also accept a decision for the city to redevelop the site as high-end homes and use the proceeds to build affordable housing elsewhere in Magnolia.

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Thank you,  
Paul Chapman  
3509 Densmore Ave N  
Seattle, 98103



## LETTER 174

From: Judith Iliana Villanueva Chavez  
Email Address: iliana.villan@gmail.com  
Subject: Supporting affordable housing at Ft Lawton

I am writing to support the proposed redevelopment of Fort Lawton for affordable housing. Among the alternatives on the EIS, I support alternative one although I would much prefer the city build or allow much more housing at the site.

Our city has a major housing affordability crisis, and our planet is facing catastrophic climate change. For both of these reasons we need denser cities. Our city controls land use policies, and should encourage developments such as this. In addition, many more people of all backgrounds and income levels should have the chance to live near Discovery Park, which is a public good.

Please take this opportunity to create more affordable housing, and please go much farther than this timid proposal: add a 0 to the end of the proposed units.

Judith Iliana Villanueva Chavez  
7941 49th Ave S  
Seattle, WA 98118

## LETTER 175

From: Bart Cheever  
Email Address: bcheever@gmail.com  
Subject: No Housing Development in Fort Lawton!

I DO NOT support the city's proposal to build a housing development in Fort Lawton.  
This development is bad for Magnolia.

There is no infrastructure to support this kind of development

- We do not have space in the public schools for even the folks who already live here, and nowhere to build new schools.
- We only have one part-time police officer assigned to Magnolia.
- The roads are already backed up at rush hour – it recently took me 30 minutes just to get across the Ballard Bridge. And one of the three bridges has been condemned.
- Our bus line is also already regularly at capacity.

This development is bad for low income people.

There is no infrastructure here to support low income and homeless people. This is essentially just a plan to warehouse poor people in a remote and out of the way place with no access to services.  
This development is bad for Seattle.

Most importantly, this land should be used to expand Discovery Park to benefit ALL RESIDENTS of this city.

- Discovery Park is one of the city's jewels whose value will only increase as Seattle becomes denser and more populated. Once buildings are built on this parcel it will be gone forever. We need to think about not only people living now but how our children and their children will live in this city 10 or 100 years from now.
- Homelessness is a serious problem in New York and San Francisco but no one would think for a moment about building housing in Central Park or Golden Gate Park.
- Along those lines, Golden Gate Park is 1017 acres, Central Park is 843 acres (a full 6% of Manhattan. Discovery Park is only 500 acres which is constantly under threat from development.

I'd like to close with two quotes. The first is from the city of Seattle itself, in the opening section of it's brilliant master plan for Discovery Park, and I feel like it directly addresses the situation we are currently facing:

"In the years to come there will be almost irresistible pressure to carve out areas of the park in order to provide sites for various civic structures or space for special activities. There will in the future be structures and activities without number for which, it will be contended, this park can provide an "ideal site" at no cost. The pressures for those sites may constitute the greatest single threat to the park. They must be resisted with resolution. If they are not, the park will be so fragmented that it can no longer serve its central purpose. Only those activities and only those structures should be accepted which are in harmony with the overall theme, character and objective of the park. There must be a deep commitment to the belief that there is no more valuable use of this site than as an open space."

And finally from John Muir:

"Everybody needs beauty as well as bread, places to play in and pray in, where nature may heal and give strength to body and soul alike"

Seattle is at a turning point in our history. Discovery Park is the last natural area in the city, where people can go to experience nature on a daily basis, worked into their daily lives and not just on a few weekends a year. This is the last parcel of Fort Lawton which could be added to the park, and once it has been developed it will be gone forever. I urge you to resist the pressure for development and do the right thing for Seattle's future generations.

Bart Cheever  
Magnolia

## LETTER 176

From: Darby Cheever  
Email Address: kittykatgirl202@gmail.com  
Subject: No Development in Fort Lawton!

Dear City Council,  
My name is Darby Cheever, and I believe you should not put any development in Fort Lawton! This should be left as a wild space.  
Thank you for your time and consideration!  
Sincerely,  
Darby Cheever

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## LETTER 177

From: Jack Cheever  
Email Address: bcheever@gmail.com  
Subject: No Development in Fort Lawton!

Dear City Council,  
My name is Jack Cheever. I think that there should not be a development in Fort Lawton.  
Sincerely, Jack Cheever

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## LETTER 178

From: Jack Cheever  
Email Address: mr.emoji780@gmail.com  
Subject: Fort Lawton Redevelopment Support Option 3

I urge you to support option 3 for any development in Fort Lawton. The land should be converted to natural park land and folded into Discovery Park.

1

## LETTER 179

From: Kelley Chen  
Email Address: klychen10@gmail.com  
Subject: Fort Lawton Redevelopment! Yes!

Hello there,  
My name is Kelley, I've lived in Seattle for 7 years, and I am writing to you today to speak out in support of the redevelopment of Fort Lawton. I am sure you are well aware of the positives this project will create for the city and the stability it will provide to those who desperately need it. And that land for these kinds of affordable housing projects do not come along that often, especially ones without a hefty price tag on them.

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I think the majority of the concerns of those opposed to this project are a little misguided. Assuming their arguments of the lack of "affordable" grocery stores in the area and the lack of transportation are rooted in their concerns for the proposed tenants daily lives, I would suggest they ask a homeless person whether they would prefer to walk to a grocery store 2 miles away (once a week) and return to a safe and warm home OR if they would prefer to continue living out of their cars or commuting to work in Seattle 4 hours everyday. There are those who think the residents will be heavy drug users and violent offenders. Although in a few cases, these might be the people who need the help the most, these people would most likely not get through the tenant screening processes.

Maybe those against this development are afraid of lowering property values in their neighborhood or maybe they are afraid of change. These are all valid concerns, but they are not enough reason to deny this opportunity to create such a positive change in the lives of those who need it. I believe the needs of the many override the desires of the few. And this city, as evidenced by the overwhelming support at the Magnolia Church, believes it too.

My parents moved to Issaquah 20 years ago with dreams of creating a better life for themselves and a positive future for me and my brother. We moved there when houses were more affordable and the city was still growing. Our whole family benefited greatly from the supportive community, easy access to beautiful park trails, and being able to attend one of the top public school districts in the state. After moving to and then coming home from college, driving through town I saw many new apartment buildings going up in my neighborhood. I saw the forested hills being cut down for the highlands development, and even my old hangout spot - the parking lot in front of the Taco Bell was gone (and in its place was a building, how dare they!) I hated seeing it change so much, it felt as if it wasn't my home anymore.

But looking introspectively, I realized how selfish I was being. If a group of people had told my parents there wasn't enough room for our family back then, it wouldn't have been fair. How could I disapprove of anything that provided the same opportunities and comfort to our family to anyone else who had the same dream as our parents? This is how I feel about our affordable housing crisis in Seattle a hundredfold. These are people working and suffering more than I ever will because I was lucky enough to be born into a middle class family with a strong support system and they were not. If I have learned anything from being around people living well below their means, it is that they are the most giving and most generous to others because they know what it's like to truly struggle and being supportive of each other is the only way to get through it. It is our responsibility as a city and as individuals to emulate that sentiment through our actions.

Thanks for taking the time to go through all the comments and considering all the ramifications of this redevelopment. I hope you decide to bring this project to fruition and continue to do so for other projects that are also sorely needed.

Kelley Chen

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cont.**

## LETTER 180

From: Jennifer Cheng  
Email Address: jennifercheng23@gmail.com  
Subject: In favor of the Fort Lawton Affordable Housing plan.

Hello,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock.

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.  
Jennifer Cheng

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## LETTER 181

From: Kath Chinn  
Email Address: refkat@comcast.net  
Subject: Fort Lawton Redevelopment

Dear Sir:

This email is in response to the request for comments on the Fort Lawton Redevelopment in lieu of attending the public hearing on January 9th.

Firstly, no one in this neighborhood believes that the City is actually interested in feedback. We've gone through this attempt to develop that land before, we hired a lawyer and it was decided at that time to stop it. Now you bring it up again and plan to put low income housing here. I attended the last series of hearings at Daybreak Star Center. It was all show and no listen. Verbal comments were not wanted, we forced the issue anyway. Oh, come over to the side of the room after our 'show and tell' and write your notes on a piece of paper. Is this payback time?

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I advocate that homeless families be spread around the City. It's healthier socially for them and community. For every new apartment building, make these builders house one family in need. I'm sure they can afford it, they have profits aplenty. Maybe none of you are old enough to remember the South Chicago Housing Projects and others like it around the country. Ironically one in New Orleans was called the Magnolia Project. I saw the Chicago projects having lived in the area when I was young. They were notorious for crime and blight. Drugs, rats, roaches and random shootings were the norm. That is what you will visit upon us in your ignorance and laziness in handling the homelessness issue. Read your history in regards to urban planning please.

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Finally, why do you plan to use Habitat for Humanity and Catholic Services to provide the building and resources? Have you seen the quality of the homes HforH builds? They are cheap and will soon be trashed. The fees that are supposed to be coming in to the city coffers to cover homelessness from the massive large scale apartment building around the city should overwhelm you with funds. Where is that money going? Are you even collecting it, as I've heard it is not happening?

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No one in this neighborhood is in favor of living next to a housing project. If that counts for anything with you, this will stop immediately. Build a school, or let the Federal Govt sell it to developers to build homes that are consistent with the neighborhood.

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KB

## LETTER 182

From: Ashley Clark

Email Address: a.eleanor@gmail.com

Subject: Support for Ft. Lawson housing from District 7 resident

I am writing to express my strong support of building affordable housing at Ft. Lawton. I urge the City to expand upon the current plan for 238 units, so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing. I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. Fundamentally the answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% of Area Median Income. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

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To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. The Ft. Lawton plan is one small step in the right direction. We can't wait any longer. Please approve and expand upon the current plan. Housing is a human right.

Sincerely,

Ashley Clark

District 7 resident (98109)

From: Bryan Clark

Email Address: bryan@bryanjclark.com

Subject: In favor of housing at Fort Lawton

Hello,

My name is Bryan Clark, and I grew up a stone's throw from Fort Lawton. (My family still lives there, and I'm now living in Ballard.) I'm writing to you in support of the Fort Lawton Redevelopment efforts, to build affordable housing for seniors and families.

I grew up with the happy privilege of wandering around Discovery Park, watching the fish ladder at the Locks, or riding my bike around the neighborhood.

The Fort Lawton Redevelopment project sounds wonderful. I am in full-throated support of this project. Housing in Seattle is far too expensive - and Fort Lawton has just been sitting there ever since I was a kid, and this sounds like a wonderful way to improve the lives of hundreds of families who are struggling to get by in Seattle.

Fort Lawton's been an empty, open space, that to me always seemed like a place where the Army parked their vehicles.

On some of the counterarguments to the Fort Lawton Redevelopment:

- "We could use the park space. Turn it into a children's camp or something." Discovery Park is already massive. I grew up a couple blocks from it, and still find spaces in there that I never did as a kid. It's huge! I love Discovery Park, but affordable housing is so much more important than adding more park space adjacent to an already-massive park. In fact, I feel that affordable housing right next to the park is a wonderful idea - those families would benefit to have such easy access to walks in the forest. I grew up going to summer science camp in Discovery Park -- there's plenty of room already for children's camps in the existing park.
- "It's not the right place, there aren't enough busses. The nearest grocery is too pricey." Well, over time, I betcha those busses will get scheduled! Also, QFC, Fred Meyer, Albertson's - those are all within a 10-15 minute drive. You know what else Magnolia has to offer these families? A massive, beautiful park. Acres of soccer and baseball fields, just over the hill. A public pool with the best waterslide. A cozy library, and a real bookstore! Bike rides along the bluff. Wonderful schools like Lawton and Blaine.
- "It's going to ruin the community that we have here." Nope. Fort Lawton's been an empty, kinda-creepy facility for a long time, and bringing families and seniors to the area is a marked improvement over a parking lot for Humvees.

Thank you for the work that you're doing to make a place for seniors and families in Discovery Park. It's deeply needed in this city, and I thank you for organizing, planning, and working to make this affordable housing available.

Bryan Clark

bryan@bryanjclark.com

## LETTER 184

From: Jamie Clausen  
Email Address: greencitymonkey@me.com  
Subject: I support building low income housing at Fort Lawton

I am a resident of Northwest Seattle who is desperately concerned about the homelessness crisis in Seattle. We need to get people off the streets and into housing and neighborhoods north of the Ship Canal should be carrying the lion's share of that burden to help correct for the lack of racial and economic integration in our city. These 240 units are a great start. Lets build these and then lets build 10 times as many more.

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Jamie Clausen  
751 N 75th Street  
Seattle, WA 98103

## LETTER 185

From: Lindsey Clibborn  
Email Address: lindseyclibborn@gmail.com  
Subject: vote in SUPPORT of housing at Ft. Lawton

I would like to put a vote in support of housing at Ft. Lawton. We need more affordable housing in Seattle and the city's current MHA proposals via HALA are developer friendly and only going to add market rate housing while ruining neighborhoods & some currently affordable housing. Fort Lawton has space and should be maintained as something FOR the community and I can't think of a better gift than providing much needed housing for our devastating homeless population.

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## LETTER 186

From: Mary Kay Clunies-Ross  
Email Address: mk.cluniesross@gmail.com  
Subject: Ft Lawton Housing

Dear City Planners,

I am writing as a Magnolia resident to state my strong support for the City's vision of redeveloping Fort Lawton as an "affordable, livable community that creates opportunities for those with low incomes to live in the Magnolia neighborhood."

Our city desperately needs more housing opportunities for low-income working families, and I'm pleased that Magnolia may be able to be a small piece of the solution. Magnolia has excellent amenities and access to transit, downtown, other neighborhoods and excellent schools. Discovery Park is an extraordinary treasure, and it's exciting to know we'll be able to share it with more families.

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The plan that the city has laid out, including the focus on homeless seniors and low-income families, is a nice fit for existing Magnolia neighborhoods. Fort Lawton is ideally positioned to be part of Seattle's solution for affordable housing, and everyone will benefit by developing this land for housing.

1,  
cont,

Thank you and best of luck in your work,  
Mary Kay Clunies-Ross

## LETTER 187

From: Shelly Cohn  
Email Address: [scohen.personal@gmail.com](mailto:scohen.personal@gmail.com)  
Subject: Fort Lawton listserv

To whom it may concern,  
Please add me to the Fort Lawton listserv.  
Sincerely,  
Shelly Cohen 😊

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## LETTER 188

From: January Colacurcio  
Email Address: [januarycolacurcio@hotmail.com](mailto:januarycolacurcio@hotmail.com)  
Subject: Support for School at Ft. Lawton Site

Hello:

As a Magnolia resident and Seattle Public School parent, I'd like to voice my support for a portion of this Ft. Lawton land to be dedicated to use by Seattle Public Schools for a school site.  
Please keep the following in mind:

-The city and district need to provide educational infrastructure, we need space and Ft. Lawton is a rare opportunity to provide that.

-Any development in the Ft. Lawton area will feed to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.

-I believe it is the responsibility of the City and Seattle Public Schools to work together to find every opportunity to support educational infrastructure as the city grows

Thank you,

January Colacurcio  
Magnolia resident and parent since 2001

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## LETTER 189

From: Matthew J Colasurdo  
Email Address: Eagles@bellwetherhousing.org  
Subject: Yes to Affordable Homes at Ft. Lawton

To Whom It May Concern:

I am writing and asking for your continued efforts in building affordable housing at Fort Lawton. Affordable housing is desperately needed to meet the housing crisis we are now in and that beautiful area of Fort Lawton can be and should be transformed for this purpose. You have my full appreciating and support.

Many Thanks,

Matthew J Colasurdo  
Building Manager  
Eagles Apartments  
Bellwether Housing

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## LETTER 190

From: Amy Colbert  
Email Address: lukop1939@aol.com  
Subject: Ft Lawton Redevopment

Every year St. James Cathedral holds a memorial Mass for the Homeless of the county who have died on our city streets and in our shelters. This year 127 names were read. I consider this a scandal and a disgrace that should not be tolerated in a city that boasts the most cranes in the nation.

I am myself a retired widow living in a small bungalow in the Ravenna neighborhood. For the last six years I have been housing homeless transgender women, and we are presently a family of six. While I am doing what I can in this housing emergency, it is sadly limited. I feel we as citizens of this fine city have not so much a homeless problem as a hospitality problem.

Therefore I fully endorse the Preferred Alternative 1 at the Fort Lawton site with its 85 units for homeless seniors with support services. That may not solve the problem, but it is certainly a step in the right direction that could reduce the number of names to be read at our annual memorial mass.

Amy Colbert  
lukop1939@aol.com  
5531 25th Ave NE  
Seattle WA 98105  
206-523-6185

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## LETTER 191

From: Tara Comer  
Email Address: Tara.Comer@va.gov  
Subject: N/A

I live a block away from Ft. Lawton/Discovery Park and I fully support Alternative 1 in the Ft. Lawton Redevelopment Plan.

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Thank you,  
Tara Comer

## LETTER 192

From: Catherine Conolly  
Email Address: catherineconolly@mac.com  
Subject: Fort Lawton EIS

I am a Magnolia resident and support use of this property for low income housing.

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Catherine Conolly  
2580 Magnolia Blvd W  
Seattle, WA 98199

## LETTER 193

From: Bob Cook  
Email Address: cogbob@gmail.com  
Subject: Fort Lawton

To City Government,

I strongly support the acquisition of Fort Lawton property for low-income housing. There is a huge shortage of affordable housing in the city, and it would be unconscionable for the city to turn down this opportunity.

The homeless are some of the most vulnerable members of our community. As a doctor, I know that the single most important thing that can be done for the health and well-being of these folks is to have stable housing. Homeless folks should not be denied the chance at a less chaotic life because they are thought by some to be "undesirable".

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Thank you,

Bob Cook  
Seattle Resident

## LETTER 194

From: Terry Cook  
Email Address: tacook@hotmail.com  
Subject: Fort Lawton

Hi,

This email is to express my support for the City's preferred plan for Fort Lawton. Actually, after the meeting last night, I think the city should take advantage of the momentum and add even MORE housing. Now is the time! Pro-housing people are mobilized and will support it.

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Not many people spoke last night against the development, but I heard some people near me complaining about traffic. I do think it's weird that the DEIS didn't look at the impact this development would have on the 3 ways in/out of Magnolia (bridge, Dravus, Emerson). These intersections do get backed up, although market-rate housing is what's caused the problem thus far (and will continue to make it worse), so to blame it on this development is a bit weird. Is there any way the city could evaluate those intersections, and publicize any future plans for improving them?

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Thank you for all of your work on this project!  
Terry Cook  
zip 98199

## LETTER 195

From: Terry Cook  
Email Address: tacook@hotmail.com  
Subject: Please develop affordable housing in Ft Lawton

I work downtown. Every day I see people sleeping on the sidewalks and in door fronts. Seattle is a rich city. We should provide basic needs to our people.

Recently, 20 to 30 new UNaffordable housing units were added to the Ft Lawton area in Discovery Park after the city sold the land to developers. Meanwhile, every time there is a proposal for affordable housing, there is a fight. Where do the city's priorities lie?

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Fort Lawton is an unequalled opportunity for the city to build affordable housing on accessible land. PLEASE develop affordable housing there!

Thank you,  
Terry Cook  
98199

## LETTER 196

From: Valerie Cooper  
Email Address: valerieljcooper@gmail.com  
Subject: Fort Lawton comments

Valerie Cooper, valerieljcooper@gmail.com I submit the following comments

:

I support all uses of Fort Lawton that include the inclusion of Seattle Public Schools utilization of a portion of the land. I DO NOT support selling the land to a private developer as the local educational infrastructure could in no way support such a development and subsequent increase in children. While the November 2017 Memorandum of Understanding between the City and SPS is encouraging, the continued support for the school district to be included in the Fort Lawton redevelopment plans and maintaining the opportunity to apply for the 6 (or more) acres they have designated at Fort Lawton will be integral.

-I support a wholistic approach to this redevelopment which includes desperately needed School land -in order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton -This development feeds to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.

-we support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a school campus.

-it is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows

-The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

Thank you,  
Valerie Cooper

## LETTER 197

From: Chris Copley  
Email Address: [ccopley@bellwetherhousing.org](mailto:ccopley@bellwetherhousing.org)  
Subject: YES to affordable homes in Discovery Park

Good morning.

I am writing to encourage the city to proceed with developing affordable housing at Fort Lawton. More and more people – ordinary people with ordinary incomes – are being pushed out of their apartments as landlords take advantage of rising incomes in Seattle. This a good business opportunity for landlords, but it's a catastrophe for renters making less than the average Seattle income.

It seems to me that Discovery Park is large enough that a mixed-use development of affordable housing could be built, including on-site services and commercial space (affordable groceries, a community center, health care, restaurants), without negatively impacting the open parkland and community feeling in Magnolia.

Forty years ago, I was alarmed about hunger in America. Today I am alarmed about affordable housing for ordinary Americans.

For three years I worked in Magnolia near the Village, and I very much enjoyed the neighborhood. There was a small-town feel, where people greeted each other in the streets and watched out for each other. Also, I've been to Discovery Park a few times. I've walked the park's paths for miles and miles. The park is so extensive, I still have not seen all there is to see.

Now I work for Bellwether Housing, and every day I talk with people about their need for affordable housing. Single moms, retirees on a fixed income, people struggling to get out of homelessness, young adults with low-paying service-sector jobs – I talk to all sorts of people looking (sometimes desperately) for a home. Some of them cry as they talk with me, their situation is so acute.

As rents continue to rise in Seattle, the city should take advantage of available land to infill with affordable apartments so ordinary citizens have a place to call home.

Chris Copley

Property Management Administrative Assistant  
bellwether housing  
Opportunity. Community. Home.  
Office: 206.623.0506 | Fax: 206.623.9404  
[www.bellwetherhousing.org](http://www.bellwetherhousing.org)

## LETTER 198

From: Patricia Corbin  
Email Address: Pattycorbin@windermere.com  
Subject: "Public Comment" for Fort Lawton

I just left your meeting, which was well attended by the community and individuals that work for public agencies. WHAT A JOKE!!!! I left the meeting early after I listened to 12 people (most of whom don't live in and pay taxes) in Magnolia tout their reasons in support of the EIS and plan.

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Let me be clear – this writer is NOT in support of this plan for many reasons. All the agency folks see this as a chance to secure their jobs for the foreseeable future, use VALUABLE public land that will ultimately be trashed and create even more crime in our neighborhood. The problem in this City isn't affordable housing – it is transportation! Get that fixed and this problem will start resolving.

2

I DO NOT come from money. My parents barely lived paycheck to paycheck. But I grew up in Seattle. I paid my way through college – not financial aid or handouts and have worked hard since I was 17 years old. Yep, I bought a house in Magnolia, raised my kids here and now they are raising their children here. We are not in favor of your plan.

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The public comment tonight was orchestrated to prohibit those with strong negative feelings toward the plan from speaking out. What we heard tonight is NOT the collective opinions of those in the neighborhood. I am a real estate agent; I work and live in this neighborhood and I talk to lots of people. I can assure you this is NOT true public opinion. But we also know how public agencies manipulate these meetings to document that a public meeting was held and public comment was taken. This community is disgusted by this process.

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I would be happy to provide very specific reasons why I am opposed to this plan, but at this point, it would be a waste of my time as I know it will not be considered or addressed.

Patty Corbin | Broker  
WINDERMERE REAL ESTATE/WALL ST GROUP  
pattycorbin@windermere.com  
M | 206-999-6870 O | 206-284-8989

From: Jill Corrales

Email Address: jillcorrales@hotmail.com

Subject: DEIS Fort Lawton comment

I am a resident of Magnolia and I have some comments about the Draft EIS for the Fort Lawton Redevelopment: Supportive Housing. The DEIS states on Page 2-17 that an objective of the proposal is to provide Approximately 85 units of permanent supportive housing for homeless seniors, including veterans. When questioned at an EIS scoping meeting, Steve Walker of the Office of Housing stated that the supportive permanent housing would not be limited to seniors or veterans. He stated that the housing would only "target" seniors as well as veterans of any age. The DEIS fails to accurately describe the supportive housing. The EIS should clearly identify the population served by the supportive housing. Flawed Alternatives

The DEIS lists four alternatives. Alternative #2 and Alternative #3 describe on Fact Sheet ii the construction of homeless and affordable housing at the Talaris site. Page 1-1 states that This site is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing. The DEIS also states that the Talaris site is provided in order to conceptually analyze probable adverse impacts.... and that Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing. WAC 197-11-786 states that "Reasonable alternative" means an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. The State Environmental Policy Act Handbook states For public projects, alternative project sites should also be evaluated. An example that is only conceptual does not meet the definition of an alternative project site and is not a reasonable alternative as the Talaris site cannot ultimately feasibly be selected. The City has shown no intent to build affordable housing at Talaris. The City does not own Talaris and has not made an attempt to purchase it. In fact, the Seattle Times reported on January 19, 2018 that there is an agreement for Quadrant Homes to purchase the site for market rate homes. Alternatives #2 and #3 are not bonafide, feasible, or reasonable. The City has misled the public with the Talaris alternatives and has spent substantial taxpayer funds on a site that they never had any intention of considering. In addition, Alternatives 2 and 3 are not reasonable alternatives as the City did not engage with the Laurelhurst community. The City did not send out scoping notices, solicit comments, or hold meetings near the Talaris site as they did with the Magnolia community. Without outreach to the neighboring community, there can be no constructive, realistic analysis of the site and renders the evaluation invalid. The DEIS fails to analyze reasonable alternatives as required under WAC 197-11-786 and also fails to evaluate an alternative project site as described in the SEPA handbook. The EIS should identify reasonable alternatives that meet the stated objectives of the project. The DEIS is incomplete without discussion and disclosure of both the rationale and citations for the use of an unfeasible, conceptual example rather than actual feasible alternatives that could be selected. Discovery Park The Friends of Discovery Park has issued a position paper below which I support: The following statement is a consensus opinion by the Board of Trustees of the Friends of Discovery Park regarding the nearby Fort Lawton Army Reserve Center (FLARC) parcel, currently undergoing review by the City of Seattle's Department of Housing. We believe that the Army Reserve parcel in its entirety, should be incorporated into Discovery Park. To accomplish this, we urge that all man-made structures at the site be removed and the site be completely reforested with native trees and understory. The 30 acre Army Reserve property is now heavily urbanized, with many acres of paved surfaces, buildings, and overlapping fences. As such, it is distinctly unfriendly to the wildlife that live and reproduce in the nearby forests of Discovery Park and Kiwanis Ravine. The property is uniquely situated between the Kiwanis Ravine and the larger green spaces of Discovery Park. Growing

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a forest across this site would create a much needed wildlife corridor between the ship canal, the Ravine and Discovery Park. We recognize that there are a variety of competing interests for the use of this property. Suggestions include low income housing, a school and other uses like playgrounds, baseball fields and tennis courts. If one or some combination of these uses become implemented, we ask that any man-built environment on the site be appropriately and sensitively incorporated into a forested canopy, using a mosaic of legally protected indigenous plant communities distributed across the entire property. In conclusion, we believe the best use of the Fort Lawton Army Reserve property would be full incorporation into Discovery Park and management of it according to the Discovery Park Master Plan. The DEIS lists four alternatives. Alternative #2 and Alternative #3 describe on Fact Sheet ii the construction of homeless and affordable housing at the Talaris site. Page 1-1 states that This site is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing. The DEIS also states that the Talaris site is provided in order to conceptually analyze probable adverse impacts.... and that Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing. WAC 197-11-786 states that "Reasonable alternative" means an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental 3 degradation. The State Environmental Policy Act Handbook states For public projects, alternative project sites should also be evaluated. An example that is only conceptual does not meet the definition of an alternative project site and is not a reasonable alternative as the Talaris site cannot ultimately feasibly be selected. The City has shown no intent to build affordable housing at Talaris. The City does not own Talaris and has not made an attempt to purchase it. In fact, the Seattle Times reported on January 19, 2018 that there is an agreement for Quadrant Homes to purchase the site for market rate homes. Alternatives #2 and #3 are not bonafide, feasible, or reasonable. The City has misled the public with the Talaris alternatives and has spent substantial taxpayer funds on a site that they never had any intention of considering. In addition, Alternatives 2 and 3 are not reasonable alternatives as the City did not engage with the Laurelhurst community. The City did not send out scoping notices, solicit comments, or hold meetings near the Talaris site as they did with the Magnolia community. Without outreach to the neighboring community, there can be no constructive, realistic analysis of the site and renders the evaluation invalid. The DEIS fails to analyze reasonable alternatives as required under WAC 197-11-786 and also fails to evaluate an alternative project site as described in the SEPA handbook. The EIS should identify reasonable alternatives that meet the stated objectives of the project. The DEIS is incomplete without discussion and disclosure of both the rationale and citations for the use of an unfeasible, conceptual example rather than actual feasible alternatives that could be selected.

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cont.

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create a much needed wildlife corridor between the ship canal, the Ravine and Discovery Park. We recognize that there are a variety of competing interests for the use of this property. Suggestions include low income housing, a school and other uses like playgrounds, baseball fields and tennis courts. If one or some combination of these uses become implemented, we ask that any man-built environment on the site be appropriately and sensitively incorporated into a forested canopy, using a mosaic of legally protected indigenous plant communities distributed across the entire property. In conclusion, we believe the best use of the Fort Lawton Army Reserve property would be full incorporation into Discovery Park and management of it according to the Discovery Park Master Plan. In summary I am against providing low income housing for homeless at Lawton Park or anywhere in Magnolia.

Thank you,  
Jill  
Jill Corrales  
c: 206-271-8271  
jillcorrales@hotmail.com

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cont.

## LETTER 200

From: David Corry  
Email Address: dmccorrey@gmail.com  
Subject: Please build Fort Lawton housing!

Hello,  
I'm writing in support of building housing on Fort Lawton. Seattle needs to move quickly to support the thousands of unhoused individuals we have in our city, and this is an incredible opportunity to build public housing and make a step in the right direction.

Option 1 is the best option of those proposed, but I also want to say that we should be trying to make the best use of that space, and build as many units as possible. 200 is far too few, and I read that ten times as many units could fit on that land. Please increase it!

Thanks,  
David Corry  
303 Harvard Ave E  
Apt 103  
Seattle WA 98102

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## LETTER 201

From: Brad Coulter  
Email Address: brad@concordis.net  
Subject: Ft Lawton Comment

I prefer Alternative 3 (Park on-site).

Brad Coulter  
Brad Coulter  
President/Co-Founder  
(206) 391-1271

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## LETTER 202

From: Sara Coulter  
Email Address: sara@cbp-wa.com  
Subject: Question: [FORTLAWTON]

Re-sending this question to the correct address, thanks!  
Quick question on this – page 26 lists transportation / traffic impacts.  
Was this study done before or after the bike lanes were added along Gilman Way? Traffic has been significantly impacted at that intersection (with lots of backups) so would that portion of the study need to be re-done? <http://www.seattle.gov/transportation/projects-and-programs/programs/bike-program/trails-upgrade-plan/interbay-trail-connections-project>

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Thanks!  
~Sara Coulter

## LETTER 203

From: Sara Coulter  
Email Address: sara@cbp-wa.com  
Subject: Fort Lawton DEIS Comments

First off, thank you for including SPS in your current discussions and future planning for the Ft Lawton site.

Here are my comments for the DEIS.

My preference for the site is Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Offsite (with the inclusion of land/school use for Seattle Public Schools). Six acres is a great start in planning for capacity & a thriving, equitable public school system; however, I would love to see 12-15 acres provided so an Environmental Learning School could be housed there.

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Here are my concerns/additions to the DEIS:

1. Community input supports the Alternative 3 (park only with no housing added). If you have data that speaks otherwise, please let me know. ALL data I have seen supports a park only option over the city's housing plan (with or without a school added). For your reference:

- a. Please see the attached two pictures as reference of a poll taken (the poll was started by a Magnolia Community Council member).
- b. Here is a link to the poll: [https://nextdoor.com/news\\_feed/?post=74758513](https://nextdoor.com/news_feed/?post=74758513).
- c. Data from this poll is consistent with the MCC meeting on 1/22/18, where the vast majority of attendees supported a park-only option (the meeting host asked for a raise of hands and recorded the numbers on the board).

2

2. Schools in Magnolia are already over capacity. For you to assess that SPS has space for any students added with housing at Ft. Lawton is incorrect and not supported by data!!! Please study the direct, indirect, and cumulative impact of the city's proposed on school capacities. Magnolia Elementary is set to open at full capacity (with mostly Queen Anne students). McClure Middle School is set to be OVER capacity within the next 2-3 years.

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3. Transportation: please re-study transportation and expand your geographical scope of the intersections to study. Traffic has significantly increased with the addition of the bike lanes in the last couple months):

a. A 12/14/17 email to me from Lindsay Masters said this: "The key intersection affected by the bike lane on Gilman Way (at Emerson Street) is not in our study area, so unless the bike lane has caused traffic to divert to other routes, then it would not have affected our study. They are in the process of putting it in, so the effects will likely be worse now and then temper with time. If there are still issues when we start our FEIS process, we could do a new count at the east edge of our study area and determine if it did have an effect." Please re-do and expand the traffic study since the bike lanes have been added.

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b. Magnolia has a unique traffic pattern based on the fact it only has 3 exit/entry points... this is unlike other neighborhoods in Seattle so the scope of your study must change accordingly. Emerson is now down to one lane (due to the bike lanes added), Dravus has so much new congestion due the new apartments, and the Magnolia Bridge is expected to be closed for years (bringing Magnolia down to TWO entry/exit points). There are no hospitals in Magnolia.... How is one expected to get to the Emergency Room when the 3 (going down to 2) Exit points are blocked with traffic?

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c. See here for more info on the Magnolia Bridge closure:

<https://www.seattle.gov/transportation/projects-and-programs/programs/bridges-stairs-and-other-structures/bridges/magnolia-bridge-planning-study> and here

<https://www.seattle.gov/Documents/Departments/SDOT/BridgeStairsProgram/bridges/MagnoliaBridgeTrafficMaintenance>.

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d. See here for more info on the bike lanes: <http://www.seattle.gov/transportation/projects-and-programs/programs/bike-program/trails-upgrade-plan/interbay-trail-connections-project>.

4. Talaris: If the Talaris property is in escrow, it is not a feasible alternative for the city to purchase. Are you able to take it off the EIS entirely since it is not realistic by any means (this is extremely confusing for people!)?: <https://www.seattletimes.com/business/real-estate/seattles-largest-batch-of-single-family-homes-in-decades-is-pitched-for-oasis-site/>

7

5. West Point Treatment Plant: the sewage treatment plant is already over capacity, with 2017's failure dumping millions of gallons of sewage into Puget Sound! This is just awful and lets please make sure it doesn't happen again. Please study the direct, indirect, and cumulative impact of the proposed housing in relation to the West Point Treatment Plant. Specifically, environmental impacts are of concern, but please study financial ones as well. See here: <http://mynorthwest.com/696062/west-point-treatment-plant-study-july-2017/>

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6. Public Safety: many of the neighborhood meetings have brought up safety concerns. These have not been addressed by your office. Please study the direct, indirect, and cumulative impact of the proposed housing and the potentials for increased crime, mental health issues, etc? How are these issues going to be supported when the proposed site is next to a 500+ acre park? How will the park be policed?

(Currently, it is VERY HARD to report safety issues and illegal encampments because there limited roads (no location markers). The beauty of the park is that it is hundreds of acres of natural land. This makes it impossible to police. How will adding formerly homeless/low income housing along the park's boarder be dealt with??? Neighbors have brought up the examples of Highpoint (increased gang activity, robberies and assault) and Magnuson Park (a woman was shot and killed by SPD because she would not drop two knives). Is there a model that exists in the U.S.A. (or entire world) where homeless/low income housing has been put next to a 500+ acre park?

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7. Please explain why the city has not gone to bid for new partners this time around (you are using the same ones from 2005-2008).

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8. As the density of Seattle increases, parks and green space become MORE important. There are more and more people living in small spaces without yards... they need access to public parks and green space for their happiness, health & well-being. If the city values green space for all of its inhabitants (especially children) let's increase those spaces whenever possible & let's keep them safe for ALL to enjoy. Discovery Park is a regional park meant to be used by people living in and visiting a vast geographical area... let's do our best to protect it! Please study the direct, indirect, and cumulative impacts of Alternative 3 by providing the maximum amount of parkland for all to enjoy.

11

9. Can you please clarify who is eligible to live in the housing for formerly homeless people? Is it only for seniors and veterans? Will they be screened for criminal history? Who enforces the conduct at the housing units? There is much confusion surrounding this!!!

12

10. This is an area rich with history, including the Ft Lawton Cemetery that borders the Fort Lawton Land in question. Please study the direct, indirect, and cumulative impact of the proposed housing with respect to the historic cemetery it borders. The cemetery receives respectful care and maintenance. Families come to visit loved ones and honor our veterans. On the edge of the cemetery is the Olivotto grave marked with a broken column representing a life broken in half. Nearby rests the German POW

13

Alfred Marquardt.

Thanks for your time!

Sincerely,

Sara Coulter

206-335-2576

## LETTER 204

From: Gene Counts

Email Address: genecounts@gmail.com

Subject: Citizen Comments on Fort Lawton Army Reserve Center Redevelopment Draft EIS

Dear Ms. Lindsay Masters and Whom Else It May Concern:

In my opinion, the proposed development does not take into consideration the impact it will have on our neighborhood, and has not been addressed in the draft EIS. Particularly the ingress/egress from our neighborhood bounded by Government Way to the south and 36th Avenue West on the north, consists of approximately 150 single-family residences is exclusively via 36th Avenue West. Adding 238 new residences will more than double the size of our community, and more than double traffic and other infrastructure burdens. No provision is made in the EIS for preserving, let alone mitigating this huge increase in population.

Also in my opinion, any redevelopment should strive to preserve the physical barrier (the existing berm and security fencing) that protects our sub-neighborhood on its west side. All traffic to and from the Reserve Center Property should remain on West Texas Way, and not accessed via 36th Avenue West. Also the EIS does not address the negative impacts of other new and planned City and developers' projects. The recent bike lane expansion has already seriously disrupted vehicular traffic onto and off of Magnolia, and as the huge new multi-unit apartment buildings near Dravus come on line, not to mention the all the properties along Government way that are being developed into multi-family units the impacts will only grow more insufferable. The routine development pattern here in our neighborhood is razing existing single-family residences and replacing them with two or more much larger homes. The neighborhood is already growing faster than the rare infrastructure improvements can accommodate. And now you seriously think the neighborhood and its services can support more than doubling our neighborhood?.

So I strongly object to this housing proposal

Gene Counts

4511 35th Ave W

Seattle, WA 98199

## LETTER 205

From: Lilian Coutts

Email Address: liliancoutts123@gmail.com

Subject: Fort Lawton Land Use

Hello Office of Housing,

As a resident of Seattle, I strongly believe that the unused former army plot of land at Fort Lawton should be used for affordable housing.

I am deeply disturbed and saddened by the growing rates of homelessness in Seattle, especially considering how high rent has become in the last few years. I think that the city needs to create more affordable housing for low income residents.

Thank you for all the hard work that you do.

Best,

Lilian Coutts

## LETTER 206

From: Debra Covert-Bowlds  
Email Address: d.covertbowlds@comcast.net  
Subject: Fort Lawton plan

Dear Mayor Durkan and City Planners,

I like the plan to develop Fort Lawton for reasons laid out. We need to diversify our neighborhoods, and offer more low income and affordable housing throughout our city. Part of this specific plan must include an expanded public transport system as I experience Magnolia to be one of the most difficult places to get to in the City, as well as nightmarishly congested during peak times.

I am disturbed by efforts of certain communities, i.e., the wealthier ones, who are actively opposing mixed housing plans, particularly plans to produce more low income housing. We citizens cannot be NIMBYs, perhaps subconsciously due to prejudices rooted in racism and classism. One of my favorite people in my neighborhood is our Real Change Vendor, Avery, who is fondly referred to as the Mayor of Greenwood. I want him to have opportunities to live anywhere he chooses in this out-of-control over-priced city.

Sincerely yours,  
Debra Covert-Bowlds  
523 North 84th Street  
Seattle, WA 98103  
d.covertbowlds@comcast.net

## LETTER 207

From: Kristy Crabtree  
Email Address: crabtreekfp@gmail.com  
Subject: Fort Lawton Comment

Hello,

I am a Magnolia resident. I live on 23rd off Dravus and I want to express my support for the preferred alternative. In the five years I've lived here I've only seen prices skyrocket. I myself, a 10 yr career professional in information management, could only afford my house after I converted it to have unit below to rent out.

This city needs more affordable housing.

My partner is a vet that served at Fort Lawton, so I know the space and the potential there. I would advocate for even more housing than proposed.

I can also speak to the need for housing as a landlord. I rent out a modest one bedroom unit, and was shocked after I put one ad on Craigslist that I got over 100 applications! People were desperate to find something. There is a need for affordable housing in this city, please create a legacy for Seattle and uphold our reputation as a city that cares and takes care of our own. Housing is a human right.

Kristy Crabtree  
2853 23rd Ave W, Seattle, WA 98199

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## LETTER 208

From: Pat Craft  
Email Address: patcraft@comcast.net  
Subject: Lawton/Discovery Park  
To Whom It may concern

I am against development of housing in Fort Lawton, Return the area to Expand Discovery Park!  
After reviewing the Seattle documents proposing development, and attending the city sponsored meetings I am now against the City proposal for housing.

To illustrate my point, there was No reason to hold that recent meeting in Magnolia the other night. It was a total Farce as a neighborhood focused meeting. But it was a brilliant display of democracy. Which means, to have your voice heard, use it. And I'm using my voice now.

To Recap, that supposed Community meeting, in reality went down this way. Several Social Services Organizations coordinated their efforts. They brilliantly arrived early, and in large numbers, and strategically signed up for nearly all of the time slots for Public comments. And they expressed their passions, and concerns, and perspectives directly to the City Officials in attendance. And they hoped to make an impact.

In fact, Sally Bagshaw went to her very next Council Conference and told members she now believed 1000 units was an even better idea.

That evening Magnolians were strategically shut out of the Public Comments, save for a few who could wait three hours. They were sorely under represented. Magnolians are the most intimate neighbors to this proposal and their knowledge of Magnolia deserves a critical and supportive review.

And unfortunately, many remarks at the City meetings also included directly disparaging the residents of Magnolia. And when that is recorded at the meeting, by the City stenographer for the Public record, there is no rebuttal, nor spot fact checking, nor context. Public comments are simply duly noted, and then marked as pro or con to building the development. For instance, the City officials sat silently and allowed the Public to repeatedly refer to it as Free land. And several individuals demanded, "the City must take advantage of this "Free land." In fact, only a small portion might be construed as free. It is disingenuous to pit Magnolians interest in supporting social services against the City efforts to steam role a poorly planned housing idea. No mater how many years have been fixated on it. Good Real Estate investments are based on Location, location, and location. And taking an isolated section of an amazing City asset for a wistful idea is irresponsible. There can be No logical, nor empirical, nor anecdotal comparisons made between investing in Yesler Terrace and the back side of Discovery Park. Geographically, Magnolia is surrounded by water on three sides, and it sits away from any major flow of city commerce or services. Magnolia has only three roadways out, and all three involve compromised bridges. Magnolia has limited City support in transit, police, fire, and social services and endures over capacity schools. As demonstrated by going online, and examining what the City refers to as "Heat Maps" for City investment/Budget wide, for both current and future spending and you will see that

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Magnolia has long been left out of all of these discussions. This particular level of City investing should demand far better locations.

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Magnolia, Queen Anne and Interbay need schools. And at the same time, the City could expand the incredibly unique Discovery Park.

Years of chasing a bad idea in life, does not make it a good idea.

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I say, do not develop "Affordable Housing" here, Expand Discovery Park.

Sincerely,

- Pat Craft

## LETTER 209

From: Don Crevie

Email Address: dcrevie@gmail.com

Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to adopt an plan for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

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Although I live on Capitol Hill and not Magnolia, Capitol Hill has been expected to deal with an undue portion of Seattle's homeless population because too many neighborhoods north of the ship canal refuse to accept any responsibility in solving this crisis. This is a city-wide crisis and it should include city-wide solutions. Thank you.

Don Crevie

dcrevie@gmail.com

704 E Thomas St Apt 107

Seattle, Washington 98102

## LETTER 210

From: Kate Criss  
Email Address: kate.criss@gmail.com  
Subject: Public Comment - Fort Lawton Housing

To the Office of Housing,

I am a 6-year resident of Magnolia with two children, one of whom attends Lawton Elementary and the other Kaleidoscope School in Magnolia. I live within walking distance to Discovery Park and the Fort Lawton site. I wholeheartedly support the installation of any affordable and homeless housing and services at Fort Lawton. Affordable and homeless housing is desperately needed in Seattle and I will embrace any new neighbors who come to live in Magnolia.

Sincerely,

Kate Criss

--

Kate Elizabeth Criss

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## LETTER 211

From: Nina Crocker  
Email Address: crockernina@yahoo.com  
Subject: Yes Fort Lawton Housing

Please proceed with the proposed project and boldly expand your vision to introduce new proposed projects all over the city to put in the pipeline to further address the growing crisis I have visited the Greenbridge King County housing community and feel that it represents the very best of what a mixed income housing development ought to be. There is retail, a school, library, community center and beautiful open space with parks and playgrounds.

Please do all of this and more!

Nina Crocker

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## LETTER 212

From: Sarah Croft  
Email Address: xclamationpt@gmail.com  
Subject: Comments on Fort Lawton Army Reserve Center Redevelopment Project

To whom it may concern,

My name is Sarah Croft and I live in Magnolia. I have read the Draft Environmental Impact Statement for the Fort Lawton Army Reserve Center Redevelopment Project, and I would like to express my support for Alternative 3.

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I strongly support the construction of affordable housing in Seattle, but I believe the Talaris site is a better location for it due to the accessibility to transportation as well as schools. I'm concerned that with Alternative 1 or 2 that the squeeze on the school district will be significant, and that it puts students at a disadvantage to be living so far away from their schools. Low income folks too will need to commute from further away and have less access to regular public transportation. Magnolia already has transportation issues due to its location, and I dislike putting low-income people at further disadvantage. I appreciated the attention to both these issues in the Impact Statement.

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If another alternative had to be voted for, I favor alternative 1 over 2 or 4, but still have the same concerns.

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Thank you for your consideration, and good luck with your project.  
Sarah Croft  
3229 35th Ave W

## LETTER 213

From: Laura Crotty  
Email Address: laura\_crotty@hotmail.com  
Subject: Fort Lawton Housing Development

Please reconsider the prospect of develop affordable housing in Fort Lawton.

| 1

Magnolia simply does not have the public transportation, services or amenities to support this type of development.

| 2

Fort Lawton is a valued preserved natural habitat that is enjoyed by communities that reach far beyond Magnolia's borders.

There are other areas that are better suited for the further development of affordable housing including Seattle's downtown area.

| 3

These areas not only provide government services, transportation & jobs to support the development of a housing community, but avoid destroying Fort Lawton, one of Seattle's essential green spaces that make our city so unique and special.

Sincerely,  
Laura Crotty

## LETTER 214

From: Lynne M Crowder  
Email Address: lmcrowder@yahoo.com  
Subject: N/A

Please add Fort lawton to Discovery Park. I've lived here for 25 years and I have always considered the fort to be part of the beauty in DP.

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Thank you,  
Lynne M Crowder

## LETTER 215

From: Jessie Culbert  
Email Address: jdculbert@gmail.com  
Subject: Please Support Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. My husband is a carpenter and I'm a real estate agent, and we know that it's too late for us, as a middle-class working family, to buy a home in Seattle. However, it's not too late to help people with lower incomes and less means with a bold plan like the one proposed for Fort Lawton.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Jessie  
Jessie Culbert  
jdculbert@gmail.com  
Seattle, Washington 98103

## LETTER 216

From: Aleksandra Culver  
Email Address: me@alekskulver.com  
Subject: Fort Lawton Redevelopment

Hi,

I am writing, as a Seattle resident and homeowner, to express my strong support for using the Fort Lawton site for affordable housing and supportive housing for people who are currently homeless. Seattle is one of the US's wealthiest cities. While some of us get to walk around in tropical biosphere gardens, others sleep in doorways, or spend so much on rent that they can barely afford food. SHA's waiting list is so long that some people die before they get housing. We have a moral obligation to do everything in our power to improve this situation.

The only way to house more people is to build more homes. Sites like Fort Lawton, that can be intensively developed without displacing any existing residents, are a rare gift, and we must make the most of it. Every unit of affordable housing we build here is a person who does not need to move to Federal Way to afford the rent, even though they commute to Seattle for a minimum-wage job. Every unit of supportive housing we build is a person who no longer has to be homeless.

Sincerely,  
Aleksandra

## LETTER 217

From: Spike Curtis  
Email Address: michaeljcurtis@gmail.com  
Subject: Fort Lawton DEIS

To whom it may concern,

My name is Spike Curtis, and I attended the public hearing earlier this evening on the Fort Lawton development plan DEIS.

I'm writing to express support for developing the site, and to encourage the Office of Housing to consider increasing the number of affordable housing units on the site. 34 acres so close to the rich economic and educational opportunities of Seattle's center is a rare gem. Obtaining a similar amount of land with similar opportunities with a small plot here and there would take an incredible amount of time and money. Without even upping the zoning density, many more units could be placed on site. With Discovery Park literally next door there isn't a high priority need for additional park land in the area.

Infrastructure challenges like transportation are within our means to tackle, especially if we prioritize public transportation and bicycles.

Seattle is in the midst of a housing shortage, and we need to work all fronts to surmount it. It's especially important to work from the bottom of the income distribution, where the effects of the housing crisis are most deeply felt. The preferences of people at the high end of the distribution should take a back seat to the very real need for stable shelter as the foundation for people to live and contribute to our community.

Thanks for your consideration.  
Spike

## LETTER 218

From: Warren Cutlip  
Email Address: warren.cutlip.lmt@gmail.com  
Subject: Fort Lawton

Greetings!

I would like to express that the city needs to utilize every asset available to solve the housing and homelessness crisis including renovating Fort Lawton. We can't let NIMBY naysayers dictate what is best for the entire city and the greater area. Keeping desperate and vulnerable persons off the streets will make families safer and reduce crime.

Thank you for your time and consideration,  
Warren Cutlip.

## LETTER 219

From: Tiare D  
Email Address: tiaredickinson@gmail.com  
Subject: Please build housing on Fort Lawton!

Seattle needs all the housing we can get, before we become San Francisco.

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Tiare Dickinson in city council Dist 7

## LETTER 220

From: Seattle D  
Email Address: seattletemp07@yahoo.com  
Subject: Ft Lawton aka the future Jungle.

I'm all for helping the less fortunate and meeting them where they are but there isn't enough oversight + foresight being put into this plan. Giving away the remaining untouched land in Seattle, destroying hiking and green areas, and not taking into consideration our surrounding communities safety and well-being is NOT a good idea. Providing housing in this location is asking for another LITERAL jungle situation as well as statically increased crime rate... and with the current policing status of magnolia: the closest precinct being west (that already covers ALL of downtown and having one detective IN THAT PRECINCT (YES I SAID ONE DETECTIVE) on top of very few patrols that cover magnolia already because of an understaffed and over worked police dept. Increased property crime and potentially predatory crimes to hikers, joggers, men, women and children in this area would be a very serious risk. Not from the low income families and vets that will be incoming and want to better themselves but the transient population that will follow. Building homes isn't solving any problems INCREASE THE BUGET FOR MENTAL HEALTH ASSISTANCE and find a different location (try sodo) and build apartment homes that can fulfill the same needs.

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- Magnolia Resident

## LETTER 221

From: Matt Dalessio  
Email Address: mdalessio1@gmail.com  
Subject: Fort Lawton

Adding my voice to the pile in enthusiastic support of affordable housing! We must help our neighbors, not abandon them and stick our heads in the sand. We cannot let this beautiful city keep heading down the path to becoming a gated community for the wealthy.

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Proud Seattle resident,  
-Matt Dalessio

## LETTER 222

From: Greg Dandeles

Email Address: dandeg@amazon.com

Subject: Don't Give Away Our City's Treasure for a 0.5% Solution to the Homeless Problem!

The current proposal to house the homeless in a park that is the jewel of the city and at least 5 miles from the nearest services or affordable retail is an incredibly short-sighted example of political expedience that does not solve the problem it claims to address, but rather, introduces dozens of new problems that would plague Magnolia, Discover Park, and those housed in the proposed site for decades.

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This is, at best a "Band-Aid" approach to a very real problem in Seattle. It doesn't solve homelessness or the housing crises, but it will look like something is being done to appease voters. This proposal would house 0.5% of King county's homeless population, but cost us an incredible treasure. Discovery Park is a unique urban park in the United States in part because of its remoteness. Of all the places in the city, why on earth would we house the homeless in this beautiful and virgin place that Seattleites travel to get away from the problems of urban Seattle? The answer is, again, one of political expedience. Politicians can take land that costs them nothing and use it to claim they solved homelessness. The land may not have an immediate financial cost, but we would literally be giving away part of Seattle's most beautiful and important cultural sites. Introducing former homeless residents to an area without services, no lighting, no clinics, no hospitals, just open, green spaces would destroy that open space without providing reasonable housing for the homeless! We are going to spoil Discovery Park for a 0.5% solution to a problem? A Band-Aid approach to fix a social problem only to look good on a resume is not going to serve future generations. Let's protect the jewel of the city. It is dear, it is precious, and once given away, it's gone! If we truly want to help the homeless, let's spend the money to come up with an actual proposal that has an impact! The proposed Fort Lawton redevelopment plan is a political stunt that creates more problems than it solves!

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Concerned Magnolia Resident

## LETTER 223

From: Gregory M. Dandeles

Email Address: gregdandeles@gmail.com

Subject: No to Intentionally Housing the Homeless in Discovery Park rather than near Services

I am completely understanding of the incredible housing challenges facing Seattle, and think government funded affordable housing is absolutely the answer! The idea that we should house the homeless in Discovery Park, however, seems like a half measure that would create a number of unintended consequences without making even the smallest of dents in the the homeless population of Seattle. The arguments that these services would be provided to veterans, families, and the elderly is also a bit manipulative. I myself am a veteran who served for 12 years in the US Air Force. I have been on multiple deployments and am considered 60% disabled by the VA. I also used a VA loan to purchase a

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house near Discovery Park, which I love for its peacefulness, for it's natural setting, and for the feeling of safety and serenity you have there even in the evening hours.

Discovery Park is not like New York's Central Park and any other large urban park, which are generally beautiful by day but frightening and dangerous at night. Discovery Park is removed enough from the city to feel like it is a world away. The idea of building a homeless shelter inside such a park seem so ludicrously out of touch with the spirit of the park or the problems that face so many other urban parks in this country that I wouldn't believe it were possible.. that is if the land were not being given to the city by federal government. This is a low cost, painless way for the city government to look like it is fixing an out of control problem. The fact is, however, that this shelter would only house 200 of the 10,000 homeless currently living in King County. The idea that this plan would radically change the nature and feel of Discovery Park to make a 2% dent in the Seattle homeless population must give the city pause. Living two blocks away from this proposed site, I cannot understand how this would be place that would even make sense for a homeless shelter. This neighborhood is extremely suburban without services. It has a low walk score and is not surrounded by any retail, businesses, clinics, or job opportunities.

If you want to help with the homeless, devote the resources to a plan that makes sense. To enact such a contentious and ineffective plan simply because the land is free is exactly the kind of action that betrays the trust of residents. We want solutions not politically expedient PR stunts that cause more unintended consequences than intended ones.

Sincerely,  
Gregory M. Dandeleas  
3208 W. Fort St  
Seattle, WA 98199

**LETTER 224**

From: channing daniel  
Email Address: channing@gmail.com  
Subject: Support for low-income housing at Fort Lawton

I'm writing to contribute my comments supporting low-income housing, and lots of it, at Fort Lawton. The fact that this is even controversial, given the level of homelessness Seattle is currently experiencing, is emblematic of the nation's current struggle with privilege and prejudice and racism.

Seattle's mayor even declared a formal state of emergency in this area. There is definite, unusual, elevated, unprecedented need. People are being gentrified out of their homes.

My understanding of the Fort Lawton situation is that the federal government has been attempting to gift this property to the City of Seattle for years, with the catch that we have to use it for low-income housing.

So we have definite need, and one definite solution (of many needed), that is perfect, especially timing-wise.

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I understand that this will change the character of the neighborhood. Yes, and some will experience loss and they should and will grieve their loss. However, neighborhoods change, for many reasons, and my personal emotions about my personal loss shouldn't drive policy about whether or not we torture people experiencing homelessness by not only keeping them homeless, but insisting that they are now forever so tainted by it that they cannot be good neighbors.

The insistence on keeping "low income people" out of prosperous neighborhoods is making the situation worse every day.

Seattle has stepped up as a moral leader to the nation, embracing our immigrants and hopefully making some headway on our racist roots. Please use the decision in front of you as an opportunity to deliver on the promise of a sanctuary city, or progressive values: People matter more than property.

Thank you for accepting public comments. Many of us are watching this decision carefully. My best to you during this stressful time. I imagine reading all these comments can be draining, especially given the level of vitriol I'm sure you encounter.

Thank you for all you do,  
channing daniel  
channing@gmail.com  
403 23rd Ave E, 98112

## LETTER 225

From: Shannon Danielson  
Email Address: shannon.b.danielson@gmail.com  
Subject: Fort Lawton

NO TO AFFORDABLE HOUSING  
YES TO PUBLIC SCHOOL  
Thank you

## LETTER 226

From: Emily Darling  
Email Address: edarling@wellesley.edu  
Subject: Fort Lawton Redevelopment Project

Office of Housing,  
Please count my voice in support for the Fort Lawton Redevelopment project. This city needs a variety of mid to low-income housing and supportive housing with services in every neighborhood. Housing is a human right.

Thanks,  
Emily  
Emily Darling  
darling2@uw.edu

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cont.

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## LETTER 227

From: Jean Darsie  
Email Address: jdarsie@comcast.net  
Subject: It is time for action - I support building affordable housing at Fort Lawton

Lindsay Masters,

In my opinion, the option must be the one that includes dramatically more housing at Fort Lawton. This opportunity must not be lost as it will not come again.

Be bold, have courage.

Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

The City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And THERE'S NO GREATER NEED THAN AFFORDABLE HOUSING. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Jean Darsie

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## LETTER 228

From: Patricia David  
Email Address: trishfdavid@gmail.com  
Subject: Affordable housing

I am in favor of building affordable housing units as proposed in Magnolia. It simply is the right and just thing to do to provide housing for the thousands of homeless and families who are struggling paycheck to paycheck because of the exorbitant cost of rent in Seattle.

Patricia David

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## LETTER 229

From: Cody Davis  
Email Address: codydavis@mac.com  
Subject: Opposition to housing at Ft Lawton

Hello,

I am staunchly against any housing at FT Lawton. The infrastructure simply cannot support it. In our area there are not enough schools, buses, affordable grocery stores, entrances in/out of our neighborhood etc. This is a terrible idea and should be stopped.

Thank you,

Cody

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## LETTER 230

From: Jim Davis

Email Address: jamesdavis1400@gmail.com

Subject: Support for Option 1 of Ft Lawton Development Options - Build Affordable Housing

I attended the Ft Lawton Affordable Housing public meeting on Tuesday, January 9. I live in Magnolia and have lived here for numerous years. I support Option 1. I do not support Options that kick the can down the road to a theoretical Talerus site. I believe we should eventually build affordable housing at the Talerus site also. Thank you for presenting the information at the public meeting.

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Jim Davis

Magnolia Resident

## LETTER 231

From: Johnathan Davis

Email Address: johnathondaviscjk@gmail.com

Subject: Fort Lawton Redevelopment Comments

Hi There,

I think the Fort Lawton redevelopment is a critical part of making Seattle affordable for everyone! Magnolia and every other traditionally single family Seattle neighborhood needs to start taking on new density to drive down prices. Thank you for fighting to make this a reality!

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Johnathon Davis

## LETTER 232

From: Maddie Davis

Email Address: madeline.s.davis@gmail.com

Subject: Please build affordable housing at Fort Lawton

To whom it may concern,

I am a Seattle resident and frequent visitor of Discovery Park and the Fort Lawton area. I am just writing to say I strongly support the City's plan to build affordable housing for low income families, seniors, and the homeless in that area. This seems like a wonderful way to start tackling Seattle's housing crisis!

Thanks!

Maddie

Maddie Davis

Email | LinkedIn | 360.991.4620

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## LETTER 233

From: Annette de Soto

Email Address: annette.desoto@gmail.com

Subject: Public comment on Fort Lawton, please add it to Discovery Park, no development

Hello,

I write today to support the addition of Fort Lawton to Discovery Park and to oppose any development for housing, schools, etc.

Discovery Park is a rare gem that Seattlites from all over the city can enjoy. It is a place of refuge for animals and humans alike. Bringing in housing or additional development that would add traffic and noise to the park would negatively affect the park and the environment.

Our society already suffers from a nature deficit, too few families get to experience anything close to the wild. Discovery Park is a place where people can escape the noise and traffic of the city and even get an experience of wildlife. Developing the property adjacent to critical habitats would risk losing those precious environments.

This is a rare opportunity to add to rather than detract from a beautiful piece of our planet. Please consider future generations and expand rather than harm what little wilderness is left in our city. I have served as an Executive Director for Human Services and Educational organizations so I am well aware of the needs for services for individuals struggling with homelessness, poverty, and the overcrowding in schools.

However, I also volunteer hundreds of hours leading public programming at Discovery Park. The families and visitors who join my nighttime hikes or owl walks come from all over our city and region. They come from a wide variety of countries of origin and economic backgrounds. But they all share an awe for the beauty of the park and especially the feeling of wilderness it provides. Increasing noise, especially at night would harm this habitat and change the character of this special place. Please follow the lead of those who had the bravery and foresight to preserve rather than develop Discovery Park and add Fort Lawton to the park. There are other places we can build schools and housing but there is not another park like Discovery.

Thank you for your consideration of this matter,  
Annette de Soto

## LETTER 234

From: Cheryl DeBoise  
Email Address: cheryldeboise@live.com  
Subject: Yes to affordable housing at Fort Lawton

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Cheryl DeBoise

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## LETTER 235

From: Jacque Decker  
Email Address: jacquedecker@outlook.com  
Subject: Comments on the Fort Lawton Proposal

I strongly support designating the Fort Lawton land as part of Discovery Park. The current park is one of our city's treasures and on many days that large park is crowded with no parking spots available and Seattlites enjoying every square inch. An expansion to include the Fort Lawton land would be an investment in the future growth of the city, ensuring there are green spaces for years to come.

Furthermore, Magnolia is already growing in density at a rate it can't support. Our schools are severely over-crowded. Did you know that Blaine has lost half of its playground to portable classrooms? Lawton has had to split classes and is also out of space. If and when Magnolia Elementary opens, it will be open at or over capacity!

Additionally, there are only three ways in and out of the island of Magnolia and both experience considerable backups.

If the comment period is merely a formality and the housing is already in the works (as suspected by many Magnolia residents), then please, Please, PLEASE do the following prior to the housing development: 1) Add another bridge in and out of Magnolia. A bridge over the ship canal to Ballard or across the train tracks near the armory would allow residents access to hospitals, jobs, and amenities such as shopping that Magnolia lacks due to its size. 2) Support placing the light rail along 20th Ave W and under the ship canal bridge instead of 15th Ave W. This would also allow Magnolia residents access out of Magnolia. 3) Work with the Seattle School District to add schools to the Magnolia cluster. We need our own dedicated middle school and high school to support our large population of children.

Thank you,  
Jacque Decker

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## LETTER 236

From: Stephen E DeForest  
Email Address: sdeforest@foxrothschild.com  
Subject: FW: Draft EIS Fort Lawton Army Reserve

The following comments are submitted to help the City improve the completeness, accuracy, and objectivity of the analysis of the draft EIS for the Fort Lawton Army Reserve Development.

I urge the City to substantially increase the number of housing units in Alternative 1. There is far too little affordable and supportive housing in our City. Real estate prices continue to climb, and available land becomes scarcer each month. The result is that middle and low wage earners (teachers, police and fire employees, day laborers, etc.) are being forced to relocate to the suburbs and beyond. The number of homeless in encampments and on the streets continues to grow, notwithstanding that a homelessness crisis was declared two years ago. And this Army Reserve property is free to the City.

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When the City negotiated the purchase of the Capehart housing property in Discovery Park from the Navy, it made a commitment to replace that housing with affordable housing at FLARC. The relevant language in Ordinance 122502 includes “the City is committed to providing at least one-for-one replacement of the Navy’s personnel housing”, and “the City is working to obtain the former Fort Lawton Army Reserve for use including the development of housing incorporating low and moderate income housing in excess of the 66 units at Capehart.”

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If Alternative 2 (Market Rate Housing Onsite: Affordable and Homeless Housing Offsite), Alternative 3 (Public Park Onsite; Affordable and Homeless Housing Offsite Development), or Alternative 4 (No Action), such action would clearly violate Ordinance 122502.

At the public meeting on January 9, 2018 at the Magnolia United Church of Christ, a significant number spoke in favor of increasing the number of housing units at least 5 times the number that is described in Alternative 1, and pointed out that a much larger number could be built under present zoning laws. This is an opportunity for the City of Seattle that should not be squandered! Also, a larger population of residents could encourage an expansion of the stores currently adjacent to the east entrance to Discovery Park that offer needed services.

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I have lived in Magnolia for more than 30 years, and I am a frequent user of Discovery Park.

This email contains information that may be confidential and/or privileged. If you are not the intended recipient, or the employee or agent authorized to receive for the intended recipient, you may not copy, disclose or use any contents in this email. If you have received this email in error, please immediately notify the sender at Fox Rothschild LLP by replying to this email and delete the original and reply emails. Thank you.

## LETTER 237

From: Asphodel Denning  
Email Address: noreply@123formbuilder.io  
Subject: Asphodel Denning says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Asphodel Denning

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## LETTER 238

From: Monica Depiesse  
Email Address: mdepiesse@gmail.com  
Subject: Low income housing at Fort Lawton

Hello.

I strongly support the use of the Fort Lawton property for low-income housing. There is an incredible shortage of affordable housing in this city, which is expanding our homeless population, and the idea that the city might turn down free land earmarked for that purpose is perposterous.

The homeless are some of the most vulnerable members of our community, and they should not be denied any chance at a more stable life because they are viewed by some as "undesirable".

Thank you.

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## LETTER 239

From: Rebecca Deutsch  
Email Address: noreply@123formbuilder.io  
Subject: Rebecca Deutsch says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

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In this context, we believe that the DEIS and the project plan needs to consider the following: • The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).

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•For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.

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•For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

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•If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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Sincerely yours,  
Rebecca Deutsch

## LETTER 240

From: Rebecca Deutsch  
Email Address: rdeutsch@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In cities, there's no more important climate issue than affordable housing: pushing people out of the city means more people driving instead of taking transit, biking, or walking. People in dense urban neighborhoods have half the carbon footprint of the average person, while people in suburbs have double.

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In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Rebecca Deutsch  
rdeutsch@gmail.com  
722 12th Ave E  
Seattle, Washington 98102

## LETTER 241

From: Rahul Dhar  
Email Address: rahul@dhar.us  
Subject: Ft Lawton

Hello,

I am mailing to let you know that I am supportive of the Ft Lawton project. With the massive growth in the city and its decreasing affordability (now 6th most expensive, per KIRO7), more affordable and low income housing is desperately needed. The Ft Lawton project will not solve the problem, but it will take a needed step.

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Sincerely,  
-Rahul  
Capitol Hill

## LETTER 242

From: Matteo Di Giulio  
Email Address: knocxmusic@gmail.com  
Subject: Seattle Housing Crisis

To whom it may concern,

I would like to see 2000 units on this property. I support option 1.

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Sincerely,  
Matteo Di Giulio  
Seattle Resident

## LETTER 243

From: Joshua Diaz  
Email Address: josh.diaz@gmail.com  
Subject: Fort Lawton project

Hello, folks reviewing the public comment emails for the Fort Lawton project!

My name is Josh Diaz. My wife, young child, and I live in Seattle -- the south side now, but we've been in a few different places since landing here a few years back. We love it. One of the things that we love is that Seattle had -- for a short while after we arrived -- housing that was affordable, accessible, and full of beautiful neighborhoods with history, character, and a strength of community that felt like home. Even in the short time since we arrived, housing like that has become harder and harder for our friends, our coworkers, and our neighbors. Please, please -- go ahead with the Fort Lawton project. Make it bigger! Do more of it!

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As someone lucky enough to have recently purchased his first home, I am grateful that I was able to afford something that was mine, that was decent, that was in a place I was excited to be a part of. But seeing empty homes sitting with half a million dollar price tags, rents for luxury condos climbing, and neighbors and coworkers feeling pressured to leave to the suburbs or other cities makes my heart ache. We can do better. It's the right thing to do. People first.

3

Please, please, please: proceed with Fort Lawton, and find as many ways to build affordable housing, public housing, cooperative housing, you name it. Property values will find a way to increase but nobody came here to live in a gilded tower.

Joshua Diaz & the Diaz Family

## LETTER 244

From: Catherine Dichter  
Email Address: katydichter@gmail.com  
Subject: Fort Lawton

Please make affordable/low income housing at Fort Lawton.

1

Catherine Dichter  
Seattle voter  
Ballard resident

## LETTER 245

From: Barbara Dingfield  
Email Address: barbarajd@msn.com  
Subject: Fort Lawton

To: Office of Housing

From: Barbara Dingfield, 3201 Magnolia Blvd W, Seattle 98199

I have been a resident and homeowner in Magnolia for 10 years. I have been a resident of Seattle since 1972. Having worked both in the real estate industry, as a planning professional for the City of Seattle and as a board member of numerous local nonprofit organizations, I am acutely aware of challenges for Seattle residents to secure affordable housing.

I am therefore supportive of the City pursuing the Mixed Income Affordable Housing and Park alternative for Fort Lawton. It is a unique opportunity to have the ability to develop a significant amount of public land for housing. While I love Discovery Park and the natural, park environment it offers, the current size of the park is fully adequate, in my opinion, for public enjoyment. The ability to develop new housing for people of low and moderate income within the City is imperative if we are to continue as a City which enables people of all incomes to live here

1

## LETTER 246

From: Lydia Dobrovolny  
Email Address: ldobrovolny@hotmail.com  
Subject: FORT LAWTON ARMY RESERVE CENTER REDEVELOPMENT DEIS

In the Fort Lawton project, the city has a unique option to expand wonderful Discovery Park. Please don't squander this opportunity. Option 3 allows for the highest value and best use of this land by preserving greenspace for all current and future residents of our city.

1

## LETTER 247

From: Suzanne Dolberg  
Email Address: suz\_dol@yahoo.com  
Subject: I support the use of Ft Lawton for low-income housing

To whom it concerns:

As noted in the subject line, I strongly support the use of the Fort Lawton property for low-income housing. The idea that the city might turn down free land ear-marked for low-income housing is absurd to me, particularly when people are dying in the streets.

1

Do the right thing and accept this gift and turn it into affordable housing.  
Thanks,  
Suzanne Dolberg

## LETTER 248

From: Mackenzie Dolstad  
Email Address: mdolstad@gmail.com  
Subject: Public Comment: Fort Lawton

TO Whom It May Concern,

I am writing to voice my support for the City of Seattle's proposal to develop the former Fort Lawton site into affordable housing. I enjoy Discovery Park, and also recognize that our city, and many residents therein, are facing a crisis of affordability. We should be taking every opportunity available to create housing (without compromising our parks and natural areas, themselves important in ensuring equity and quality of life for all residents), especially when those opportunities also correspond with the other amenities that the city has to offer – our parks are a treasure, and affordable housing near one of our most iconic will provide a living experience that doesn't castigate housing-challenged individuals and families as second class citizens.

I strongly encourage the City to pursue the development of the site as affordable housing.

Thank you,  
Mackenzie Dolstad  
West Seattle Homeowner

1

Name(s):

David Donovan

LETTER 249

**PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT**

Date 22 January, 2018

Address\*: 2425 33rd Ave W Seattle WA 98199

Signature\*: David Donovan

Email (optional) zeus-1100@yahoo.com

1) I prefer the following alternative (check all that apply):

- ☐ Alternative 1 - Mixed Income Affordable Housing and Public Park  
☐ Alternative 2 - Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere  
☒ Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Elsewhere  
☐ Alternative 4 - No City Action; (Army likely sells the site to highest offer developer)  
☐ Addition of a school along with one of the above (include in Final EIS Study)  
☐ None of the above

2) The brief reason for my selected preference(s) above:

We need more parks + Greenspace

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Environmental Health / Air Quality
<input checked="" type="checkbox"/> Recreation/Open Space	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Housing/Socioeconomics/	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Environmental Justice	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Historic/Cultural Resources	<input checked="" type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Aesthetics/Visual Resources	<input checked="" type="checkbox"/> Biological Resources
	Geology/Soils

4) Which of the alternative(s) do you have concerns about, and why?

[Alt. #1] putting mixed housing without additions of services, transportation

police, markets, etc. is too taxing on current infrastructure. Also it takes away

[X] Mark here if you have more comments in the back.

from the park + makes it unsafe for the residents + park visitors

Name(s): David Donovan

[Alt. #2] Keep the acreage as a park  
we don't need more  
high end housing in the area  
& the EIS is too old

3

[Alt. #4] We need more green  
space + parks. EIS is  
too old

[Alt. #1] There are limited  
services in the area  
not enough schools, shopping  
police, transportation

4

[Alt. # ]

[Alt. # ]

The City of Seattle Office of Housing comment period ends at 5:00 PM January 29<sup>th</sup>, 2018.  
Comments are to be submitted via email to [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)  
or via mail to: Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725.  
These comments will help the City to improve the completeness, accuracy, and objectivity  
of the analysis.



Name(s):

Reilly Donovan

LETTER 250

**PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT**

Date 22 January, 2018

Address\*: 3215 35th Ave W Seattle WA 98199

Signature\*: Reilly Donovan

Email (optional) reilly.donovan3@gmail.com

1) I prefer the following alternative (check all that apply):

- ☐ Alternative 1 - Mixed Income Affordable Housing and Public Park  
☐ Alternative 2 - Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere  
☒ Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Elsewhere  
☐ Alternative 4 - No City Action; (Army likely sells the site to highest offer developer)  
☐ Addition of a school along with one of the above (include in Final EIS Study)  
☐ None of the above

2) The brief reason for my selected preference(s) above:

it's a great opportunity to add 30 acres  
to discovery park. we need more greenspace.

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Environmental Health / Air Quality
<input checked="" type="checkbox"/> Recreation/Open Space	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Housing/Socioeconomics/	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Environmental Justice	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Historic/Cultural Resources	<input checked="" type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Aesthetics/Visual Resources	<input checked="" type="checkbox"/> Biological Resources
	<input checked="" type="checkbox"/> Geology/Soils

4) Which of the alternative(s) do you have concerns about, and why?

[Alt. # ] 1 put affordable housing within  
a housing development w/ mixed income  
in an area there are services

[X] Mark here if you have more comments in the back.

over

## LETTER 251

From: Carolyn Draper  
Email Address: carolynedraper@gmail.com  
Subject: I support low-income housing at Fort Lawton

Dear Office of Housing,

I urge you to move forward with your redevelopment plan for Fort Lawson. Seattle urgently needs affordable rental housing for low-income people and people of color, who often face additional obstacles in finding suitable housing. We also have inadequate resources for helping our city's homeless population and this redevelopment plan could make a dent! For families who are able to locate suitable rental housing, homeownership often still feels out of reach. We need accessible and equitable options for homeownership for low-income people and families.

1

Please move forward with this project!  
Sincerely,  
Carolyn Draper

## LETTER 252

From: John Dulaney  
Email Address: jdulaney@gnu.org  
Subject: I support the affordable housing at Fort Lawton

Hi, there.  
We should build affordable housing at Fort Lawton. This is the Right and Just thing to do.  
John.

1

## LETTER 253

From: Brian Duncan  
Email Address: beduncan@earthlink.net  
Subject: I support affordable housing development at Ft. Lawton site

I fully support the maximum proposed affordable housing plan at the old Fort Lawton site. Do it right, provide services, transit, etc., but go as big as possible and leverage this public property opportunity.

1

Thank you.  
Brian Duncan  
7307 21st Avenue NW  
Seattle, WA 98117  
206-679-1219  
beduncan@earthlink.net



## LETTER 254

From: Roxanne Duniway  
Email Address: rduniway@msn.com  
Subject: Ft. Lawton

Dear Office of Housing,

I strongly believe that in the long term it is best for the last parcel of Ft. Lawton to be used as park space, as originally intended. Discovery Park is for everyone and is especially important for those who do not have the means to get out to the wilderness easily and often do not even have a back yard because of the increasing number of apartments and condos. An opportunity like this to expand the park as originally envisioned will never come again. As population increases, we need parks more than ever.  
Roxanne Duniway

1

## LETTER 255

From: Sue Duvall  
Email Address: sduvall8@gmail.com  
Subject: Please build affordable housing at Fort Lawton

Dear City of Seattle decision makers on the use of Fort Lawton,

I am writing to urge you to use the Fort Lawton land for affordable housing. As you know, the loss of affordable housing in Seattle (and the lack of replacement housing at a reasonable price) is a huge problem that our city faces.

I have been a renter here for over 20 years. Unfortunately, I will need to continue to rent until I die. My income (largely from working for non-profits) has fluctuated greatly over the years, and it has never afforded me the ability to buy into the housing market. Now, with the massive increase in housing prices, I know that I will never be able to own a home here. This is certain.

As a result, I am at the mercy of the landlords and will continue to be. While there are some landlords who are kind and reasonable (such as my current one), they nonetheless need to raise the rents every year (as mine does - and will again in the near future given the estimated 17% increase in property taxes that will happen this year). Cost-of-living or salary increases do not accompany or offset these rent increases, however. Many jobs do not provide these, including mine. Therefore, in order to cover housing costs (which are more than 50% of my income currently), I have no choice but to dip into my meager savings for retirement.

How will I pay for housing when I'm no longer able to work? I don't really know. At the moment, all I'm able to consider is how to keep a roof over my head for the present. I don't have children or grandchildren (or a rich aunt!) who will take care of me when I get old. And, I'm not sure I will ever meet someone who can support me either. I have to take care of myself.

1

I don't wish to be homeless, but I am at risk to be so. If not within the next few years, then certainly within the next decade or when I'm a senior citizen.

Judging from conversations that I have had with many of my single friends in this town, I am not alone in feeling this way. I know many people here who worry about how they will continue to live in this place they call home.

For this reason, I think it's essential to use the land at Discovery Park to build housing that individuals on fixed or limited income can afford. In order to make up for the large affordable housing deficit, such housing needs to be prioritized. It can't simply be required for only 20% of a new building's units or made optional because developers can just choose to pay a fee and avoid building it altogether. My city needs developments that are 80-100% affordable in order to make up the deficit. My city needs housing that offers stabilized rent for people as they age. My city needs to prioritize keeping the city livable for all kinds of people, not just those with large bank accounts.

With the public land available at Fort Lawton, Seattle has been given a wonderful opportunity to make something lasting and useful for the community. Please do the right thing and not squander this.

Thanks,  
Sue Duvall

1,  
cont.

## LETTER 256

From: Patricia Eamon  
Email Address: pateamon@gmail.com  
Subject: Fort Lawton land

To Whom It May Concern,

I am writing to express my support for the development of housing for the homeless and low income individuals at Fort Lawton. The estimates for this year's count point to 11,000 or more individuals living unhoused in our midst. We must address this crisis by taking advantage of every available opportunity, and this land offers a good start. Please don't let another service open to those living at the margins be undone by NIMBYism.

I teach at a youth re-engagement center in Shoreline, and many of my students are housing insecure, homeless, aging out of foster care. Many of my students at Mission Creek Correctional Facility for Women had been homeless. I have been barely housed myself, and getting/staying housed is difficult for even highly skilled people in a terrifically cruel housing market.

I urge you to take this unused land and use it for the benefit of our community as a whole.

Thank you,  
Patricia Eamon

1

## LETTER 257

From: Debby Eastman  
Email Address: djeastman@rocketmail.com  
Subject: Discovery Park

I oppose the proposed housing development adjacent to Discovery Park and Kiwanis Ravine and prefer you support adding the last parcel of Fort Lawton to Discovery Park.

1

Thank You,

Debby Eastman  
206-297-0251

## LETTER 258

From: Rae Eaton  
Email Address: eatonrm@gmail.com  
Subject: I support affordable housing at Fort Lawton

I am a Seattle resident (zip code 98103) writing in support of building affordable housing in the Fort Lawton space, especially building spaces for homeless seniors. Providing affordable housing within city limits will help both with income diversity and, most likely, environmental concerns surrounding commute length.

1

Thank you for listening to my comment,

Rachel E.

## LETTER 259

From: Madeleine Eddy  
Email Address: madeleineddy@gmail.com  
Subject: Fort Lawton / DiscoveryPark

To whom this may concern:

As a resident of Magnolia, I am writing to let you know that I do not support the proposal to develop the area into a multitude housing types.

I do however support the option for expanding the area into a wild life preserve/ Park.

1

Best regards,  
Madeleine Eddy

## LETTER 260

From: Mike Eddy

Email Address: me@meininnovations.com

Subject: Ft. Lawton Redevelopment: Magnolia residents deserve greater consideration, HS, community services, affordable housing, transportation solutions

Mayor Durkan, members of the Council, City staff, and residents of Seattle,  
Here's my "executive summary." Details follow.

1. Those directly effected by changes in Ft. Lawton were not heard in proportion to the impacts on them. They should be.
2. There is a win-win for FL redevelopment in the form of a high school, affordable housing, and community services and development planned by the City and residents of the community impacted
3. Transportation and local services need to be addressed with any FL option. Mass transportation, bike/ped marketing, and local services are the answer.

### Details

1. I am a Magnolia resident who was not able to attend the January 9 Ft. Lawton Redevelopment meeting. We have a newborn and first grader and I used up one of my valuable "passes" to attend from 6-7P to understand what was being proposed and give the input of a reasonably typical Magnolia family, but I could not even get in the door at 6P. I later learned that a special interest group of members from outside the community had organized to take over the meeting, effectively disallowing those most directly effected to fairly represent ourselves. These meetings should be designed such that no single SIG is allowed to dominate the meeting. The time should be divided and weighted proportionate to those impacted, negatively and positively. My hope is that the concerns and considerations of Magnolia residents will be given the greatest weight in both community meeting and online comments. I have appended a NextDoor community discussion to this message. **1**
2. The region's schools are already busting at the seams and Magnolia is no exception. The City did itself a big disservice by selling Queen Anne HS and other schools to commercial interests. The costs in this market to acquire and build schools will always leave us behind. Our children, their future, and the future of the city suffer for this. We have a unique opportunity with FL to define our future in an economically, environmentally, and socially equitable manner. See attached for discussion about a HS, housing, and services at FL. **2**
3. Various studies show up to 1,000 people are moving to Seattle every week with the bulk of them seeking to locate with easy access to the downtown core. SOVs are not the answer. I believe the City is generally on track to solve these issues. My hope is that I'm in the majority with this belief, but I suspect this is not a majority feeling in the region. I created a petition to put bike lanes across the 520 bridge in 1991. We finally got it 26 years later. Things take too long. We need to accelerate mass transit and bike/ped and related solutions for moving people and goods. This will require marketing and unprecedented cooperation and collaboration with agencies and stakeholders all along the I-5 corridor. For Magnolia that means services at Ft. Lawton, something like light rail sharing or expanding on the lines from Edmonds through Interbay to downtown, and marketing to help everyone understand investment today eliminates costs and increases opportunities tomorrow. **3**

## LETTER 261

From: Mia Edera  
Email Address: miaedera@gmail.com  
Subject: Please Provide Affordable Housing

To Whom it May Concern,

Thank you for your work on this development - I hope to see this underused property help the underserved!

I am writing to express my strong support of building affordable housing at Ft. Lawton. I urge the City to expand upon the current plan for 238 units, so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. Fundamentally the answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% of Area Median Income. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. The Ft. Lawton plan is one small step in the right direction. We can't wait any longer. Please approve and expand upon the current plan. Housing is a human right.

This is a great opportunity to increase transit to magnolia and this is the best chance to get the busses due to the increase in ridership from the development.

Sincerely,  
Mia Edera

## LETTER 262

From: Nicholas Efthimiadis  
Email Address: nicholas246@gmail.com  
Subject: Fort Lawton Housing

Hello,

I'd like to submit a comment in support of the proposal to build affordable housing or for housing for those experiencing homelessness. Discovery Park is enormous; this is not a land grab. I'd like to see the number of units maximized- are we not in the midst of a sustained housing affordability crisis? It makes sense to provide affordable housing in direct proximity to one of Seattle's best green spaces and schools, and despite what some naysayers harp on, the location is not underserved by transit, it is close to a number of bus lines with access to downtown's regional network. Furthermore, I see Magnolia no more isolated than a successful example of affordable housing in a park: Sandpoint/Magnuson Park where significant affordable housing has and will continue to be built in (and with similar neighborhood demographics: wealthy landowners!).

-A U District denizen, Seattle native, and Master in Urban Planning student.

Nicholas Efthimiadis

## LETTER 263

From: Susan Eggleton  
Email Address: Susan\_Eggleton@hotmail.com  
Subject: Ft Lawton development and EIS

Hello. I am a resident of Magnolia and would like to voice my opposition to alternative 1 (mixed use affordable housing) at Ft Lawton. I prefer that Discovery Park be enlarged. We do not have enough green space in Seattle - and I don't believe the site is an appropriate site for the plan in alternative 1. Transportation and services are just two issues.

1

In addition, in my opinion, the City has not been open to listening to Magnolia neighbors. At the meeting this summer there was no opportunity for discussion/questions until the microphone was taken over by neighbors. The meeting this month was stacked with activists from outside the neighborhood who made it appear that the audience was in favor of alternative 1, when that was not necessarily the case.

2

Susan Eggleton  
5441 40th Ave West  
Seattle, WA 98199

## LETTER 264

From: Jonathan Ehrich  
Email Address: jonathan.ehrich@gmail.com  
Subject: Comments on Fort Lawton proposal

Hello,

I've been a resident of the city of Seattle for 10 years now - renting for 9, and my wife and I purchased a home last year. I would like to strongly encourage the city to maximize the amount of housing - particularly affordable housing - that they can get on the Fort Lawton property. It's clear that Seattle is still not doing enough to build our way out of our current housing crisis, and also still not doing enough to generate housing targeted at the poorest residents of the city. I want to make sure as much housing as possible on this property is focused on getting homeless residents back into homes, or helping make sure that residents don't slip into homelessness. If anything, the proposed 200 units does not seem like enough - in an ideal universe, I would like to see a much denser proposal, with fewer houses and replacing them with taller apartment buildings or non-luxury condos in order to provide more housing. However, in this case I'm willing to compromise and support the proposal on the table in the hopes that it will come to fruition sooner than later.

1

2

Thanks for listening to my feedback,  
Jonathan Ehrich  
2114 30th Ave S  
Seattle, WA 98144

--

Jonathan Ehrich, Ph.D.

## LETTER 265

From: Natasha Ehrlich  
Email Address: [nryannews@gmail.com](mailto:nryannews@gmail.com)  
Subject: Low income housing

As a homeowner who pays taxes and paid a lot for their dream home, I would like to make sure it remains a dream. I have heard there's no discretion with sex offenders and low income housing. I live down the street from Discovery Park and would hope that is not true, as I have two little girls. Safety is my concern. I also worry about the correct placement of low income people in a more affluent neighborhood. I have no problem sharing the neighborhood. It's to be expected in a large city, but you need to make sure you are not putting the tenants in a situation where they feel insecure or unhappy. Not to mention, they call Magnolia an island for a reason. I assume a lot of these tenants will rely on public transportation. Does Magnolia have the capability to support that? Thanks for listening. Please do listen to current residents as you would want someone to hear your voice. Natasha Ehrlich

1

2

## LETTER 266

From: Michael Eliason  
Email Address: [15kWhm2a@gmail.com](mailto:15kWhm2a@gmail.com)  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. We must maximize the opportunities for affordable housing in Seattle. The city of Amsterdam is presently planning to add 50,000 new housing units in the next decade. Imagine a re-configured Fort Walton with a broad mix of dense housing - enough to support grocery stores, transit. Social housing, market rate housing, baugruppen, cooperatives. We could provide space for thousands of homes on just the presently paved areas of fort lawton, preserving the existing tree canopy and provide open space.

And we need to look beyond Ft. Lawton - the Talaris site, the Roosevelt Reservoir could both add homes for thousands, while preserving half of these parcels as open space.

1

The city needs to go big on affordable housing. We must build a movement that moves beyond HALA. Vienna has its 'wohnbauoffensive' - the apartment construction offensive. They're \*increasing\* housing production by 30%, building 9,000 affordable housing units PER year, streamlining permitting and codes to facilitate the construction of new housing.

1,  
cont.

We must follow suit. We can be a beacon of progressive housing policy. Or we can let the status quo continue to push out those that can't afford million dollar homes and \$3,000 rents. Please look at an option that drastically upzones and increases housing potential in these sites.  
Thank you.

Michael Eliason  
15kWhm2a@gmail.com  
Seattle, Washington 98103

## LETTER 267

From: Leslie Elliott  
Email Address: quelliott@hotmail.com  
Subject: Ft Lawton Housing

Dear City of Seattle Housing Commission,  
As a Seattle native, a Magnolia resident and lover of a Discovery Park, I strongly support putting low income and affordable housing at the Ft. Lawton site. While the location has some accessibility challenges, I certainly believe these can be addressed. Perhaps setting aside space for a possible community-run shop — along the lines of the largely volunteer-run shops in many UK villages — may further help. I look forward to welcoming new residents to Magnolia.

1

Sincerely,  
Leslie Elliott  
2332 W Newton #1

## LETTER 268

From: Cindy Arends Elsberry  
Email Address: zoenono@hotmail.com  
Subject: I Support Affordable Housing Development at Fort Lawton

I am a Magnolia resident in support of new affordable and low income housing in Magnolia at Fort Lawton. I hope you find a way to provide an even greater number of units than the plan now for 240, given the severity of the lack of affordable housing and homelessness crisis in Seattle. Please consider additional needs that may follow, such as more/better bus access, the need for more school capacity and supportive services as needed for formerly homeless seniors.

1

2

3

4

Cindy Arends Elsberry



## LETTER 269

From: Andrew Engelson  
Email Address: andyengelson@gmail.com  
Subject: Comments of Fort Lawton

Dear city officials:

I'm writing in support of the proposed low-income housing project at the former Fort Lawton site near Discovery Park. Seattle is facing a housing affordability crisis, and more than 8,500 people are homeless in this city. This project would provide inexpensive housing for 569 people, and I support it enthusiastically. I'm a longtime Seattle resident who treasures taking my daughters to Discovery Park. This project would in NO WAY interfere with that experience, and I would welcome additional projects of this nature on city property at or near Seattle parks.

Sincerely,  
Andrew Engelson

--

Andrew Engelson  
andyengelson@gmail.com  
Seattle, WA USA  
phone: +1 206.455.3623

Editor of Cascadia Magazine [www.cascadiamagazine.org](http://www.cascadiamagazine.org) exploring ideas and culture from the Pacific Northwest. Sign up for the free Cascadia Daily e-mail newsletter!

## LETTER 270

From: Susan Eramia  
Email Address: seramia@comcast.net  
Subject: Fort Lawton

To Whom it my concern,

I would like to ask you to please add the Fort Lawton area to Discovery Park. This was the original Master plan for Discovery Park.

Discovery Park represents the largest city park and largest open space in a large, booming city becoming more dense by the week. There is no realistic prospect of ever adding a space of similar size inside the city should this one be whittled away by development. Discovery Park, and its close proximity to the heart of downtown Seattle can, and does benefit many people who want to do more than just get away from urban pressures, they want to get to the freedom of open country. It would be truly unfortunate disaster to not follow the original master plan for Discovery Park.

Sincerely  
Susan Eramia  
Magnolia Resident

## LETTER 271

From: Ericka  
Email Address: erickagail@gmail.com  
Subject: Ft Lawton

Please add Ft Lawton property as additional park and school property or leave as is.  
This area does not have the infrastructure, school capacity or appropriate grocery stores within a reasonable distance.  
Ericka

1

2

## LETTER 272

From: Asako Esperum  
Email Address: asakohamaya@gmail.com  
Subject: Fort Lawton Development

To whom it may concern,

Thank you for this opportunity to take public comments. I would appreciate it very much if you could take this seriously, and not ignore some of our thoughtful comments. Thank you.

I would like to state that I am all for providing homeless/low income people a place to stay. I have heard from many researches that there are enough beds to cover all of the homeless people in city of Seattle. There is not enough communication between organizations, and some people refuse to be placed inside. Therefore, the actual need or solution is NOT the lack of housing/beds.

1

Developing homeless/low income housing in Fort Lawton really does not help anyone in the end. First of all, Fort Lawton is so isolated that it would be very hard for people to receive help and support of any kind; food bank, job support, transportations, doctors, grocery stores, community centers, etc. This location does not offer easy access to Ballard or North or East of Seattle. Please come and see for yourself, and notice that there is no affordable grocery stores within walking distance, no easy public transportations, and you would feel so isolated with NO support. Very similar situation with the low income housing at Magnuson Park. I have heard that people are having tough time with no support after the city placed people in, causing a lot more problems in the end. Yet here you are again, building more there, and at Fort Lawton too...? Where is the help and support (more transportations, schools, grocery stores, clothing and food help) you mention often in EIS? I don't see it!! That is why I don't believe you would provide it at Fort Lawton either. You build, place people in, then leave them with no support. People are struggling because of that.

2

If you truly would like to help those in need, please consider infrastructure for them as well!!!!

There are better locations to build homeless/low income housing for people in need. Please consider building near public transportation, grocery stores and support groups. Oh, that sounds like Memorial Stadium is a GREAT place for homeless/low income housing! There is QFC across the street, many bus lines and light rail accessible, and jobs/support groups are ALL RIGHT THERE already!!! Why would you

3

build a high school there? That would be a DISASTER with drugs and criminal activities for teen kids. Please don't do that for our children. Swapping the places with Fort Lawton sounds AMAZING, and over 1000 of community members agreed and sign the petition. Please consider families who take it to their hearts, our children are our future!

3,  
cont.

Build homeless/low income housing at the Memorial Stadium where people could get help and support they need. Build high school at Fort Lawton because there is no high school for the cluster since the city took away Queen Anne high school years ago. This is the time to make it right. YOU can make it right this time!

Please be wise and support ALL of the people in the city. Not just homeless or low income families. Please don't discriminate community members who are working hard to pay you taxes so that you can get paid being in the office planning for the ENTIRE city and people. WE are also important in this community.

4

Thank you.  
Asako Esperum

## LETTER 273

From: Asako Esperum  
Email Address: asakohamaya@gmail.com  
Subject: Fort Lawton

Return Fort Lawton to Discover Park and restore wilderness there! It is more important and beneficial to the area to have wild restorations, if not, environmental education center there.  
Park first!

1

Asako Esperum

## LETTER 274

From: Destinee Evers  
Email Address: destinee.evers@icloud.com  
Subject: Affordable Housing

Hello,

I am writing to voice my support of affordable housing at Fort Lawton.

It's critical that we create space in our city for people of all resources.

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Destinee Evers  
M: (206) 853-354

## LETTER 275

From: Alicia Eyler  
Email Address: aliciaahoffer@gmail.com  
Subject: Affordable Housing at Discovery Park is a great idea

Hello,

I'm writing to voice my support for building affordable housing at Fort Lawton. Every possible unit of affordable housing will help mitigate the housing crisis in our city. Please help Seattlites stay sheltered. I particularly like that this affordable housing development will have access to good schools and the Children will benefit from high-quality public education.

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Alicia Eyler  
Seattle resident

## LETTER 276

From: Ed Faccone  
Email Address: faccone2616@msn.com  
Subject: Discovery Park

I vote for retaining the property as a park for all to use.  
And NOT for a homeless housing development.

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Ed Faccone

## LETTER 277

From: Kelly Fahlman  
Email Address: kellyfahlman@msn.com  
Subject: Against Option 1 for Fort Lawton, please expand the park

Dear City of Seattle;

I am writing in regards to the options for Fort Lawton in Magnolia. I am not in favor of "preferred option 1" as there is limited bus access, over crowded schools, and very few resources in this area of the city. I am in favor of adding soccer fields and expanding Discovery Park, we need more open space in our increasingly densified city.

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Sincerely  
Kelly Fahlman

## LETTER 278

From: Kristen Faiferlick  
Email Address: kfaiferlick@gmail.com  
Subject: We Need Affordable Housing at Fort Lawton

Lindsay Masters,  
To the Office of Housing and City Council,  
Finding a solution to Seattle's homeless crisis is a huge challenge, but we have an opportunity to make a dent in it. I highly encourage the Office of Housing and City Council to consider Fort Lawton as an option to house hundreds of our city's most vulnerable individuals.

Finding new options will always require bold and creative action, and we need this now more than ever. Seattle's unused or underused lands should be used to serve the needs of the people of Seattle. And there is no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing, and don't be dissuade by individuals and groups that consider homeless people less deserving of housing than themselves. We are a community, and it is our duty to dedicate our resources to lift up our most vulnerable. This is the time, and this is the place.

Thank you.  
Kristen Faiferlick

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## LETTER 279

From: Kelda Fairleigh  
Email Address: kelda\_nelson@yahoo.com  
Subject: Fort Lawton

In order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton.  
Kelda Fairleigh

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## LETTER 280

From: Kelsey Fatland  
Email Address: kelseyfatland@gmail.com  
Subject: Fort Lawton Redevelopment

My name is Kelsey Fatland and I both work as a 3rd grade teacher at Lawton elementary and am a Magnolia Resident. I recognize the need for affordable housing and/or free housing for people experiencing homelessness and support the redevelopment of Fort Lawton to meet this need. However, classrooms throughout Magnolia are already at or above capacity. Please don't consider any redevelopment plan that does NOT also provide a plan for a school. The accessibility to wrap around services such as education, counseling, and healthcare would be the key to success for our low income families.

Thanks,  
Kelsey Fatland

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## LETTER 281

From: Laura Felice  
Email Address: laura.felice@gmail.com  
Subject: Proposed affordable housing development at Fort Lawton

I am a Seattle city resident writing to express my support for the affordable housing development proposed for the Fort Lawton site in Magnolia. I feel that creating more affordable housing in Seattle should be a top priority for the city right now and I hope this development will be able to move forward.

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Thank you!  
Laura Felice  
5803 Renton Ave S  
Seattle, WA 98118

## LETTER 282

From: Erin Fenner  
Email Address: erinlorrainefenner@gmail.com  
Subject: Support for building affordable housing at Fort Lawton

I attended Tuesday's public hearing, and was so glad to hear so much public support for building affordable housing units on the Fort Lawton site.

Out of the preferred alternatives, I support option 1, but I want to add that I hope the city can find a way to build more than the proposed ~200 units. We need about 10,000 new affordable units in the city ASAP to begin to address the crisis of homelessness and housing insecurity.

As we're all aware, our city is in the midst of a housing crisis. I live on Capitol Hill and so many of my neighbors are homeless and struggling to get by. Providing a home is a first step for our whole community to begin recovering in this crisis. The folks in Magnolia who are concerned about safety might just not understand that the safety of the whole Seattle community is at risk if we don't provide more affordable housing immediately -- because people will continue to be at risk of exposure and violence that is more likely when you are experiencing homelessness.

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With new affordable housing, the Magnolia community will likely become even more robust culturally with more economic diversity, foot traffic, and diverse housing options.

I hope our community also supports bringing more bus routes to the area and business incubator options so the community gets a chance to see their community flourish even more.

Thanks for considering my comment.

Erin Fenner  
Summit Avenue, Seattle

## LETTER 283

From: Robert S. Fenwick  
Email Address: robfenwick@msn.com  
Subject: Fort Lawton Redevelopment

I am in adamantly in favor of using Fort Lawton redevelopment to create affordable housing or housing for those experiencing homeless. The city must do what ever it can to protect those most vulnerable and those priced out of housing due to Amazon headquarters and other corporate developments.

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Robert S. Fenwick

## LETTER 284

From: Jeff Few  
Email Address: jfew@jfew.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

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Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Jeff Few

jfew@jfew.com

Seattle, Washington 98121

## LETTER 285

From: Richard Figinski  
Email Address: rfiginski@gmail.com  
Subject: Ft. Lawton Development

Hello,

I am writing to express support for the plans to utilize land in the area that was formerly Fort Lawton to develop affordable housing. I have spent the last year working on the frontlines of the housing crisis and know that at the root of all of these problems, the lack of income-restricted housing is the biggest barrier. There is no amount of Rapid Rehousing money that is going to make even a small dent in our housing crisis if there are no affordable homes to get folks in that program into. As somebody who at one point was a housing navigator for nearly 40 families, I can say with a degree of certainty that in most cases, using Rapid Rehousing to get unhoused families into market-rate homes simply resulted in the families returning to shelter a month or two after the RRH stipend ran out with a fresh eviction and new traumas.

By allowing this development in Ft. Lawton to go forward, our city can for once take a step toward a solution that will actually benefit unhoused individuals and families here in Seattle.

Thank you for your time,  
Richard Figinski, Seattle resident

## LETTER 286

From: Elizabeth Filep  
Email Address: etfilep@yahoo.com  
Subject: Please build affordable housing at Fort Lawton

I agree with the city's preferred option—to build affordable housing at Fort Lawton. First, this will result in 238 total housing units at a currently vacant site. I have lived in Seattle for 30 years, I have lived in 5 neighborhoods total, I have never experienced a need like we currently have in this city to house homeless, low income, and middle income residents. I currently live on Capitol Hill and I am confronted with a population everyday that would benefit from affordable housing. Furthermore, I visit Discovery Park often especially in the spring and summer to run, hike, and enjoy the natural world it has to offer. I do not agree with residents who think this would impact this access, the beauty, wildlife, and everything else wonderful about Discovery Park. Please consider my request to build affordable housing at the Fort Lawton site.

Sincerely,  
Ms. Elizabeth Filep  
Current Seattle Resident  
308 E Republican Street



## LETTER 287

From: Janyce Fink

Email Address: janyce.fink@gmail.com

Subject: Fort Lawton Draft Environmental Impact Statement / DEIS Public Comment Period

Dear Madame/Sirs:

I have lived in Magnolia since 1998 and welcome the opportunity to explain my reservations regarding the above-referenced, proposed, redevelopment project. I moved to Seattle in 1994 and have carefully watched the impact of increasing Discovery Park foot and vehicle traffic, the sale of the large houses on the top bluff, and the lack of concern the city and animal control has relative to unlawful camping (last 5 years), unlawful use of the park as an "off-leash dog run" (which began in 2009) throughout the entire park, and the lack of resources provided by the city to improve the park and its educational centers.

I will forego discussing how I feel about the current City Counsel members who routinely promote more taxes on those who may own a home in Magnolia but are NOT a member of the 1%-2%'s (who are not negatively impacted by our ever increasing property and business taxes), continued development of properties that are not suitable for their intended use(s), and their refusal to take into account that Magnolia (and Seattle as a whole), as it appears today, is under tremendous pressure to provide decent public, fully funded, schools for our children. Having grown up in Ann Arbor, MI, I am wholly aware of growth issues and fully funding public schools.

In any event, the ONLY alternative I can support, and even then it's not wholeheartedly, is Alternative #3 - more park-related development. And I only vote for this alternative because we need more open air, clean, educational opportunities for our children to learn how to preserve natural habitat anywhere ... including within the middle of an almost-major metropolitan city. I repeat - I can get behind this ONLY if the City Council funds Alternative 3 in a way that is not on the backs of the middle class who remain, for now, inside the city proper.

Thank you,

Janyce Fink

3050 West Viewmont Way West

P: 206.679.0565

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## LETTER 288

From: Matthew Finnell  
Email Address: matthewfinnell@gmail.com  
Subject: More Housing In Fort Lawton

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock..

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.  
Matthew Finnell  
609 Thomas St.  
Seattle, WA 98109

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## LETTER 289

From: Tara Fischer  
Email Address: gallopingqwerty@gmail.com  
Subject: I Support Low-Income Housing at Fort Lawton!

I am a Seattle resident and I strongly support the proposed use of Fort Lawton to provide housing opportunities to the many low-income, disadvantaged, and homeless members of our community.

Please choose the path that would uphold Seattle's reputation as a progressive city and demonstrate forward thinking leadership in these times of increasing disparity and countless systemic barriers to social and economic mobility for poor and low-income people.

Please favor economic justice over the arguments of the wealthy and privileged who seek to maintain their isolation from the realities of the have-nots in our community. It is the responsibility of government to work for all of the people.

Thanks,  
Tara Fischer

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## LETTER 290

From: Shary Flenniken  
Email Address: slavetoherpets@msn.com  
Subject: public comment - Ft Lawton Army Reserve Center Redevelopment Project

To:  
Lindsay Masters, Office of Housing  
OH\_comments@seattle.gov  
Regarding the potential Fort Lawton Projects – public comments on the Draft Environmental Impact Statement, Fort Lawton Army Reserve Center Redevelopment Project

Dear Ms Masters;

I am full-time caregiver to my husband, who has early onset Alzheimer's, so I do not have a lot of time to write a detailed comment. However, I want you to know that I have been a Magnolia resident since the fifties, living near the Magnolia Bridge, and acutely feeling the impact of development in this neighborhood.

In addition, hiking in Discovery Park is one of the few joys left in my husband's life, and is key to his continuing physical health. Furthermore, we make use of all community amenities such as the community center and local churches. The nature of the community and its future is important to me, and I have done my part as a community member – serving as a Magnolia Community Club/Council Board member, and a Seattle Emergency Management trained Community Emergency Response Team (CERT) volunteer.

I strongly support Option 3 of the Draft Environmental Impact Statement.

I am pasting in below the Friends of Discovery Park position, which I agree with.

Thank you for contributing to an honest decision that is best for our community.

Sincerely,  
Shary Flenniken  
SlaveToHerPets@msn.com  
1502 Thorndyke Ave W, Seattle, WA 98199  
206-283-9435

The following statement is a consensus opinion by the board of Friends of Discovery Park regarding the Army Reserve parcel, located adjacent to the NE corner of Discovery Park, currently undergoing review by the City of Seattle's Department of Housing.

1. The 30 acre Army Reserve property is a heavily urbanized parcel, consisting primarily of paved surfaces, multiple buildings, and many overlapping fences. As such, it is distinctly unfriendly to the wildlife that live and reproduce in nearby Discovery Park and Kiwanis Ravine. We urge that the site

should be developed with the primary objective of maximizing or at least improving the ability of urban wildlife to live within it and migrate through it.

2. To this end, we believe the best and most appropriate use of the property is to incorporate the entire acreage into Discovery Park and manage it according to its master plan. These 30+ acres represent a rare and unique opportunity to add substantially to the park. The Army Reserve property is uniquely situated between the Kiwanis Ravine and its Great Blue Heron rookery and the larger green space of Discovery Park. Creating a forested canopy within this site would create a much-needed wildlife corridor between the ship canal, the Ravine and Discovery Park. Turning the Army Reserve site into an old growth coniferous forest would be the least expensive and most acceptable option available to the City, requiring only minimal infrastructure demolition and reforestation investments.

3. We recognize that there are many competing interests for the use of this property. Suggestions include low income housing, a school and “park” uses like baseball fields, tennis courts and off leash dog zones. Should one or some combination of these uses be implemented, we ask that any man-built environment on the site be appropriately and sensitively incorporated into a forested canopy, with a mosaic of indigenous plant communities distributed across the entire property, providing a continuous belt of coniferous and deciduous old growth trees covering the site and providing optimal migrational pathways for the Great Blue Herons of Kiwanis Ravine and other wildlife.

4. There are many overlapping fences currently in place which inhibit wildlife migration between adjacent green spaces. Especially egregious is the fencing near the the Ohman parcel, which represents the only direct connection between Kiwanis Ravine and Discovery Park. We urge removal of all fencing currently in place (except that which abuts the cemetery), as these create unnecessary obstacles to smaller ground-based wildlife migration in the area.

5. We support the expansion of Discovery Parks footprint (and managed according to its Master Plan) to include all Army Reserve land west of Texas Way - see below\*. This reconfiguration of property lines will allow a more integrated management of the forest communities that straddle current property lines.

6. We support naming Texas Way South to be designated a Park Boulevard.

7. It is said the City intends to retain the vehicle maintenance shop in the extreme NE corner of the property. We understand the desire to keep and use this facility. Should this become the primary shop for the Park and others nearby, we ask that consideration be made to closing the current maintenance shop within the park, reducing further the urbanized footprint present there. Also, the paved surface surrounding the Army Reserve shop is too large, measuring over 3 acres. If the shop becomes active, we ask that the paved surfaces surrounding it be significantly reduced to allow incorporation of more forest into the area. \*All of the BRAC surplus land west of Texas Way in Section 15 and Section 10 south of the Veteran’s Administration reserved land and in Section 10 southwest of the land reserved to the Veteran’s Administration.

End of FoDP position paper. [www.seattlediscoverypark.org](http://www.seattlediscoverypark.org)

## LETTER 291

From: Tim Fliss

Email Address: t.fliss@gmail.com

Subject: Support for more affordable housing at Fort Lawton Redevelopment

Hello,

I am writing in whole-hearted support for redevelopment of the Fort Lawton site for affordable housing. The site has so many benefits. There is no displacement risk because no one currently lives there. The surrounding area is very low density for being not far from downtown Seattle. The plan should in reality be far more ambitious in supporting more residents given Seattle's housing and homeless crisis. The site has excellent short, flat and safe bike routes to job centers in South Lake Union, UW, downtown and elsewhere via the Ship Canal Trail, the InterBay connections project, the Burke-Gilman trail and other resources. While transit times are relatively long considering the distance, the service and travel times are no worse than other similar locations.

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I own a house near a similar converted military base at Sand Point, and based on what I've seen there, I'd suggest some improvements to the plan (or possibilities for the future). As I said above, such sites can support more ambitious plans to provide housing for more people. More mixed use amenities (grocery stores, pharmacy/convenience stores, day care, community centers and recreation centers, etc.) and smoother connections to the surrounding neighborhoods would all be positive things to encourage at or near the site.

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With respect to the Talaris site, that site does have better access to transportation (a short bike ride to UW Link, or via the 75 bus). It has proximity to job centers at UW and via transit Northgate, Lake City, South Lake Union and Downtown. The Talaris site could also support greater density than is planned. The city should find a way to bring a lot of affordable housing to both sites with room for many more people. With reasonable designs, it should be possible to do so while still maintaining green space and any other concerns.

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In any case our housing need is immediate and large, particularly for our low-income neighbors. The city is failing everyone by allowing so much land area to continue to be dedicated to single-family housing and low-density uses.

5

Tim Fliss

10343 38th Ave NE

Seattle, WA 98125

## LETTER 292

From: Beree's Flynn  
Email Address: Berkaa@hotmail.com  
Subject: Yes to Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Beree's Flynn  
3050 31st Ave W  
Seattle, WA 98199

## LETTER 293

From: Colm Flynn  
Email Address: colmjflynn@gmail.com  
Subject: Fort Lawton Redevelopment

Dear City,

Please go ahead with the proposal to develop supportive housing for seniors and affordable housing for low-wage families in the disused Fort Lawton military buildings.

Please consider the families, seniors and other low-income, and middle-income renters who have so few places to live in our city. Our city is experiencing a desperate homeless crisis. We are losing affordable accommodation every month. Affordable housing for 600 won't stop the crisis by itself, but it would be a merciful start.

And please don't give in to the nimbys. Change is threatening, especially for those of us lucky enough to be insulated from the crisis. It's easier to oppose uncertainty than support it. The city needs to consider the greater good of the greater number, not the noisiest few. Seattle can't afford to do nothing in order to indulge the complaints that it, "Isn't the right time". It's too late to save thousands of Seattle families from losing their homes, but we can make a start by building these new homes for 150.

Thank you,

--

Colm

## LETTER 294

From: Gregory Flynn  
Email Address: gregorybflynn@gmail.com  
Subject: Comment on Fort Lawton Army Reserve Center Redevelopment

Good morning...

I would like to echo my wife's below comments regarding the proposal to build affordable housing at the Ft Lawton Army Reserve Center site. Affordable housing is one of the biggest concerns facing our city today, as you well know. The growing inequity in income and affordability as our city grows should be addressed head on by all who are capable. While it shouldn't be limited to, it certainly should include building more affordable housing where we can.

As Melinda mentioned below, we lived right next to Lake City Court for three years. Never did we have to be concerned with the neighbors in that housing. Every neighborhood in Seattle is going to have to step up to help address this issue. I know you are facing a lot of pressure from residents of Magnolia on this issue, but hope that you will make the right choice, and help some more people find their way into stable housing. It's the right thing to do.

Thank you,  
Gregory Flynn  
Seattle, Washington

----- Forwarded message -----

From: Melinda Young-Flynn <melindayoung12@yahoo.com>  
Date: Jan 7, 2018, 2:41 PM -0800  
To: OH\_Comments@seattle.gov <OH\_Comments@seattle.gov>  
Subject: Comment on Fort Lawton Army Reserve Center Redevelopment

Hello,

I'm unable to make the public comment event on Tuesday night, so I'm writing now to urge you to move forward with efforts to build affordable housing at the Ft. Lawton Army Reserve Center site. As our city continues to face a homelessness and affordability crisis, this is an excellent use of this land.

I am a long-time renter in Seattle who is fortunate to have good landlords and a manageable commute to my job downtown. Too many people are not living the same experience. Our city must take steps to ensure everyone has the opportunity to afford a roof over their head in this city. Low-wage workers in particular in Seattle should not be forced to live in Federal Way and spend several hours a day on buses getting to work.

I lived right next to Lake City Court, the 2011 green-built affordable housing complex, for a number of years and I found it to be a great experience. The complex was well kept up. There were lots of young families there, with kids playing in the playground regularly. All of my interactions with the people who lived there were positive. And I never once felt unsafe when I was walking by the complex. I was happy

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cont.

to know that the City of Seattle was providing this kind of living space for families who are below the poverty line and for seniors and people with disabilities on fixed incomes.

Using this land in Magnolia for affordable housing is quite simply the right thing to do - economically, for the sake of our communities, and for the sake of the well-being of the people in our city who have been left behind by the economic growth and wealth that many long-time residents of Magnolia and Ballard enjoy. I hope that the Office of Housing does the right thing and moves forward even if there is a strong NIMBY outcry.

Thank you,  
Melinda Young-Flynn  
Seattle, Washington

## LETTER 295

From: Drew Foerster  
Email Address: drew@dfoster.com  
Subject: Make all Ft Lawton green space join Discovery Park

I am a Magnolia resident. I do not agree with any move to build on green space. Natural habitat desperately needs protection. When we humans need more habitation, we can just build pre-existing structures higher.

Sincerely,  
Drew Foerster  
3218 34th Ave W  
Seattle, WA 98199

## LETTER 296

From: Mark A. Foltz  
Email Address: markafoltz@alum.mit.edu  
Subject: Fort Lawton Redevelopment – DEIS Comments

I am writing a brief note to support Alternative 1 for Fort Lawton redevelopment in the strongest possible terms.

In 2017, with Seattle facing an epic crisis of housing affordability and homelessness, we cannot be squandering precious opportunities to use public land to build homes for people.

Moreover, in 2017, with thousands of people moving to Seattle every month, we've run out of room for suburban style subdivisions of detached single family homes. There is no more land being made! When we have the opportunity to add homes to our residential neighborhoods, we must use denser "missing middle" housing types like those in Alternative 1.

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cont.

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The other alternatives presented cannot be considered as serious proposals, regardless of how a minority of Magnolia residents may feel. Using this land for single family homes or a park is not just terrible urban planning, it's morally indefensible.

1,  
cont.

I would ask the following be included in the analysis of the preferred alternative, based on Alternative 1:

1. The preferred alternative should assume LR3 rezoning for all developable land to maximize the development capacity, and LR3 zoning should be implemented via the legislative process.

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2. The preferred alternative should consider duplexes or triplexes in addition to townhomes to increase the number of homes built, as the cost of construction is not that much higher. This should be balanced with the desire to allow residents to build wealth through homeowner equity - depending on what types of housing appreciate more.

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3. The preferred alternative should set a specific trip reduction requirement in the transportation mitigations, including use of vanpool, car share and bike share. Adding 1,260 daily vehicle trips and 2,000+ metric tons of GHG per year (proposed with Alternative 1) is a negative environmental impact that must be mitigated.

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4. Further, the final EIS should assess the pedestrian and bike connections to downtown Ballard and propose mitigations to improve them, as this is the nearest urban village with comprehensive services (groceries, health care, pharmacy, etc.) Improving walking and biking conditions on the Fort Lawton site itself does no good if the connections to destinations and services off-site are poor.

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5. Surface parking is a waste of land and money, increases the impermeable surface (contributing to combined sewer overflows), and contributes polluted water to Puget Sound. In light of the mitigations proposed in #3 and #4, the preferred alternative should reduce the area dedicated to surface parking. For the remaining parking, the final EIS should mandate stormwater treatment through bioswales and other pollution mitigation measures.

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6. The city should work with local cultural resources, such as the Daybreak Star Indian Cultural Center, as well as communities that the development will serve to help program shared spaces, make it contextually sensitive, and make it feel welcoming to its residents.

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Thank you for consideration of my comments. I look forward to the Open House on January 9.

Mark A. Foltz

Member, Welcoming Wallingford

3635 Burke Ave N

markafoltz@alum.mit.edu

Welcoming Wallingford is a community of Wallingford residents and allies who welcome more neighbors and say "YES! in our backyard." Our vision is a more equitable, sustainable, and inclusive Wallingford and Seattle.

CC: CM Bagshaw (D7)

## LETTER 297

From: Leah Ford  
Email Address: leahaford@gmail.com  
Subject: We need more housing!

Hello,

I am writing in support of the plan to build affordable housing at Fort Lawton. I think it would be a huge mistake to pass up this opportunity to keep lower-income Seattleites in the city, and off the streets. To build this housing would almost certainly guarantee that some of the eventual occupants avoid homelessness - a real threat for people being priced out of Seattle right now. It would be a great step forward for the city to build affordable housing on this site.

It would make no sense to give up this opportunity in favor of maintaining parkland - Discovery Park is already huge, and this housing project would bring even more people to the park: residents who eventually occupy the units, as well as friends and family who visit them.

To build market-rate housing would be a cruel joke.

thank you,

-Leah Ford  
126 20th ave E, Apartment C  
Seattle WA 98112

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## LETTER 298

From: David Forrest  
Email Address: forrestd@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
David Forrest  
forrestd@gmail.com  
Seattle, Washington 98107

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## LETTER 299

From: Amy Forston  
Email Address: knittedsnow@gmail.com  
Subject: Fort Lawton should be developed

To whom it may concern,

I am a frequent user of Discovery Park and appreciate what it is. Affordable housing going in next to it will NOT change that. It will not change the quality of the land, but better our community in reducing the homeless population and in turn help clean up our streets. Housed citizens are citizens that can begin to contribute to our workforce!

I am pro- Fort Lawton development for the betterment of Seattle and King County.

Yours,

Amy Forston

8224 15th Ave NE, Seattle, WA 98115

206-566-8923

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## LETTER 300

From: Veronica Foster  
Email Address: fosterveronicap@gmail.com  
Subject: Affordable Housing at Fort Lawton is Necessary!

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. Having worked at FareStart, it's so important to think of the human beings that are affected by this crisis. I met students every day at work who have been through hell and back just to have a roof over their heads. The time is now to take action. The easier it is to have housing, the easier it will be to live their lives the way lucky people like us get to live every day!

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you,

Veronica Foster

Veronica Foster

fosterveronicap@gmail.com

Seattle, Washington 98117

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## LETTER 301

From: Meaghan Fox  
Email Address: meaghanperry@gmail.com  
Subject: Fwd: Preferred Alternative for Fort Lawton Redevelopment

My views and opinions on the Ft Lawton redevelopment mirror that of Lindsay Saeed (email below).  
Please listen to Magnolia residents and consider DEIS Alternative #3.

Best regards,  
Meaghan Fox  
Magnolia Resident  
206-679-2107

----- Forwarded message -----

From: Lindsay Thome <lindsaykatherine@gmail.com>  
Date: Mon, Jan 29, 2018 at 3:08 PM  
Subject: Preferred Alternative for Fort Lawton Redevelopment  
To: OH\_Comments@seattle.gov

To whom it may concern,

I write in support of DEIS ALTERNATIVE #3 (34 acres of public park) for the Fort Lawton Army Reserve Center redevelopment. This is the preferred alternative of the majority of Magnolia residents. We are tired of the cities unpreparedness and lack of proper planning before moving forward with initiatives. DEIS Alternative #1 (diverse mix of affordable housing units) doesn't properly address Magnolia's infrastructure deficiencies. It's no secret that we already have a bevy of obstacles that need solving before we can even start to think about diving into such a project.

Transportation options on and off Magnolia are minimal. Traffic is getting exponentially worse, especially with the unnecessary bike lanes that were recently added without community engagement. Restaurants and retail establishments struggle to stay in business. Emergency resources and employment opportunities are limited. There is minimal police presence in the area, while crime is undoubtedly on the rise. The public schools (namely middle and high) are at full capacity with no functional plan in sight. Ideally Fort Lawton Army Reserve Center would be used for a middle and high school along with playfields and public parks, but that doesn't seem to be an option. These crises are not being properly addressed, and residents of Magnolia and the surrounding area will be left to pick up the pieces if DEIS Alternative #1 is approved.

I attended the redevelopment meeting on January 8, 2018 and was literally sick to my stomach after witnessing how particular city official(s) highjacked the proceedings. It was clear that well a orchestrated collection of activists and advocates for affordable housing were brought in to silence Magnolia residents. Wouldn't it have made more sense to hear what Magnolia residents and business owners think about the options at hand?

As a mother of two young children who lives near the Fort Lawton Army Reserve Center, PLEASE think about the logistics and move forward with DEIS Alternative #3.

Thank you,  
Lindsay Saeed  
425-503-3276

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## LETTER 302

From: Melissa Fox  
Email Address: melissaefox@gmail.com  
Subject: Ft Lawton Redevelopment plan

Hello,

I wanted to write in support of the redevelopment plan for Ft Lawton. I believe that reusing the area for low income and homeless housing is a great use of this space. Of the four preliminary alternatives raised in the August 21 comment readout, I am in support of Alternative 1 – Mixed Income Affordable Housing and Public Park Uses.

Thank you!

Melissa Fox  
Seattle Resident, 98122

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## LETTER 303

From: Jozef Engel Szwaja Franken  
Email Address: jeszwaja@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. My wife and I were fortunate enough to be able to afford buy three years ago as community college instructors: most of our colleagues are not as lucky, and if we had waited even one year longer we would have been priced out. We know we are lucky, and we want public policies that will work for the majority of people less lucky than us.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Jozef Engel Szwaja Franken  
jeszwaja@gmail.com  
Seattle, Washington 98118

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## LETTER 304

From: Kira Franz  
Email Address: kira.franz@gmail.com  
Subject: Fort Lawton comments

Hello Seattle government,

I hear that the Fort Lawton project, which has been expected to help add to low-income housing supply in Seattle, has gotten a lot of negative commentary recently. I wanted to add my feelings to the positive side of things.

One of the most critical issues in Seattle today is the affordability of housing. Anything that improves the stock of affordable housing is a good thing, I say. And I say that as someone who already owns a house and pays taxes in Seattle.

Thank you!

-Kira  
Kira Franz  
975 20th Ave  
Seattle WA 98122

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## LETTER 305

From: Trista Winnie Fraser  
Email Address: trista.winnie@gmail.com  
Subject: Fort Lawton

Seattle is experiencing a housing crisis and there is no reason the proposed 238 units should not be built. Further, considering the Fort Lawton site is 34 acres, the proposed number of units should be in the thousands. Seattle has the worst per-capita rate of homelessness in the country and you know what? The answer to homelessness is affordable housing.

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock..

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you,  
Trista Winnie Fraser

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## LETTER 306

From: Jonathan Frazier  
Email Address: jhfrazier@gmail.com  
Subject: Fort Lawton comments: the time is now, the place is here

Dear public engagement staffer,  
Unfortunately I had to skip the Fort Lawton meeting earlier this week due to a last-minute commitment, but I still wanted to register my opinion.  
Obviously we have a housing crisis, obviously we have a big plot of land here in Fort Lawton. Finish up the DEIS and get the project built!  
The most important change I would suggest is taking a serious look at a higher build alternative to deliver more units for a greater variety of income levels in a greater variety of forms, from studios to family-sized 3brs. Alternative 1 is too small and too narrowly focused. Alternative 2 is especially inappropriate to suggest new luxury sf7200 construction during the housing crisis.  
As the DEIS wraps up please retain room for flexibility to do more to solve our critical need for homes. I don't think anybody is going to be perfectly happy with the final result, but overall the project seems to be on the right track.  
Thank you,  
Jonathan Frazier

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## LETTER 307

From: Polly Freeman  
Email Address: noreply@123formbuilder.io  
Subject: Polly Freeman says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:  
This email contains comments on the Fort Lawton DEIS.  
We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

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In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity). 2
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th. 3
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners. 4
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future. 5

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well. 6

Let's act now to provide desperately needed affordable housing and also reduce climate disruption by giving people a place to live that doesn't require long car commutes!

Sincerely yours,  
Polly Freeman

**LETTER 308**

From: Dana Fried  
Email Address: danamariiefried@gmail.com  
Subject: Fort Lawton Development

With Seattle in crisis mode trying to find affordable housing for its residence, and with swathes of Fort Lawton and Discovery Park already given over to ridiculous single-family homes, it's absurd to suggest that we shouldn't build some kind of affordable or mixed-income, high-density housing on the proposed site. 1

Let's move towards a more affordable Seattle by building affordable housing in the city, instead of continuing to force those with working-class incomes out of the city.

--Dana Fried  
Fremont, Seattle, WA



## LETTER 309

From: Max Friedfeld  
Email Address: maxfriedfeld@gmail.com  
Subject: Affordable housing at Ft Lawton

Hi, my name is Max and I'm a Seattle resident. I support the affordable housing site at ft Lawton. In fact I think we need many more such developments since many people in the city are being forced out from the expensive housing and renting markets.

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Max

## LETTER 310

From: nick fuller  
Email Address: nickfuller1993@gmail.com  
Subject: Fort Lawton redevelopment

I think the redevelopment would be good for the neighborhood. I have concerns about why they want to build single family rather than duplex's. The market has changed and the absorption rate for town homes in magnolia is good. Wouldn't building more town homes make it so we can have more subsidized housing? Seems like a good idea. Thanks for your time.

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nick fuller

## LETTER 311

From: Rob Fuller  
Email Address: robnancyfuller@gmail.com  
Subject: Ft Lawton Plan

Dear City of Seattle;

This email is to voice my support for the redevelopment plan as a resident of Magnolia and a board member of Habitat for Humanity Seattle. 1) Affordable Housing is a huge issue. 2) a scaled site like this is rare for Habitat to come across. 3) the project has a nice blend of ownership, subsidized rental and senior homeless units. 4) It is important that the future face of the city is not just for the affluent like myself and we support housing for the jobs that are here.

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Thank you for your consideration

## LETTER 312

Hello,  
I am writing about the ~~pt. Lawton~~ <sup>SEATTLE WA 981</sup> ~~Redevelopment.~~  
16 JAN 2018 PM 6 L  
I am in favor of Alternative 1 or a plan that  
would add even more units. The homeless  
CRISIS in Seattle makes it  
incredibly important right now  
to invest in affordable housing.  
This is what I want my tax  
dollars to go to.

Lindsay Masters  
Office of Housing  
P.O. Box 94725  
Seattle WA 98124

Thank you, ~~Danielle~~ <sup>Barbara</sup>

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## LETTER 313

From: Will Gagne-Maynard  
Email Address: will.maynard@gmail.com  
Subject: Support for EIS Alternative 1

Hello, I would like to express my support for EIS Alternative 1 at Fort Lawton. Seattle is currently in the midst of a housing crisis, which is leading to a boom in homelessness and loss of housing for low-income people.

This is an opportunity to build public housing at a minimum of cost to the city due to the available free land. It would be criminal to avoid this opportunity to build housing for our population that is hurting the most from Seattle's growth.

Will Gagne-Maynard

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## LETTER 314

From: Heidi Gainer

Email Address: noreply@123formbuilder.io

Subject: Heidi Gainer says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Heidi Gainer

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## LETTER 315

From: Robert Gale  
Email Address: bawbgale@gmail.com  
Subject: Comment of Fort Lawton DEIS

I have reviewed the DEIS for the Fort Lawton Redevelopment project and am in favor of proceeding with Alternative 1. This seems like a very reasonable, modest and beneficial use of the surplus Fort Lawton property. The Magnolia neighborhood is very unaffordable for anyone but very high-income families, and rising property values means that only very large, luxury homes get built there. The addition of rental and for-purchase housing for families earning 60% and 80% of median income will allow middle income families (such as teachers and first responders) to afford to live in the Seattle in modest sized homes. Including some apartments for formerly homeless seniors will help provide some relief to the homelessness crisis in a way that should not be threatening to any existing Magnolia residents. I also appreciate that the plan increases open space and decreases impermeable surfaces compared with the current use.

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Robert Gale  
5222 NE 74th St  
Seattle, WA 98115

## LETTER 316

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

1

In this context, we believe that the DEIS and the project plan needs to consider the following:

• The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).

2

• For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.

3

• For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

4

• If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

5

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

6

Sincerely yours,  
Kevin Gallagher

**LETTER 317**

From: Matt Gangemi  
Email Address: mgangemi@gmail.com  
Subject: Ft Lawton

I've heard that the reason we're limited by the number of units is that the SEPA documents didn't consider more units. How long will we let ourselves damage our environment in because of a document named for "environmental impact"?

Every home built in the city represents farms, forests, and fields in the far suburbs \*not\* being bulldozed for single family homes, with their cars and driveways and fertilizer-intensive lawns, and their extra miles of sewer pipes and roads and sprawling schools and malls.

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We live in a city. When will we stop being afraid of building enough housing to support our city? It's the height of bureaucracy to hide behind an environmental document on this decision.

-Matt Gangemi

## LETTER 318

From: Tom Garcia  
Email Address: tom-garcia@comcast.net  
Subject: Magnolia, Discovery Park and Poverty

With all due respect, and after long and painful consideration, I have to say I oppose the current proposal for use of the former army reserve facility as a homeless shelter. This is a poor area for placement of such a facility. I have a number of reasons, and perhaps some suggestions. I'll try to keep this brief.

Let me start by saying that I have been a resident at this address since 1984. I have seen tremendous change. I have a background in Psychology and a career in data processing. I retired early, started a business and have been an advocate for the poor, elderly and disabled in my community for years. I am knowledgeable in a number of fields. I was born and raised in Chicago on the south side of town, so I understand poverty, racism and hate. My birth name is Casimiro Thomas Garcia. I'm as American as apple pie, but that name was like wearing a target in Chicago of the '50's.

Magnolia is an isolated and quiet part of town. The infrastructure is old. We don't even have sidewalks and gutters on my street. I doubt the hydrants in the park still work. The fires in LA this year should serve as a serious warning, they were reputedly started by homeless people in the woods. We face serious fire danger here every 4th of July. We have no substantial police, fire or medical facilities on the hill to match such a facility. There are only 3 roads in and out, and one of them is slated to be torn down (Magnolia Bridge). 15th Ave W has become a nightmare to drive on.

There was a very good proposal a few years ago to do a land swap with the county and state, to move the state armory off of 15th and take that land back under city control. I believe that proposal was scrapped because of the conversion of the rail lines in Tacoma, but it should still be a very viable idea. That armory is in the wrong place and needs to move before the next earthquake. From what I currently understand, Magnolia bridge must also be replaced in that timeframe. All of this seems to have been delayed by the Bertha mishaps, but the timeframe is as urgent as replacement of the viaduct. The funding problems only get worse with delay, especially if that earthquake gets here before we are ready.

Finally, I knew Bernie Whitebear personally. Our city has a debt of honor. Our city entered into an agreement with United Indians of All Tribes. We've broken our word to these people, again and again. We forced them to abandon their dreams and plans for this very piece of ground out of pure unadulterated mean spirited greed, blaming everything from parking regs to public unrest. This land was sacred to them, after we had taken everything else. These are the first people who were denied even a reservation! Worse, we took it by force and gave them a worthless IOU. How dare we put our needs in front of that agreement? Can you live with that? Bernie died knowing he had been lied to, but still hoping that one day his people would have some of their land back.

Our failure on both these issues is manifest and growing. I watched the tragedy of Cabrini Green personally. I understand that good intentions often have unintended consequences, especially when

solutions are half baked. Don't shove the homeless problem to the periphery. Don't reach for anything that seems like an easy or obvious solution without first looking to the potential fallout.

Your biggest problem here will be funding, right? And scale. And expertise! You can't have a solution without adequate funding, and you are still getting your arms around that. Your challenge, should you decide to meaningfully address it, will be to provide for all the needs of this displaced population, not just housing. Housing is not even the start of what is needed to put these lives back in order. Poverty and dysfunction grow together, and homelessness is one of the trailing indicators of the problem set. You have to address this at the roots. Throwing money at it will only assuage your conscience. I'd be glad to consult and help toward a solution.

Tom Garcia, Owner  
Seattle Home Computer Repair  
4024 36th Ave W,  
Seattle, WA 98199-1643  
206.227.3502 Mobile and Text

4,  
cont.

## LETTER 319

From: Wayne Garrow  
Email Address: wayne.garrow72@gmail.com  
Subject: Fort Lawton

Seattle, King County, and The Puget Sound are growing. The need for low income housing is driving homeless numbers up as the cost of living rises. It would be irresponsible to not provide more low income housing. I prefer it be mixed with all ages and family sizes but if the residents wish to be elitest perhaps at least low income senior citizen housing could be made.

Sincerely,  
Wayne Garrow

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## LETTER 320

From: Ann Gateley  
Email Address: experimentgirl@gmail.com  
Subject: Fort Lawton

To whom it may concern,

I am writing to express my overwhelming support for the plan to develop Fort Lawton with affordable housing. Seattle is in the midst of a housing crisis. We can not afford not to act. I'm a veteran teacher in Seattle (Ballard) , and a single parent. More and more my students are being forced out of their school community because their families can no longer afford to live in Seattle. My children and I live with my parents, without that we would have to leave the greater Seattle area. It's a shame when teachers cannot afford to live whereabouts teach, but it is an ABOMINATION to allow the voices of rich white homeowners to squash a desperately needed project. Homelessness is a crisis in Seattle. We MUST act to create more affordable housing now.

Sincerely  
Ann Gateley  
Teacher, Salmon Bay K-8

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## LETTER 321

From: Ahmed Gaya  
Email Address: adgaya@gmail.com  
Subject: Ft Lawton Redevelopment

Hello,

I am writing to express my strong support for the redevelopment plans at Ft Lawton. This plan would use city resources responsibly to create more housing in the city. I am very satisfied with the city's draft eis.

- Ahmed

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## LETTER 322

From: Hugh Geenen  
Email Address: hugh.geenen@yahoo.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

I am writing to urge the City of Seattle to create a bold new vision for affordable housing now and for the future.

The City could create an alternative for Fort Lawton that includes more housing than what is currently planned. Seattle's housing shortage has reached crisis levels. Low-income households are being pushed out of the City. The most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. I encourage the City to reconsider.

How might a Fort Lawton plan for maximizing public housing provide positive environmental outcomes?

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A sound strategy for fighting climate change would include the following: Create dense, walkable neighborhoods close to transit and parks.

This ensures there is overlap between environmental and social justice outcomes. In Seattle, over 70% of land around parks one acre or larger is zoned single-family. You would make Discover Park accessible and used by building housing right next door to it.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Hugh Geenen  
Ballard, WA



## LETTER 323

From: Amanda L. Gemmill  
Email Address: Amanda.Gemmill@swedish.org  
Subject: Fort Lawton Redevelopment

Good afternoon,

I learned today of the Seattle City Council vision regarding Fort Lawton and wanted to take a moment to comment on this plan. I am relatively new to Seattle having only moved here 6 years ago, but the rapid change, and those getting left behind, are undeniable. I applaud the planners for this bold vision and enthusiastically support the fruition of this plan. Discovery Park is a true gem of the city and I know many are concerned that its integrity and sanctity will be compromised by this plan. I disagree. I feel the Ft. Lawton area is a perfect place for creating this housing and these programs precisely because of its beauty and sanctity. Further, it is still accessible to central Seattle services (though I would argue bus service, particularly in the evenings could be expanded) but does not impede on higher density, higher market rate lands. It is a tenable, actionable, affordable plan and I feel one that is moving us in the right direction in addressing the epidemic of homelessness affecting our region. I know there will be a lot of opposition to this plan as Magnolia is a very staunch community dedicated to protecting its interests. But the safety, health, and humanity of all Seattle citizens and neighbors must be protected too, at all costs. Our houseless neighbors deserve a place here, in the city and in our "backyards".

Thank you for your time,  
Amanda L. Gemmill, CPC  
Insurance Specialist- Central Business Office  
SMGInsuranceSpecialist@swedish.org

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## LETTER 324

From: Bruno George  
Email Address: brunomgeorge@gmail.com  
Subject: I'm priced out of Capital Hill; Seattle must build housing in Ft Lawton

Seattle's housing affordability has affected me by pricing me out of my Capital Hill apartment, where the rent went up by 56% in four years. I now live in a shared apartment Northgate, with all my belongings in a 9x14 bedroom. I now travel hours by bus to services I once walked to.

Please use the land at Ft. Lawton to build affordable housing. People in Seattle are being pushed into homelessness and pushed out of the city. Apartments offered by Capitol Hill Housing, to name just one slow-moving and over-burdened nonprofit, go to the first caller. Calling their phone line is a game of milliseconds, like winning a radio call-in show. Seattle has to increase its stock of affordable housing. The odds of getting an affordable apartment should be better than those for winning the Powerball lottery. The market is not going to provide affordable housing. Investors build and sell luxury apartments, often one-bedrooms since those are the highest rent per square foot. And although the idea of building affordable housing alongside the expanded light rail is a good one, why should working class people have to live in the distant hinterlands, along the farthest light rail stops (not even built yet)? We deserve to live in the city too. Seattle is fast becoming priced like New York or London. The land belongs to the city, not to the homeowners of Magnolia. I am 55 years old and living in a 108-square-foot rented room. I and others like me deserve affordable living space in the city where we work. Sincerely,  
Bruno George

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## LETTER 325

From: Donovan Gesting  
Email Address: donovangesting@gmail.com  
Subject: Fort Lawton

Lindsay Masters,  
Office of Housing.

I would like to request that you please use the Lawton land for the people in need with the mixed homeless/elder/affordable housing model. As a native Seattleite I would like to see the city direct its efforts to those who will be here in 20 years not the development opportunist.

--

Donovan Gesting  
9949 Rainier Ave S Seattle, WA 98118  
206.483.7919  
donovangesting@gmail.com

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## LETTER 326

From: Judi Gibbs  
Email Address: judi@writeguru.com  
Subject: Ft Lawton

Please add the land at Ft. Lawton to Discovery Park. This is a once-in-a-lifetime opportunity to add 30 acres to Discovery Park.

Please put the low-income, homeless, and affordable housing elsewhere in the city. I favor the low-income and homeless housing—and I'd be happy to see the city pay for land for it elsewhere. I really want the 30 acres used to enlarge Discovery Park.

~Judi Gibbs

4338 32nd Ave. West  
Seattle 98199  
Dem PCO 36-1701

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## LETTER 327

From: Susan Gilbert  
Email Address: susan4135@yahoo.com  
Subject: Discovery Park plans-- no on low income housing

Regarding the plans for Discovery Park area low income housing. I would vote for either a school with parkland, or if that's not feasible, an expansion of Discovery Park. This is not an area that would make sense for low income housing. This is a once in a life-time opportunity to make it a grand Park. The Magnolia city council did not poll Magnolia residents and do not speak for a large group of people who are against low income housing in that location. There are many opportunities to place low income housing in a more appropriate location near support services. Thank-you for listening. S.

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## LETTER 328

From: Dionna Glaze  
Email Address: drdeeglaze@gmail.com  
Subject: Fort Lawton development for the homeless

I am a resident of Queen Anne.

I am concerned that a Magnolia resident's voice in this might carry more weight with the City than anyone else's in this city regarding the development of Fort Lawton. Seattle is making a separate count of those 'voting' from Magnolia. Discovery Park and Fort Lawton are not owned by the Magnolia neighborhood. They are owned now by the City of Seattle and the federal government respectively. We should all be able to equally enjoy the park, and we should all be equally able to voice an equally counted vote for what to do with the land.

If anything, that land at Fort Lawton should be developed for the benefit of the Indians who first lived on this land and are now economically struggling. Our most in need should be given first priority for safe housing since the count of the homeless is showing that their average age of death, last derived in November, was 47 years old. This death rate is preventable by a number of public policy changes, and this is one of them.

And the land is FREE. If we act on behalf of the houseless.

Please act to defend and empower our most defenseless instead of bowing to the rich and greedy.

-Dionna Glaze ZIP 98119

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## LETTER 329

From: Shaun Glaze  
Email Address: shaun.glaze@gmail.com  
Subject: I support housing for Fort Lawton

Hi Lindsay Masters,

We have an opportunity for building affordable housing on free land from the federal government- this is such a rare event we should seize this opportunity.

I am not eligible for affordable housing. I live in upper Queen Anne (above SPU) with my wife, kiddo, and live-in nanny. We're a dual income family that makes over \$200,000 a year. The only direct benefit that building affordable housing will have on us is that we will have more income diversity and new neighbors- and I am very excited about this prospect. There our indirect benefits of this, too. People who might have otherwise died without a home will have a place to live. Without housing people die.

We are being given a FREE parcel of land (not even a park) that the federal government by law must give the City of Seattle. if the city uses the land to house the people experiencing homelessness, this will address the huge homelessness crisis while also benefiting the public health of our communities. It would also be a huge win- to take land that was once used to facilitate such pain and to rehabilitate it for the public good.

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I know that this decision is somehow contentious. Some people want to leave the land alone, turn it into a park, or build a new school. I have a child- so I can get the appeal of a new school. The truth is that this decision is a life-or-death decision for so many and I support the earlier EIS that that building a school elsewhere seems most appropriate. The life-or-death nature of this decision is reflected in the average age of death being mid-life for people experiencing homelessness. This death rate is preventable by a number of public policy changes, and this is one of them.

Finally, I want to underscore the importance of applying a racial and social justice equity lens to your review of the public commentary on this project. Seattle states it has a commitment to social justice and racial equity, with most local government departments including such language in their website and annual reports. Most people who are experiencing homelessness or are accessing affordable housing resources are White- though a the percentage people of color experiencing homelessness are disproportionate to our percent of the general population. I am deeply concerned that if the Fort Lawton decision does not include housing that even more people of color will be left behind.

Thank you for your consideration,

Shaun Glaze

## LETTER 330

From: Demian Godon  
Email Address: dgodon@gmail.com  
Subject: affordable housing at Fort Lawton

Hi,

As a Magnolia resident and home-owner for almost 20 years, I strongly support efforts to create more affordable housing at Fort Lawton and urge the city to move quickly to make this happen. For too long the only development in Magnolia has been tearing down small houses and building giant new houses where the same number of people continue to live in them - that is, development that caters to the ultra wealthy. This is forcing many residents either on to the street or out of Seattle far from jobs. We need desperately need more high quality affordable housing for the many Seattle residents who are not wealthy.

Best regards,

-Demian

## LETTER 331

From: Andrew Golden  
Email Address: argolden2@gmail.com  
Subject: I support housing at Fort Lawton

To whom it may concern,

I am writing to express my support for the proposed housing project at Fort Lawton, and hope as many units as possible can be built. As a renter, I believe Seattle needs far more housing stock to help stabilize and lower rental prices to combat homelessness and economic eviction. And this stock needs to be spread out across the city. This project is a perfect opportunity to expand housing in Magnolia. Please move ahead on this project.

Thank you,

Andrew Golden  
Ballard resident (98107)

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## LETTER 332

From: Eldan Goldenberg  
Email Address: eg@eldang.xyz  
Subject: We can and should build much more housing at Fort Lawton

Lindsay Masters,

The city is absolutely doing the right thing by using the windfall of precious land at Fort Lawton to build more housing, but we should be much more ambitious. The amount of space the current Preferred Alternative gives to surface parking is particularly disappointing - that's the worst possible land use. Neighbors have raised the location's limited transit service as an objection, and under the status quo that would be a problem - but the best way to address that is to build much more housing, which will provide the demand to support large frequency and span-of-service improvements. This would benefit not only new Fort Lawton residents, but also the people already living in the Magnolia neighborhood, who are somewhat left behind by existing bus service.

Yours,  
Eldan Goldenberg

Eldan Goldenberg  
eg@eldang.xyz  
Seattle, Washington 98112

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## LETTER 333

From: Jennifer Goldman  
Email Address: jengoldman@hotmail.com  
Subject: Fort Lawton housing

I am writing to enthusiastically support housing development at Fort Lawton, including the construction of affordable housing, as soon as possible. I am a public school teacher in Seattle, and so many families need safe, stable places to live. I don't know how anyone in good conscience can delay or oppose housing construction when some of our schools have homeless rates over 20%. I also believe strongly in the need to have mixed income, dense, and affordable housing throughout all of our neighborhoods. All residents and families benefit from diverse communities that give many options of places to live. I'm a resident of Bryant and appreciate that our neighborhood has been able to build housing developments in former military property. I'm glad to know and have neighbors from the Burke Gilman apartments, Magnuson Park/Solid Ground housing, etc. I'd love to create more spaces for homes in our city, and Fort Lawton is one important spot. I'm also a science teacher with an environmental science background, and have absolutely no reservations about the environmental impact of this project. We are lucky to live in a city with a rich network of parks, and dense housing helps us preserve green space while sharing our city with everyone. Change is hard, but change that makes room in our neighborhoods for more people to have homes is the best kind. Thank you for doing all you can to make the most of this opportunity to create homes.

Jennifer Goldman

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## LETTER 334

From: Michael Goldman  
Email Address: mikegoldman@gmail.com  
Subject: Fort Lawton affordable housing

Please provide for the maximum affordable housing units at Fort Lawton. It is the highest priority of all the issues brought before the Office of Housing.

Thank you,  
Michael Goldman  
Seattle, WA

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## LETTER 335

From: Kelley Goldmanis  
Email Address: kelley.goldmanis@gmail.com  
Subject: Ft. Lawton Development

Alternative 3, more park please.  
-Kelley Goldmanis  
3905 W Hooker St.  
Seattle, WA 98199 (actual Magnolia resident)

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## LETTER 336

From: Norman M Gonsalves  
Email Address: iloveseattle@live.com  
Subject: Ft. Lawton

I absolutely support affordable housing opportunities that this project proposes to serve. I also wonder if there's a component the city can implement to offer educational opportunities in urban ecology and a summer outdoor school program for children who will live here. Please green light this much needed affordable housing and keep up the momentum, this city needs more of it.

Thank You-  
Norman M Gonsalves

## LETTER 337

From: Mikhaila Gonzales  
Email Address: noreply@123formbuilder.io  
Subject: Mikhaila Gonzales says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).

• For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.

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• For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

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• If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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Sincerely yours,  
Mikhaila Gonzales

**LETTER 338**

From: Richard and Carol Goodall

Email Address: [wegoodtigers@gmail.com](mailto:wegoodtigers@gmail.com)

Subject: Comments regarding development of Ft. Lawton property

My wife and I would like to strongly endorse Alternative #1 of the currently proposed actions concerning the development of the Ft. Lawton land. This seems to us to be the only responsible future use for this land.

We are both long-term residents of Magnolia and live near the site under consideration. I am also a long-term volunteer for Habitat for Humanity and can comment on the portion of the housing that they would provide. I have done the construction work and I have also served on the committee that selects the people who get to have the houses. There is a lot of competition to get Habitat for Humanity houses as there are far more applicants than houses, so the process was highly selective. The people we chose were low income but they had stable employment and little or no debt. They were ambitious and were people that we thought would be a good addition to a community. We would be happy to have them as our neighbors in Magnolia.

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Dick and Carol Goodall



## LETTER 339

From: John Gosink  
Email Address: john@gosink.org  
Subject: Fort Lawton housing development

Hello,

I live at on 35th and Government Way, adjacent to the proposed housing development and I am in favor of the city's plan. The development will add some traffic directly in front of our house, but that is a small price to pay to help those less fortunate than ourselves.

The median home price to income ratio has skyrocketed in recent years leaving reasonable housing out of reach for many. Magnolia is in affluent neighborhood. Those with more have a moral obligation to support those with less.

Please move forward with your current housing development plan.

Thank you.

-John

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## LETTER 340

From: Susan Gossman  
Email Address: svgossman@gmail.com  
Subject: Discovery Park

We live in a congested, rapidly growing city and our city parks are wonderful havens to this crowding. New York City would never build low income housing in Central Park and Vancouver would not allow low income housing in Stanley Park so why is Seattle considering building in Discovery Park? Please find another location for low income housing.

Susan Gossman  
Seattle, WA

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## LETTER 341

From: Chris Govella  
Email Address: chris@chrisgovella.net  
Subject: Fort Lawton needs affordable housing

The federal government handed control over to local ownership so that it's original inhabitants might decide how to best use the land. Bernie White Bear and native American activists staged an occupy protest to assert the right of indigenous people as original inhabitants with a voice in the process. This act showed us local ownership could mean more than simply Magnolia residents or the City of Seattle. And now that the City is collecting statements on land use, I urge officials to remember the expansive definition of local ownership. What Seattle needs is more resources for affordable housing, for communities that face the pressures of the real estate market and cannot hold together. Fort Lawton is a valuable space for people of all economic ability to come together. A unique open space for children to

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play in it's parks and admire the natural resources. A space where people can come, stay, and contribute to the cultural vibrancy for generations to come.

Please include affordable housing as a requirement for developing this land.

Thank you,  
Chris Govella  
1517 Edwards Ave  
Fircrest, WA 98466

## LETTER 342

Greeting,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock..

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building affordable housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.

--

Jon Grant  
jongrant0@gmail.com  
206-353-9740

## LETTER 343

From: Sam Grantham  
Email Address: sam.grantham@gmail.com  
Subject: Fort Lawton Redevelopment comments

To Whom It May Concern,

As a Seattle resident and new Magnolia resident, I support Option 3 from the draft study, that of additional parkland added to the beautiful Discovery Park and Kiwanis Ravine park areas. Discovery Park has been a favorite destination of many people I know and was certainly a draw for me in particular. In addition to being beneficial both physically and mentally, recent studies have shown that natural areas can be economically beneficial to cities (see

<https://www.sciencedirect.com/science/article/pii/S1877343515000433> for an example study). I would love to preserve this land and also possibly add school facilities so that we could see our Seattle school children use the park as a way to get into nature.

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If Option 3 is not under consideration anymore, I would suggest Option 2 for the Fort Lawton area. While housing our homeless residents is a worthy endeavor, I do not think the Fort Lawton area is a good option for multiple reasons: First is simply that Magnolia, and that area of Fort Lawton in particular, are very isolated. There are few local services and stores in that area that would be helpful or beneficial to a lower income household. The only grocery store within walking or biking distance is the Metropolitan Market, which if you've ever shopped there know that the prices can be astoundingly high. There are also, to my knowledge, no discount stores for clothes or household goods nearby. In addition, and possibly the most troubling, there are relatively few connections to the rest of the city. Personally, I don't use a car, just busses and a bicycle, and I have found getting around and out of Magnolia without a car to be harder than any other part of Seattle that I've lived in. I would hate to burden the low income inhabitants with the additional burden to purchase and maintain a car to be able to get around as they need! Locating homeless and low income housing in a more central area of the city, where the city could ensure they have excellent access to the city's services and amenities, would set everyone up to succeed, which we all want!

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Thank you for listening and if you have further comments, questions, or concerns, feel free to contact me. Thanks!

-Sam Grantham

## LETTER 344

From: John Green  
Email Address: green.johnjulie@gmail.com  
Subject: Housing in Fort Lawton

To whom it may concern

Using the remaining parcel of Fort Lawton for housing of any kind would be a mistake on the order of missing out on Forward Thrust in the 60's. Please do not be part of such an epic blunder.

This park is a regional treasure and protecting it through expansion is critical. The health of this great city does require affordable housing and solutions to housing the homeless but it will increasingly require open and even wild spaces. I would hope that housing issues could be addressed in Interbay of other areas of the city.

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Thank you,  
John Green

## LETTER 345

From: Julie Green  
Email Address: juliegiophone@icloud.com  
Subject: Discovery Park

To whom it may concern,  
I strongly oppose the proposed housing development adjacent to Discovery Park and Kiwanis Ravine and urge you to support adding the last parcel of Fort Lawton to Discovery Park.  
This is not a Magnolia issue it's a city wide issue. To miss a chance to expand this regional treasure would be a historical mistake.  
Thank you for considering  
Julie Green

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## LETTER 346

From: Cheryl Gregory  
Email Address: cheryldgregory@gmail.com  
Subject: I support Alternative 1 for Fort Lawton Redevelopment!

Dear Ms. Masters:

I am a resident and homeowner in Magnolia and I am voicing my support for the Fort Lawton Redevelopment Project, and specifically, Alternative 1, as presented in the EIS. This alternative provides much-needed mixed-income housing for Seattle and gives Magnolia a chance to help contribute solutions and diversify our community.

Many of us in Magnolia have benefited from the changes in our city. Property values have increased in the double digits. Many high earners have also seen wage increases. These gains have not been equitable though and are leaving many middle-class and low-income residents behind. For example:

- Median rent for a one-bedroom in Seattle is now between \$1,300 and \$1,900. And while median rent in Washington has increased 17 percent since 2006, median income has increased just 7 percent, according to data compiled by the state Department of Commerce.
- That income increase has also been uneven: between 2010 and 2015, the number of Seattle residents earning \$75k+ grew at a rate 11x faster than those who earn less.

The result is that many in our Seattle community are struggling. This manifests itself in various ways, including moving out of the city, downsizing, or moving into homelessness. About 78 percent of people in this country report that they live paycheck to paycheck so stability can be fragile. Stable housing is especially critical for families. Stable housing decreases economic stress and food insecurity, helps keep families together (and keep kids out of the child welfare system), reduces the rates of domestic violence and alcohol dependence, and limits school changes among children. To address its housing needs between now and 2030, Seattle will need about 27,500 more homes for people making the lowest incomes, according to the Housing Development Consortium. For people with higher incomes but who are still making less than area median income, the city will need another 20,000 units.

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All the things I outlined previously comprise the problem statement – housing is a key element to building strong families and communities and we need more of it in Seattle. What can we do in Magnolia?

I hear complaints about homeless people in our neighborhood. I hear complaints about people living in their vehicles. I don't hear very many solutions. This is a clear solution that we can help implement. This is an amazing opportunity to turn property (that is provided for free!) into stable housing. It's also a chance for us enrich our community and welcome others' whose life experiences may be different. The affordable rentals would be designated for people making up to 60 percent of area median income or \$57,600 for a family of four. The housing for purchase would be for people making up to 80 percent area median income or \$72,000 for a family of four. To put this in context, Seattle teachers with eight years experience and a master's degree earn roughly \$64,000. These are hard-working people that have every right to live in Magnolia.

In sum, I believe many of us that live in Magnolia hold similar values – a commitment to our family, community. A belief in equity and dignity for all. The Fort Lawton redevelopment is a chance to enhance our community and help provide opportunity for others. It's not a zero sum game – it doesn't require sacrifices on our part. We rise by lifting others.

Thank you for the opportunity to comment.

Best,  
Cheryl Gregory  
3718 Magnolia Blvd W  
Seattle, WA 98199

**LETTER 347**

From: Marc Grenley  
Email Address: marcogrenley@gmail.com  
Subject: Fort Lawton Support

Hello..

I just wanted to be another Seattle resident voice in support of this project. I'm fully in support of the city taking a very proactive roll in building new affordable and subsidized housing and even increasing taxes on residents to do it if need be. Please make this project happen and happen well so it can be a shining example of good housing practices that be repeated in other parts of the city.

Cheers

--

Marc Grenley

## LETTER 348

From: Alison Grevstad  
Email Address: akgregstad@mindspring.com  
Subject: Fort Lawton

I would like to voice support for alternative 1. I support the possibility of Seattle Public Schools being a possible partner in a portion of the use of the space, and of leaving the portion of the property designated for parks as open space (both for recreational and environmental preservation areas).

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I believe that the city could address issues of transportation and amenities that this group of residents will have need of, such as child care, bus service, car or bike share parking and access to a reasonably priced food service/distribution location, whether it be a non-profit commissary, traveling food vendor, shared kitchen or community learning & gathering space, small store or café.

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Sincerely,  
Alison Grevstad

## LETTER 349

From: Alexandra Griffith and Rombod Aghakhani  
Email Address: adlgriffith@gmail.com  
Subject: Magnolia Discovery Park

I would like to add my comments re housing proposals in Magnolia re a Discovery Park land use. My husband and I are requesting that you follow the wishes of Friends of Discovery Park. We believe in the Discovery Park Community Alliance and support them. We choose/ want option 3. Thank you in advance.

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Alexandra Griffith & Rombod Aghakhani

## LETTER 350

From: Gerald A. and Annette K. Grimm  
Email Address: agrimm@bbdesk.com  
Subject: Fort Lawton Redevelopment

As 30 year residents of Magnolia we strongly oppose the City's Vision for Fort Lawton. We certainly agree that we as a city/community need to find and provide housing opportunities for those with low incomes, but Fort Lawton is not the place. Access to the proposed area is not serviced by public transportation. Residents would have to walk a number of blocks to access public transportation which is very limited in all of the Magnolia neighborhood. Access to needed services such as grocery stores, (only one grocery store is nearby and it carries high cost items), gas stations, (only one gas station is nearby and it has expensive gas), pharmacies, banking centers, medical facilities, etc. are not readily available. This is not a 'not in my backyard' letter, but a real concern that this plan would put those it intends to serve at a very unfair advantage and a strain on their already limited resources.

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Sincerely,  
Gerald A. Grimm, Annette K. Grimm  
Emerson St. Seattle, WA

I support alternative 3 for Fort Lawton's Army Reserve redevelopment proposal.

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Our beautiful Discovery Park is more than just a green space. It's more than a playground for people living in Magnolia. Discovery Park is a fragile natural ecosystem. The park is a haven for wildlife and plants offering unique and diverse habitats. It is open to all and free to enjoy. It offers an egalitarian recreational opportunity. It's proximity to the shoreline of Salmon and Elliot Bays raises concern that runoff and other pollution from development may affect salmon, sea lions, birds, and the invertebrates that inhabit the beaches. Noise and increased traffic will diminish Discovery Park to a large city park, not a natural habitat. Once developed, green space will be gone forever.

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Seattle will always be known for its trees, its mountains, its wildlife, its natural beauty, and the fact that these natural spaces are intertwined with our daily experience. Development is occurring quickly and Seattle is already losing tree canopy, wildlife, and all that makes Seattle a beautiful place to live. Affordable and homeless housing is vital. I would just like to see options for alternate locations in Magnolia. In addition, the proposed development is scheduled to be completed over 7 years. That is not going to alleviate the urgent need for housing today. Discovery Park should stand as a legacy forever and for all.

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Karin Grimm  
W Viewmont Way W  
Magnolia

## LETTER 352

From: Robbie Grimm  
Email Address: Robbie.j.grimm@gmail.com  
Subject: Do Not Ruin Discovery Park

I grew up in Magnolia and discovery park was a huge part of my childhood. My friends and I would go play hide-n-seek, whiffle ball, football or other fun games all by ourselves. It's a safe place for children and a safe place where women jog alone without fear.

Now imagine being a parent and seeing your little boys/girls peddle away on their bikes to go to an area where there knowingly is heroin, meth, sex, rape, and more being performed in that very same park. Would you let your kids go there knowing that activity is going on? This will devastate a nature sanctuary.

Housing the homeless at Fort Lawton doesn't just put them there. It invites them to overtake one of the few pure parks left in Seattle. The repercussions will be dozens of tents, drugs, rape and other crime and when that first rape of a women jogger or abuse of a child happens (which it will).... that will rest solely on your shoulders for the rest of your life.

Stop ruining Seattle's parks. I understand this is a major crisis. But ruining parks for people to enjoy safely is the opposite of helpful.

RG

## LETTER 353

From: Geneva Griswold  
Email Address: noreply@123formbuilder.io  
Subject: Geneva Griswold says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.



In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity). 2
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th. 3
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners. 4
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future. 5

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well. 6

Sincerely yours,  
Geneva Griswold

**LETTER 354**

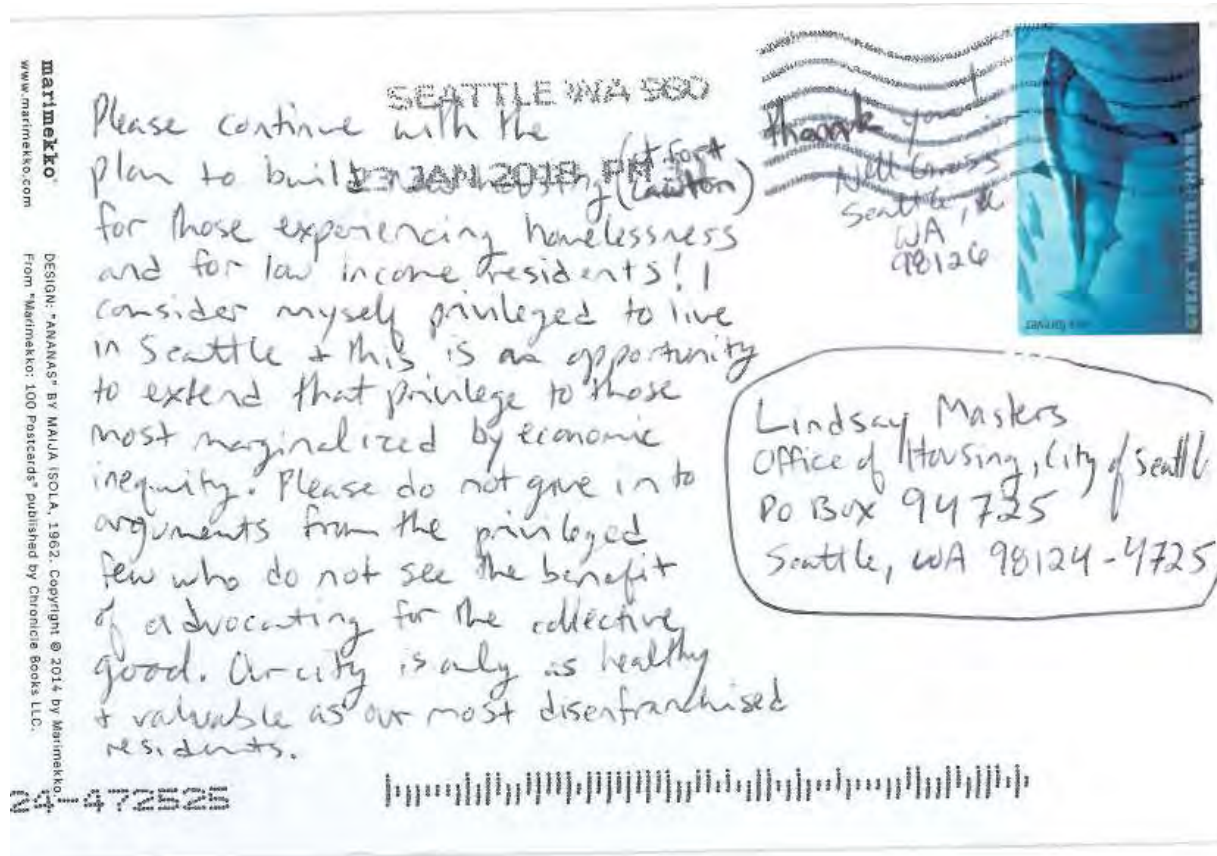
From: Nell Gross  
Email Address: nell\_gross@yahoo.com  
Subject: Fort Lawton development

Please continue with the plan to build new affordable housing for those experiencing homelessness and for low income residents at Fort Lawton! I consider myself privileged to live in Seattle and this is an opportunity for our city to take responsibility for extending the privilege to those most marginalized. Please do not give in to arguments from the few who do not see that the solution to homelessness is housing. We must build housing and make it widely and easily available so that our city can be as strong as its most vulnerable resident. 1

Thank you for your consideration!

Nell Gross  
Seattle, WA 98126

## LETTER 355



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## LETTER 356

From: Sandy Gunder

Email Address: sandygunder@comcast.net

Subject: Fort Lawton

We are strongly in favor of the plan that includes the new Habitat for Humanity housing and the low income senior housing. We cannot continue to reject these projects in certain neighborhoods. We all need to share and contribute. And we cannot let this land revert to the government, who will surely resell to high end developers. We must take advantage of this opportunity for our low income citizens.

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## LETTER 357

From: Austin Gunsauley  
Email Address: aj73090@msn.com  
Subject: Build Affordable Housing at Ft. Lawton

Hi,

I am writing to express my support of affordable housing at Ft. Lawton.

The site in question is over 33 acres -- 200 units isn't nearly enough. 2000 units is a more reasonable number, especially considering the ongoing housing crisis, and the close proximity of open space at Discovery Park that does not require further investment.

Access to housing is a human right. People without homes are dying in this cold winter and the City of Seattle owes it to its citizens to do everything it can to improve their welfare. The problem will not go away without the construction of additional housing in locations like Ft. Lawton.

Thank you for your time.

Austin Gunsauley, 98107

## LETTER 358

From: Monika D Guzikowska  
Email Address: monikag@u.washington.edu  
Subject: Fort Lawton housing decision

Dear Ms. Masters,

I am writing to weigh in on the city's use of the unused property on Fort Lawton. I'm a licensed independent clinical social worker (LICSW) at Harborview Medical Center, where I serve as a mental health provider for adults in our community. Many of our clients are living under (sometimes considerably so) the median area income and some are homeless. In my work as a mental health clinician I have observed how inadequate or tenuous housing affects the mental health of my clients. So often I support folks through the stress and anxiety of not having a permanent home and am stunned how much healthier and happier they are almost immediately when they are fortunate to find permanent and affordable housing.

As a citizen I am deeply worried about Seattle's growing income inequality and as a clinician I am certain that choosing to turn the unused Fort Lawton land into affordable housing is the right decision for our city and for my clients.

Thanks for your consideration!

Warm Regards,

Monika

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Monika Guzikowska, LICSW  
Mental Health Care Coordinator (BHIP)  
Family Medicine Clinic  
VM: 206.744.1447

## LETTER 359

From: Christina Hall  
Email Address: badrabbittina@gmail.com  
Subject: Fort Lawton

Please continued forward with plans to create low income housing at Fort Lawton. As a city we desperately need more low income housing. We are on the verge of becoming a city only the very wealthy can afford. As a mid-wage earner, I struggle to afford rent in Seattle and can only imagine how incredibly challenging it must be for someone making less than the average wage. I understand you have had some push back on the project, and as someone who has lived in Seattle for over 25 years, and seen drastic change in the cost of living, I strongly urge you to continue to do everything possible to keep Seattle a livable city for everyone and that means creating housing that our low income residents can afford.

Thank you,  
Christina Hall  
(206) 550-1682

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## LETTER 360

From: Brad Halverson  
Email Address: bradhalverson@mac.com  
Subject: Opposed to Ft Lawton use for homeless or poverty level residents

Good morning,

I will not be able to attend the Ft Lawton redevelopment meeting tonight. And so here's my feedback.....I am strongly opposed to Ft Lawton being developed for homeless and/or poverty level residents.

Why? Do I care about helping homeless and those in poverty? Yes!

Putting people down on their luck in a section of town, as beautiful as Discovery Park is, is irresponsible. In fact, it is inhumane, maybe even mean.

People that are already in harms way need easy access to medical services and other support services if they are to take the next step in their lives. The neighborhood around Ft Lawton has NONE of this. And when a person has to take a long bus ride from Ft Lawton and make 2 stops or connections, at what point does it just become too much work and time for them to get help?

If you want to find a place for the homeless and people in poverty to live, establish spaces right on bus lines, near places where they can get quick medical attention, where they are able to get food from a food bank, where they can find job leads or get job training.

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Ironically, there is discussion around a new High School at the crumbling Memorial Stadium at Seattle Center. Even this would be a better place for them than next to sleepy Discovery Park. There are many bus options and it is closer to many of the services they need...shoot, a short bus ride away Ft Lawton should be used to expand park land and nature education, considered for a High School to serve Magnolia and Queen Anne, among other things.

2

I ask the City of Seattle leadership to look at maps and take note of locations that would be better suited to build housing for people in need. Get them close and right next to the services that are important for them to take the next step.

Thank you,  
Brad Halverson  
resident of 98199

## LETTER 361

From: Erik Hammen  
Email Address: grotonbridge@yahoo.com  
Subject: I support low income housing at Discovery Park

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thanks for your time

Erik Hammen  
Seattle

## LETTER 362

From: Chong Han  
Email Address: duringdew@gmail.com  
Subject: Yes to affordable Homes at Ft. Lawton

Hello,

I work in the affordable housing industry. We have to try to slow down the rent increases. Ft Lawton has valuable space for affordable housing. I hear it's been a ten year legal battle on housing there. Magnolia folks wants to protect Discovery Park, but this development is not being built there.

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As far as I know, that area will not have an upzone.

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We need affordable housing everywhere in Seattle to relieve the pressures of unaffordable rent increases. Everyone has to admit that rent is too high. We must all agree on that.

3

Thanks,  
Citizen.

## LETTER 363

From: David Handa

Email Address: dave@davehanda.com Subject: Fort Lawton DEIS

To whom it may concern:

I am opposed to the current plans by the City of Seattle for reuse of Fort Lawton. The original Discovery Park Master Plan (1972) for the park stated at any release of additional fort property was to be included as part of the park. In fact, the idea of using park land for other uses was anticipated in the language of the Master Plan:

“Primary Function — Central Purpose: The primary role of this park in the life of the city is dictated by its incomparable site. That role should be to provide an open space of quiet and tranquility for the citizens of this city—a sanctuary where they might escape the turmoil of the city and enjoy the rejuvenation which quiet and solitude and an intimate contact with nature can bring. It should be accepted that this park cannot satisfy all of the recreational needs of all of the citizens of Seattle. It can only complement the other elements in the park system. This park should not be asked to serve too many functions. It will best serve this city if it is permitted to serve one primary function and to serve that function well.

Future Structures and Activities: In the years to come there will be almost irresistible pressure to carve out areas of the park in order to provide sites for various civic structures or space for special activities. There will in the future be structures and activities without number for which, it will be contended, this park can provide an “ideal site” at no cost. The pressures for those sites may constitute the greatest single threat to the park. They must be resisted with resolution. If they are not, the park will be so fragmented that it can no longer serve its central purpose. Only those activities and only those structures should be accepted which are in harmony with the overall theme, character and objective of the park. There must be a deep commitment to the belief that there is no more valuable use of this site than as an open space.”

There is no doubt housing is a major concern for Seattle today, but we must not lose sight of this significant and only dedicated nature park in Seattle. It is my wish that this property be added and incorporated into Discovery Park, as all of the other previous Army and Navy property has been. To do otherwise is incredibly shortsighted.

Sincerely,  
David Handa  
Seattle, WA

## LETTER 364

From: Eric Handstad  
Email Address: ehandstad@gmail.com  
Subject: Ft Lawton Housing

I would like to voice my support for more housing in Ft Lawton specifically, and all around Seattle in general. I support alternative 1, although I think instead of two hundred units, we should be looking at building two thousand. If the city really believed homelessness is an emergency, it would be doing everything in it's power to build more housing.

Thank you,  
Eric Handstad

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## LETTER 365

From: Madeline M. Hanhardt  
Email Address: mhanhardt@gmail.com  
Subject: Ft. Lawton - PRO Public/Affordable Housing

To Whom It May Concern (especially our city leaders,)

I'm writing to express my enthusiastic support of using the available land at Ft. Lawton on public and affordable housing options. There are many examples that indicate when we invest our spaces, our resources, our money, and any other tool available in those individuals and communities who most need our help, the entire community, in this instance, the entire city, benefits. Using this land on housing is the not only the logical choice, it's the most humane choice. Taking care of one another is the most moral, most Christian, most ethical, and overall best choice the city can make here. We can also look to Utah as a relevant example that proves when we provide housing to the homeless and shelterless it decreases longterm/chronic homelessness and even joblessness. Providing housing to the poor and disadvantaged also saves cities, states, and countries money in the long term.

Outside of arguments of practicality, housing is a human right. It is absolutely inexcusable and morally reprehensible that Seattle, one of the wealthiest cities in the world, saw over 100 people die due to causes related to chronic homelessness. Many of our city's own residents could individually pay for these problems to no longer exist tomorrow if they wanted to. But what happens? The state of emergency our city has been in for two years now continues. We continue to sweep the problem away. We continue to serve \$500 fines to people who already have nothing. This is disgusting.

I sincerely hope that Seattle's electeds live up to their campaign promises of taking care of the city's most vulnerable. To do this, their actions must speak louder than their words. We need to become more devoted to justice than we are to law and order. We need to become more devoted to equity than we are equality.

With that, I strongly urge the city to do the right thing. Use Ft. Lawton for good - for housing.

Sincerely,  
Madeline M. Hanhardt  
Seattle's District 4  
206.733.0146

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## LETTER 366

From: Amy Hansen

Email Address: noreply@123formbuilder.io

Subject: Amy Hansen says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

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For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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Sincerely yours,

Amy Hansen



## LETTER 367

From: Stacey Hanson  
Email Address: hanson.stacey@gmail.com  
Subject: In support of affordable housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. As my husband and I are two of the tech employees who are essentially contributing to this crisis by simply living our lives - recently purchasing a home in the Montlake neighborhood for our growing family - it's critical to me to see that I proactively act to get more people housed, not fewer.

In the midst of this crisis, Seattle is getting a FREE gift of land from the federal government, and the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. It does not matter that these aren't perfectly situated near transit, these should be HOMES where PEOPLE can LIVE instead of living on the street. Any argument otherwise is another shameful effort to improve the living conditions of the (mostly wealthy, white) already-housed at the expense of the homeless.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Stacey Hanson  
hanson.stacey@gmail.com  
Seattle, Washington 98112

## LETTER 368

From: Tanya Hanson  
Email Address: hansota75@hotmail.com  
Subject: Affordable housing at Fort Lawton

I'm writing to express my complete support for affordable housing at Fort Lawton! Seattle desperately needs more housing that people can actually afford, and this is a unique opportunity to put a dent in that and help our fellow Seattlelites who are struggling to keep a roof over their heads. Please build affordable housing at Fort Lawton.

Thank you,

Tanya Hanson

## LETTER 369

From: Matthew Harding  
Email Address: matt@wherethehellismatt.com  
Subject: Alternative 1

I am a Land's End resident. I support alternative 1 because Seattle needs more affordable housing. We already have a wonderful, enormous park with a brand new playground. We couldn't ask for more from this neighborhood. We should share what we have.

-Matt

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## LETTER 370

From: Rob Harrison  
Email Address: rob@harrisonarchitects.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, even the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Specifically, the Fort Lawton site offers the possibility of a truly innovative forward-looking settlement--a Passive House District like Vauban in Freiburg, Germany. Vauban—also on the site of a former army barracks—is a new district of 5,000 dwellings, all meeting the rigorous Passive House standard. The Fort Lawton site doesn't need to be that big, but 234 units, considering the magnitude of the housing issue in Seattle, seems ridiculously few.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Rob Harrison  
rob@harrisonarchitects.com  
1133 18th Ave, Apt 32 WA, Washington 98122

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## LETTER 371

From: Nichole Hart  
Email Address: sutortugita@gmail.com  
Subject: Public Comment: Fort Lawton

We desperately need more affordable housing, so that is the proposal I support for land use at Fort Lawson. A new park would be lovely, but priority must be given to addressing the housing crisis.

Thanks,

Nichole Hart  
(Shoreline/Seattle, WA)

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## LETTER 372

From: Donna Hartmann-Miller  
Email Address: donnah@nymbledesign.com  
Subject: Fort Lawton

Hi -

I've been trying (thru a link that went to Lindsay Masters) to get an answer to a question before I submit my comments on the Lawton development. Regarding the Fort Lawton alternatives, I am curious what is the total capacity in gallons that the stormwater/utilities CAN handle safely. Is there someone who can answer this? I looked in the DEIS and couldn't find this info and then I looked for a Public Utilities contact info and can't identify that either. If you could help me, I would appreciate it.

Thank you, Donna

- Donna Hartmann-Miller

Have a lovely day!

""Live so that when your children think of fairness, caring, and integrity, they think of you."" - H. Jackson Brown, Jr. "

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## LETTER 373

From: Erika Haskell  
Email Address: ekcorbin@gmail.com  
Subject: Fort Lawton

Democracy and our elected officials have failed us. It is very evident this group doesn't want to hear the opinions of the community and instead want to shove this issue down our throats.

I adamantly appose turning Fort Lawton into a homeless facility. This is precious space in the city and should be utilized in a much more productive manner. There is only one bus line that goes to this area of Magnolia, the #33. This bus only runs about every 30-45 minutes. There are also NO SERVICES in this area. The closest grocery store is half a mile away, and given the proposed plan is to put senior homeless people here, that is not going to work. Also, this grocery store is high end Met Market, which is more expensive than Whole Foods. Also not a right fit for homeless seniors. There needs to be further analysis of the impact to Magnolia by turning Fort Lawton into a homeless facility. I also think it is time the city looks to Olympia for alternative homeless housing. Olympia has all of the resources to aid this population, it would make most sense to put the homeless close to those services.

I am a big proponent of making this into a high school! There is a huge classroom shortage in Magnolia - look at Blaine Elementary and the number of portables. These kids are then slotted to go to Ballard High School which is also at max capacity. Why not renovate the existing structures at Fort Lawton and make it into a high school? Its time the city re-calibrates its focus and attends to the youth and future of our society and invest money into it.

--

Erika Haskell  
ekcorbin@gmail.com  
206-999-7865

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## LETTER 374

From: Claudia Heiden  
Email Address: metrostanford@comcast.net  
Subject: Fort Lawton / Discovery Park

I've been a homeowner in Magnolia for the past 19 years.  
I am very concerned about the city's decision to put low income housing in Discovery Park for the following reasons:

- the Park is very isolated from services.
- the closest grocery store is high end - Metro Market - and I can barely afford to shop there. Where will they shop?
- we need to maintain this beautiful park as open space for the city to enjoy.
- with low income housing there it may impact the serenity of the park and possibly bring more crime. We already have seen an increase in crime and don't need more.
- we need housing for low income but they should be in areas with more service access nearby (like Interbay for example) -having low income housing will no doubt decrease home owners equity.
- many of us would prefer a school over low income housing as another school in Magnolia is much needed.
- not everyone who lives in Magnolia was given an opportunity to voice their opinion on the development of our beautiful park. I know I did not receive a survey or anything in the mail.

I am not against helping those in need for low income housing. I just don't feel Magnolia Discovery Park is the right place for it.  
I hope the city decides an another alternative.  
Thanks.  
Claudia Heiden

## LETTER 375

From: Bron Heintz  
Email Address: solobron@gmail.com  
Subject: Yes to Affordable Homes at Ft. Lawton!

Hello,  
I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.  
We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.  
Thank you,  
Bron Heintz  
2225 1st Ave Apt 301  
Seattle, WA 98121

## LETTER 376

From: Susan Helf  
Email Address: shelf30@gmail.com  
Subject: Housing at Fort Lawton

Hello,

I am writing to support Alternative 1 for low-income housing at Fort Lawton. However, the proposed 240 units are completely inadequate to meet the needs of some 8,500 now living on the streets. I urge you to redo your plan and build at least 1,000 units on the site. You will get more push-back from the Magnolia NIMBYs, but do not give in to them. The surplus Army land at Fort Lawton provides a fabulous opportunity to house a significant number of families, seniors and veterans. Don't bother appeasing the Magnolians, who will continue to sue the City over ANY low-income housing plan.

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Susan Helf  
Greenwood

## LETTER 377

From: Yoav Helfman  
Email Address: yoavhelfman17@gmail.com  
Subject: We need more housing! Fort Lawton is a fine choice.

Lindsay Masters,

Yo! We need more housing. Not later, now. I am an amazon employee fresh to the city after graduating from university of Michigan in April 2017. Me and my cohort bring in literally so much fucking money to your city its crazy. We are happy to keep skyrocketing the cities economy forward but you need to build more housing to make the growth sustainable. Cmon! This is a defined problem with a defined solution.

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

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Thank you.  
Yoav Helfman  
yoavhelfman17@gmail.com

## LETTER 378

From: Nicki Hellenkamp  
Email Address: nicki.e.olivier@gmail.com  
Subject: Surplus land at Ft. Lawton for affordable homes – yes!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Nicki Hellenkamp  
11234 57th Ave S  
Seattle, WA 98178

## LETTER 379

From: Laura Heller  
Email Address: laura@frostpaw.com  
Subject: Fort Lawton Redevelopment  
Hi there,

The purpose of this letter is to inform you that I do not support the homelessness plan A that's proposed for Fort Lawton. The plan A is way too aggressive for a family neighborhood. I have an elementary aged child, and am surrounded by neighbors with elementary aged children. Keep this area family-friendly.

What I would like to see:

- 1 - Mixed use housing that includes a mix of affordable housing for senior and veterans, housing affordable to our police officers, teachers, service and blue collar workers as well as some market rate housing.
- 2 - Improved street layout so that the streets are more porous with neighborhoods. I'd like to have better access to the bus lines rather than the 1/2 mile walk to the nearest bus stop from my house. The current plan just re-uses the current street layout.
- 3 - Land set aside for the school system. With increased density, there needs to be educational capacity.
- 4 - Protect the trees of the area. Don't just cut down all the trees. Or at least make an effort to protect our ecosystem in an increasingly urban environment. This could be re-planting trees. This could be more porous surfaces to help combat rain water runoff.
- 5 - Ensure energy efficient housing standards to mitigate the impact of greater urbanization.

Discovery Park already has an element of people using drugs, leaving used needles, and tents that the current plan will only make things worse. There was a news article that the back of an Everett area Home Depot had large piles of used needles behind it. Let's not bring that to my neighborhood.

While I agree that we have a homelessness problem, the city seems to not be addressing the root causes. Why the sudden increase in the last 5 years? Let's tackle that. This problem won't get better unless the root causes are addressed.

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Please consider these points.

Thank you and best regards,  
Laura Heller, resident and parent

## LETTER 380

From: megan helmer  
Email Address: purpleorchids@icloud.com  
Subject: Fort Lawton

To accuse single family dwellings as being discriminatory of class is simply inaccurate. Fort Lawton and Discovery Park is a public city gem. It's one of the few public parks that you can get turned around in the trees if the sun is isn't out. Challenging the eroding landscape with more people near public park space is not the answer.

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Better public and affordable transit can move people easily from work school and home. Why are we looking to what few park and green spaces we have left for low income housing? Park space is not the place.

2

## LETTER 381

From: Marnie Hendrix  
Email Address: marnieh@comcast.net  
Subject: Fort Lawton

NO low income housing here!!!

Make it a school or something useful.

1

Or consider lowering our property taxes - for tarnishing our neighborhood with homeless and low income housing.

2

Do you have that in your neighborhood?

Marnie Hendrix  
206 459 0225

## LETTER 382

From: Sharon Hennessy  
Email Address: skh6@hotmail.com  
Subject: Yes to Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Sharon Hennessy  
1624 Boren Ave  
apartment 805  
Seattle, WA 98101

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## LETTER 383

From: Ian Hepburn  
Email Address: ian.hepburn@gmail.com  
Subject: Ft Lawton DEIS

I would like you to know that I support Alternative 1 for Ft Lawton. Also, that SPS acquiring the 6 acres for future school use is very important.

Ian Hepburn  
3905 W Briarcliff Ln  
Magnolia, Seattle

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## LETTER 384

From: Eric Herbig  
Email Address: noreply@123formbuilder.io  
Subject: Eric Herbig says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate

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emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).

- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.

- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Eric Herbig

## LETTER 385

From: David A. Herrick  
Email Address: daherrick@comcast.net  
Subject: N/A

Yes, my backyard is in Magnolia and I support the City of Seattle's (applicant) preferred alternative for Fort Lawton Army Reserve Center Redevelopment. Seattle has (sadly) joined the big leagues when it comes to the homeless population here. We need solutions to not simply combat this problem but try to get ahead of it.

Unfortunately, both Fort Lawton and the proposed alternative strawman (Talaris site) are ringed by affluent neighborhoods that will fight tooth and nail against this type of proposal. We must take a longer term approach as well as finding novel methods to alleviate their discomfort regarding proximity to homeless populations. If Seattle is to remain a world class city in light of its current (some would say manic) development, low income alternatives where opportunities arise (like Fort Lawton and Talaris) must be seized.

For the record, even though I feel that Magnolia has many amenities, but no one would deny that Fort Lawton (now Discovery Park) is the jewel in its crown. I am there at least weekly. However, Discovery Park's master plan is so restrictive (a good thing) that if these 34 acres were folded into the park, there would be no consideration of a development at any future date. Keep it separate and get it done. My interest in the homeless population stems from a decade of cooking for the homeless at both Operation Nightwatch and St. Clouds (Neighborhood Cooking Foundation).

I look forward to hearing that the DEIS's preferred alternative was selected.

Cordially,  
David A. Herrick, C.P.A (ret.)  
2307 29th Avenue West  
Seattle, WA 98199

## LETTER 386

From: Pete Higgins  
Email Address: [pete@peterhiggins.org](mailto:pete@peterhiggins.org)  
Subject: Fort Lawton land use

Hello,  
I would like to express my support for using the Fort Lawton property for affordable housing and public space. Viable land near the downtown Seattle core is getting scarce and I do not think that building a few dozen large luxury homes is a good use of the space when it could house a whole new community. Please use this as an opportunity to make Seattle a better place for all rather than just an attractive investment for the wealthy.  
Thank you,  
Pete Higgins

## LETTER 387

From: Edward Highfield  
Email Address: [edward.highfield@gmail.com](mailto:edward.highfield@gmail.com)  
Subject: Fort Lawton

As a Seattle resident, I fully support the use of Fort Lawton as low income housing.  
Edward Highfield  
523 Broadway E, Apt. 509  
Seattle, WA, 98102

1,  
cont.

1

1

## LETTER 388

From: Collin Hinshaw  
Email Address: collinhinshaw@gmail.com  
Subject: Support for Affordable Housing at Ft. Lawton

Hello,

I was so pleased to read an article <https://seattle.curbed.com/2018/1/9/16869150/fort-lawton-magnolia-affordable-housing> about the wonderful proposed plans, and opposition to said plans. I write to you with my support for your plan that includes affordable housing for seniors and vets. I also like the idea of doing some market rate housing as well (I believe they do something similar in the Greenbridge redevelopment in south West Seattle/ White Center) mixed in, as I think this helps tie everyone together to make a stronger, diverse community, and also then helps it resist the stigma of being called a "project".

1

It is incredibly rare to have land like this available in the city so it is important to me that we keep Discovery Park as it is, but also important to utilize it for low income housing. I encourage you to move forward with your plans and do not listen to the NIMBY's that seem to gather in flocks. More affordable, mixed with market rate housing!

Thank you,

Collin Hinshaw  
9429 Olson Pl. SW  
Seattle, WA 98106  
425-466-1756

## LETTER 389

From: Josh Hirshland  
Email Address: hirshla@amazon.com  
Subject: Fort Lawton

Hello—

My name is Josh Hirschland and I'm a Ballard resident. I just wanted to write in support of the plan to build affordable housing at Fort Lawton as identified as the preferred option in the Draft EIS. As you are well aware, Seattle's rapid growth has created affordability issues affecting the most vulnerable in our community. This project could be a positive step towards making things better for all Seattleites.

1

## LETTER 390

From: Suzanne Hittman  
Email Address: suzhittman@aol.com  
Subject: Statement for Ft. Lawton Reserve Draft EIS

My name is Suzanne Hittman. I am a resident of Seattle's First Hill Neighborhood. I want to register my support for the Draft EIS as presented by the City of Seattle. However, the number of low income/affordable housing recommended for the site should be increased. One of the deterrents frequently mentioned when proposals come forward for low income/affordable housing is the lack of available land. Now we have these 30 some acres which will become available to the city, at the conclusion of this process, negating the deterrent of the lack of available land. I urge the city to move forward with its planning and consider greater of this housing.

1

2

Suzanne Hittman  
725 9th Ave. Apt. 901  
Seattle, WA 98104

## LETTER 391

From: Monika Holm  
Email Address: monikaholm@mac.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

1

Thank you.  
Monika Holm  
monikaholm@mac.com  
215 10th Ave E  
Seattle, Washington 98102

## LETTER 392

From: Tim Holmgren  
Email Address: tim.holmgren@comcast.net  
Subject: Ft. Lawton and Discovery Park

Hello...

The most rational and globally equitable course of action on this matter is to annex the Ft. Lawton acreage to Discovery Park.

1

The low income housing option creates a setup to fail circumstance for the target low income audience. This option would isolate these people economically, as the location is not well served by mass transit and is miles from businesses/ centers of employment, let alone a grocery store.

2

The market rate housing option would benefit mainly wealthy developers, while disadvantaging the existing neighborhood's inhabitants. One can foresee worsening traffic jams on 36th Avenue, Nickerson Street and in Interbay as a result of the overnight addition of 238 households' cars on these and the remaining two arteries in and out of Magnolia.

3

Likewise, this location is far from ideal for a new school. The location is distal, rather than central from the population of potential students. And, as above, additional traffic on Magnolia's narrowing arteries will worsen a situation that is even now becoming more difficult to live with.

4

The "Park" alternative will best serve the interests of everyone in the neighborhood and for Seattle. Reasonable and rational planners will decide to implement the Park option, as described in the EIS.  
Tim Holmgren

5

## LETTER 393

From: Andrew Holtzclaw  
Email Address: andrew.holtzclaw@gmail.com  
Subject: Fort Lawton

Hello-

I wanted to express my concern regarding the proposal to use Fort Lawton as a site for low income and homeless housing. Fort Lawton, and Magnolia in general, is a poor fit for such a site, due to the lack of necessary infrastructure needed for a population that often do not have reliable transportation. The lack of buses, and more importantly lack of walkability, would create in effect an island that would be difficult to serve by the city, and difficult to survive for the inhabitants. I'm concerned that the city is considering sticking them in the far corner of Magnolia as a "out of sight, out of mind" practice, as opposed to handling this a way that would serve the affected community better.

1

Fort Lawton should be preserved as historical sites, and should be considered to be added as part of Discovery Park.

2

Thank you,  
Andrew

## LETTER 394

From: A.J. Honore  
Email Address: ajhonore@gmail.com  
Subject: Support for Affordable Housing within Fort Lawton Redevelopment

Good Day,

I am a resident of Seattle and I support affordable housing within what used to be Ft. Lawton. The city is desperately short of affordable units.

Many thanks,

AJH

A. J. Honoré

Seattle Greens

1

## LETTER 395

From: Amy Hooey  
Email Address: amy.hooey@gmail.com  
Subject: Draft EIS for Fort Lawton

To Whom it May Concern:

I am a Magnolia parent of two young children. I live right next to Fort Lawton. I am incredibly concerned about the lack of space in our public schools in Magnolia/Ballard/Queen Anne already, and adding so much more housing without addressing room for school growth is absolutely imperative. It would be beyond irresponsible and reprehensible to not address.

Key points I am adamant about, as a Magnolia homeowner and parent of two young children who will be attending Seattle Public Schools:

- I support a wholistic approach to this redevelopment which includes desperately needed School land
- in order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton
- This development feeds to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.
- we support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a school campus.
- it is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows
- The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

Thank you,

Amy

1

## LETTER 396

From: Shanta Horlander  
Email Address: shantasong@gmail.com  
Subject: Fort Lawton Redevelopment

As a resident of Magnolia where this park is located, I definitely have comments regarding this Redevelopment. I am not in support of this low income housing project in this Ft. Lawton area. We pay a lot to live here because while close to the city, we live near many beautiful parks and in a clean, wholesome neighborhood that I and many others value. While not all people who need low income housing will create a mess, many do based on my experience of living in the downtown area (Belltown) near low income housing buildings. The amount of garbage and needles etc that are left by people who have had trouble keeping a home is VAST. To then offer them housing in one of the most protected neighborhoods in the area, doesn't seem right. The amount of rubbish that will be left in the park and in the neighborhoods will grow exponentially. We want to keep the neighborhood clean and a safe place for the kids to play in. That park is such a beautiful haven of space and nature and tranquility that it will be a shame to see it used by people who, I believe statistically, do not take good care of their surroundings.

1

This does not mean that these people should be ignored or denied help, but to take such a pristine place and put them in it is just looking for a downgrade of that area. I do agree that there will be some low-income people that are an exception to this rule. But, it is not worth losing what is there for the few that would take care of it properly and be grateful for it by leaving it in a beautiful condition. I believe a different area needs to be found for this low income house project. I believe getting them in to training and getting them into good paying jobs where they can afford a regular priced home/apartment is the answer. And raise their ability to care for a home which will also raise their self esteem which will be a greater gift to them.

Please do not put the low income house project in our neighborhood or park.  
Thank you!  
Shanta Horlander

## LETTER 397

From: Edward Highfield  
Email Address: edward.highfield@gmail.com  
Subject: Fort Lawton

As a Seattle resident, I fully support the use of Fort Lawton as low income housing.

1

Edward Highfield  
523 Broadway E, Apt. 509  
Seattle, WA, 98102

## LETTER 398

From: Jamie Hoskinson  
Email Address: jacobsenjamie@hotmail.com  
Subject: Fort Lawton Redevelopment

Good Afternoon,

As it was too crowded to attend the meeting on Tuesday, January 9th, 2018 I am emailing to let you hear a view from an actual Magnolia resident. My husband and I have lived in Magnolia since June of 2004 and are now raising our 4 kids here. Our children attend Lawton Elementary and I volunteer as Lawton's Community Outreach coordinator. As the community outreach coordinator I have worked to help the families in need at our school with food scarcity and providing essentials and gifts to help over the holidays. I have seen first hand the struggles that low income families face in our city.

I do not think that you had a very good representation of our neighborhood at the Tuesday meeting. Special interest groups were very vocal and worked I would say effectively to try and drown out the voice of the local residents. I think that it behooves the city to listen to what the citizens of different areas have to say. I think unfortunately that the city has historically in the past made minimal effort to hear from citizens of areas because citizen views differ from Seattle City government views. Please remember that the city should work for all citizens not just a minority of citizens that the city decides is important. With that said I want to say up front that I am not against housing being built at Fort Lawton. However right now I think that before housing is built that there are many important elements that require addressing and solutions before you can responsibly move forward.

We are over capacity at all of the schools in Magnolia! We are bursting at the seams and our teachers are being worked to the bone. Education suffers when there are too many students per teacher and building. Building housing that will inevitably bring more children to the Magnolia neighborhood without a solution in place for educating all the children in the area is detrimental to all. I know first hand that many of the low income students require extra services at school and currently the funding is not there to provide adequately for them. The city should be working in partnership with Seattle Public Schools to build a school at Fort Lawton that would serve new children coming to the area from the new housing at Fort Lawton and to alleviate over crowding in the rest of the neighborhood. Please give all children a chance to thrive during their school years!!

Another important area that has been overlooked and brushed aside is the impact to traffic in Magnolia. Magnolia is unique in that we have three ways to enter and exit. One of ways to enter is the Magnolia bridge which is old and will not survive when we have an earthquake. The traffic nightmare was tremendous when we lost one entrance/exit in Magnolia when the Emerson Street Overpass was redone. Police had to be hired to handle the increased volume of traffic on Dravus street. The city just recently finished the majority of bike lanes on Government way and the result was a lane reduction on Emerson Street that has added significant time to travel. The city does not agree that the added time to travel is significant but then again they are not the ones sitting in it multiple times a day up to seven days a week. With more housing will come more traffic. The city must address this before it builds housing. It is ridiculous to have it take more than 20 minutes to drive from Magnolia into south Ballard



because the city has redesigned roadways to accommodate bikes. The commute before was under 10 minutes. More cars will surely increase this traffic.

3,  
cont.

One last area that should be mentioned is that Magnolia is pretty cut off from many services that low income housing folks need. The affordable grocery store is not really within walking distance. Counseling and medical services are not abundant in Magnolia. Furthermore we do not have our own food bank. These are by no means insurmountable problems but things that should be addressed upfront. Hopefully addressing upfront we can come up with solutions that would benefit those that may come to live in housing at Fort Lawton.

4

Hopefully the city remembers that all citizen's views should be considered carefully and without bias. I think that you will find the citizens of Magnolia can add value to the project and make the outcome successful if you listen.

5

Thank you very much!

Jamie Hoskinson

## LETTER 399

From: Sara Hospador

Email Address: rodapsoh@hotmail.com

Subject: Affordable Housing by any means necessary!!

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing.

Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Sara Hospador

rodapsoh@hotmail.com

1529 NW 58th St Apt C

Seattle, Washington 98107

1

## LETTER 400

From: Janice Hougen  
Email Address: janitzia@comcast.net  
Subject: Fort Lawton Support Affordable Housing

I am writing to voice support for the affordable housing option for Fort Lawton, including the units for homeless seniors.  
Seattle needs more affordable housing, including Magnolia. This is a valuable opportunity that should not be lost.  
Thank you.

Janice Hougen  
833 NE 123rd Street  
Seattle WA 98125  
Sent from my iPad

1

## LETTER 401

From: Donna Howard  
Email Address: donna@startupserv.com  
Subject: Fort Lawton redevelopment plan comments

To Whom it may Concern,  
I am a resident of Seattle and have a son in the Seattle Public School system.  
I'm writing to let you know that I am strongly in favor of turning the Fort Lawton buildings into affordable housing and for preserving the land for animal habitat and public park use. My son goes to school with many low income students and I know some of their families. I have learned about the hardships they go through to find housing, and know that many of them are forced to move away from the city because of disappearing accommodations that are bought and converted by developers. Our community is not only made up of Microsoft millionaires and Amazon programmers. Our community must also care for our teachers, our bank employees, our wait staff and bus drivers. If people can't find affordable places to live, we will continue to lose key members of our society. In addition, my son has a strong affinity for the outdoors, so we spend a lot of time taking advantage of Seattle's public spaces. As the city becomes more crowded these spaces do too. We need to be cognizant of the ratio of people to public space, and the necessity for people to have access to nature in order to thrive.

Thank you for your time and consideration.

1

## LETTER 402

From: Oralea Howard  
Email Address: ohhoward@gmail.com  
Subject: Support of redevelopment plan

Hello. I think the redevelopment plan is a good one and I support the creation of affordable and low-income housing here.  
Thank you,  
Oralea Howard

1

## LETTER 403

From: Jared Howe  
Email Address: noreply@123formbuilder.io  
Subject: Jared Howe says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

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•If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

5

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

6

Sincerely yours,  
Jared Howe

## LETTER 404

From: Dee Anna Hulbert  
Email Address: deeannah@mindspring.com  
Subject: Ft. Lawton

Seattle desperately needs more affordable housing! I am fully in support of the City of Seattle's plan for Fort Lawton, and hope to see it become a reality.

1

Many thanks,  
--Dee Anna Hulbert  
206-724-6600

## LETTER 405

From: Emily Hunnicutt  
Email Address: emilyhunnicutt@gmail.com  
Subject: Comments on Fort Lawton Redevelopment

Hello

I would like to leave the following comment in regards to the Fort Lawton Redevelopment plan. I have a number of concerns related to the ambiguity of many details of the plan, primarily due to the isolated nature of the Magnolia peninsula and the challenge of appropriate transit that senior and low-income populations require.

1

Magnolia is already an isolated area that is under-served by public transit. I choose to take public transportation from Magnolia to Downtown Seattle daily and due to the inconsistent level of service to the area, I would find it extremely challenging if I was not able-bodied or did not have access to a variety of other options (my own car, Lyft, Uber, reachnow,etc). I face regular issues with Magnolia's bus routes. Either the 19 does not show up at all or, I am on a packed a 24 bus that snakes through the entire Magnolia neighborhood. These bus lines are frequently late and are infrequent. Once, on the worst traffic day I've ever seen, I walked the 4.5 miles home from downtown. It's not that it can't be done but, when walking means planning an extra hour or two to get where you need to be, it's not a viable option for people who are wage dependent or not able-bodied.

2

Transit to/from Magnolia is neither reliable or fast and I find it difficult to believe that any low-income community tucked into the most isolated region of Magnolia at Fort Lawton would be successful without ready access to public transportation. The proposed options only mention the addition of new bus stops but for what bus lines? How will the amount of people in this new development affect the

existing bus routes? Is the city committed to providing more frequent and reliable transportation to Magnolia as a whole? Will you extend the service of the 19 bus to longer hours or more frequent? Or will it only prioritize the Fort Lawton community?

2,  
cont.

If families are moving into this redevelopment, how does this impact the surrounding school system? Right now, children are bused in and out of Magnolia. Even with the reopening of Magnolia Elementary, we still could face overcrowding in the neighborhood with the influx of new people and young families. I've read the proposed plan for a new Magnolia bridge which highlights the impacts of losing 1/3 bridges into the neighborhood. If an earthquake occurs and the Magnolia bridge is taken out of commission, can the community handle the added traffic created by a high density community in the NW corner?

3

4

There are so many unanswered questions about the impact of this development on the Magnolia community but it's not hard to see that Magnolia is not the easiest neighborhood to reach without your own vehicle. It's also not the most accessible to public services, grocery stores, drug stores or medical facilities. I choose to live in Magnolia because I can afford the added expenses and time it takes me to get places and get what I need. If I could not afford that, then the location would be a serious drain on my well being. If this area is being opened to people that have no where else to go, then they should be given the support of reliable transportation and community services that are nearby, not an extra 3 miles away from from everything and so far, the plans put forth do not detail the impacts of how Seattle plans to do this.

5

Thank you.

Emily Hunnicutt

## LETTER 406

From: Ami Huntley

Email Address: omgrandomnumbers@gmail.com

Subject: Fort Lawton development

Don't listen to the rich white homeowners raising a fuss about their property values going down if this gets built. I'm sure they'll be fine. Our thousands of houseless neighbors struggling with scarce affordable housing availability, however? They need all the help they can get. Seems like a no-brainer to me. I say YES, go ahead with the construction of affordable housing - the more the better.

1

2

Sincerely,

Ami Huntley

## LETTER 407

From: Katie Hurley  
Email Address: katie.hurley@gmail.com  
Subject: Housing at Fort Lawton

Ms. Masters,

I support the proposed housing at Fort Lawton and encourage the city to be more aggressive in developing housing on the site given the great need for housing.

1

It is extremely upsetting and unconscionable that so many in our city lack housing while we inquire about whether some of the city's wealthiest residents will be unduly inconvenienced by the provision of this basic right, or whether some people may not want to see a few buildings in a small sliver of their 500-acre park. My family loves Discovery Park and will enjoy it more knowing that it is being used to provide housing to those who wouldn't otherwise have it.

2

Finally, regarding any concerns about transit access/services for those housed there, I'd note that I work in public defense and can assure you that my houseless and housing-insecure clients would be thrilled to live at Fort Lawton.

Thank you,  
Katie Hurley

## LETTER 408

From: Matt Hutchins  
Email Address: matt@CASTarchitecture.com  
Subject: Yes, More Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the city to create not just 200 units, but 2000 dwellings at Fort Lawton. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

1

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Matt Hutchins  
matt@CASTarchitecture.com  
Seattle, Washington

## LETTER 409

From: Matt Hutchins  
Email Address: matt@castarchitecture.com  
Subject: More housing at fort Lawton

I support the housing plan for fort Lawton, with exception of one detail. There should be an extra zero on the end of the number of dwellings planned.

1

Let's provide thousands not hundreds of new homes!

2

Matt Hutchins  
www.CASTarchitecture.com  
ph. 206.256.9886

## LETTER 410

From: Matt Hutchins  
Email Address: matt@castarchitecture.com  
Subject: Lawton

Please don't stop at 238 units. It is twelve acres! Thousands, not hundreds of households could live there, without any negative impact!

1

We're in a massive housing shortage, and here the city could make a big difference!  
Build a neighborhood, not a project!  
Thanks!

--

Matt Hutchins, AIA CAST Architecture

## LETTER 411

From: matt hutchins  
Email Address: matthutchinsseattle@gmail.com  
Subject: 10 times the benefit!

I support the housing plan for fort Lawton, with exception of one detail. There should be an extra ZERO on the end of the number of dwellings planned.

1

Let's provide thousands not hundreds of new homes!

That is a worthy use of Office of Housing funds and Our land. There are very few opportunities we have to make this big of an impact, so let's go for it!

## LETTER 412

From: Isa Hutchinson  
Email Address: hutchinson5813@gmail.com  
Subject: Fort Lawton Housing

Hello,

I'm a Seattle resident. I live in the Phinney neighborhood, at the corner where N 46th St becomes Market St.

I want to submit that I fully support the effort to build affordable housing on the old Fort Lawton land. It is important step in getting more homeless people a stable and healthy living situation.

Thank you for accepting my comments,

Isa Hutchinson

1

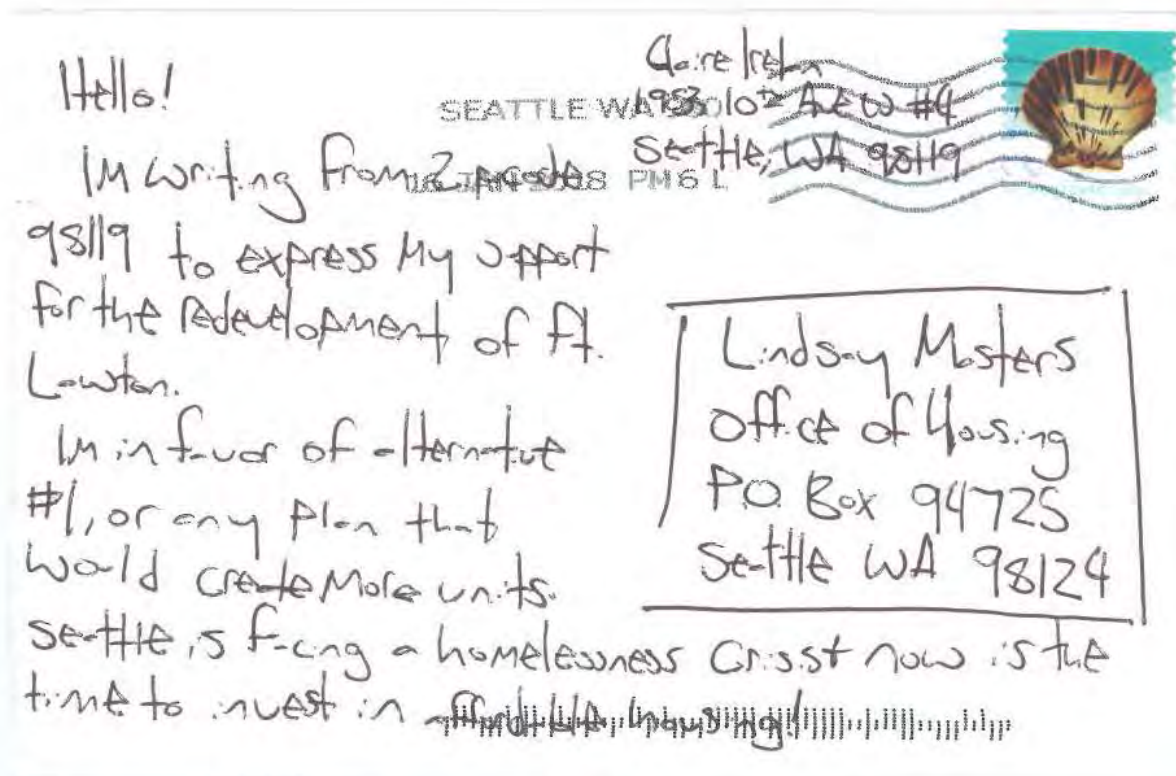
## LETTER 413

From: t ingraham  
Email Address: r0wdtrypr.2@gmail.com  
Subject: N/A

I believe 20000 affordable housing units for the puget sound area is not even enough given that wages stagnated as far back as 40 years ago. Please support all affordable housing projects.

1

## LETTER 414



1



## LETTER 415

From: Carol Isaac

Email Address: carolannisaac@msn.com

Subject: Fort Lawton - 'vote' on Housing for the Homeless and Affordable Housing

Thank you for giving the public some weeks to voice an opinion.

1. Please give all citizens an equally weighted 'vote'. Discovery Park and this opportunity for designating uses for Fort Lawton belongs to the citizenry of Seattle and not to one neighborhood and its concerns.

2. The land at Fort Lawton, since by federal law is free to the City of Seattle if the city uses it to house those experiencing homelessness, should be used for that purpose. The homeless use buses for transportation and the road system can handle buses. This kind of transportation reduces the use of cars on Seattle streets.

3. The land at Fort Lawton was at one time in the 1970's expected to be given to our Indian population, but instead they received only the Daybreak Star portion. Because we now have a disproportionately large number of Indians among our homeless population, because they are really the original owners from whom the land was taken, and because we are well aware of their history in this new age, we can do the most ethical and moral of things and provide the Indians with all that they need to house their homeless, and also their low income who need affordable housing.

4. In addition, all our people experiencing homelessness should have priority use since the fiscal savings will be considerable, and since the life expectancy of our county homeless is 47 years as of November 2017. By law, the U.S. government will give the entire piece to the City of Seattle for FREE if it is used on behalf of our people experiencing homelessness, so it is a fiscally important arrangement.

Therefore, I am asking that we use the land to house the homeless. If an EIS requirement is something that prevents you from writing such an option, I suggest that you begin one rather than rest on the fact that you want to have a quick decision. Homelessness is deadly.

Sincerely,

Carol Isaac

2152 5th Avenue West

Seattle, WA 98119

## LETTER 416

From: Margaret Isaac

Email Address: margaret.isaac@gmail.com

Subject: Fort Lawton Affordable Housing Proposal

To Whom It May Concern;

I'm a Magnolia resident, writing in support of the affordable housing proposal for the redevelopment of Fort Lawton. I think it is critically important that we expand affordable and supportive housing options for low-income Seattle residents, and think that this site is a wonderful location in which to do this.

Please feel free to contact me should you have any further questions.

Sincerely,

Margaret Isaac, MD

## LETTER 417

From: Abigail Isquith

Email Address: [abbrown@myuw.net](mailto:abbrown@myuw.net)

Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Abigail Isquith

[abbrown@myuw.net](mailto:abbrown@myuw.net)

7722 19th Ave NW

Seattle, Washington 98117

I am writing on behalf of myself and two others with multiple chemical sensitivities (MCS) who would like to be considered as you plan the Fort Lawton development. MCS is a medical condition characterized by extreme sensitivity to the chemicals emitted from everyday products. People with MCS (currently 12 percent of the U.S. population) get sick from common building materials such as press-board, carpets, paints, and adhesives. When exposed to these chemicals we experience a host of symptoms, including asthma, migraines, muscle spasms, heart arrhythmias, and mental confusion. We need special safer construction materials, which has made virtually all the low-income housing projects in the area inaccessible to us.

I, Joy Jaber, am a senior now (age 65), and while not exactly homeless, the limitations MCS has imposed on my housing situation have been severe. As a renter in and around the Seattle area for the past 29 years, I have had landlords sell houses or condos out from underneath me *seven* times in the past twenty years. Each time this happens it results in a period of extreme stress and sometimes even homelessness in that searching for a new place is like looking for a needle in a haystack. At least 99 percent of existing dwellings are not accessible to us due to new renovation, mold, fragrance contamination from a variety of scented products, and pesticides. A typical housing hunt for me includes looking at over 100 places before finding one that will be even semi-tolerable. So I live with the constant anxiety and dread of it happening again, since I am renting a privately owned condo. I no longer have the stamina or health to go through that again and need a secure place to age peacefully without fear of being kicked out.

For example, when unable to find suitable housing in Seattle, I went to the first planning meeting for the low-income Rose Ballen development on Vashon Island, but was unable to sign up due to the nature of the construction materials. I also looked at the Ferncliff low-income development on Bainbridge Island and couldn't spend more than five minutes in the model house, due to fumes from the new carpets, paint, and manufactured wood.

Amy Davis is also a low-income senior who has lived and worked in Seattle for over forty years. She has been unable to find housing she can afford that does not make her ill.

We would like to request that there be a separate corner of the development devoted to safely built units (perhaps a fourplex?) that specifically fit the needs of environmentally sensitive individuals. This means not just "green," but low- to zero-VOC in most materials. An example of a public housing project specifically for MCS people is Ecology House in San Rafael, California. A local example of successful implementation of specialized housing for people with asthma are the [Breathe Easy Homes](#) at Highpoint in West Seattle. A similar concept could be followed for housing for those with MCS, with specific attention to using low/no-VOC products. We would happily donate time to research and project manage elements specific to MCS to help mitigate any burden on the City.

We are particularly drawn to the Fort Lawton site for its proximity to the Sound and the resulting cleaner air quality. Please help us to end the stress around housing that hangs over our lives due to the nature of our illness.

Sincerely,

Joy Jaber  
Amy Davis  
Tina Sederholm

**Contact Information:**

Joy Jaber –  
Amy Davis –

## LETTER 419

From: Cheryl Jacobs  
Email Address: CJacobs@nacarchitecture.com  
Subject: DEIS Ft Lawton Army Reserve Comment

The comments I want to provide are in urging the City to work with the School District to evaluate the capacity in nearby schools with the influx of residents to Magnolia. I am in support of affordable housing at Ft Lawton – but only if this project includes a holistic view at the services serving these residents on the outskirts of a community away from services. Schools are a service too, and area schools are at or beyond capacity, while still not complying with the McCleary ruling, so looking at 10-year projections for school capacity is necessary to not overload public schools and create a capacity and educational crisis with the addition of these new residents to the area.

1

Thank you.  
Cheryl Jacobs, AIA, LEED AP  
Senior Associate  
P 206 441 4522  
D 206 388 4218

## LETTER 420

From: Kathryn Jacoby  
Email Address: Jacobykat@gmail.com  
Subject: Support for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

1

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Kathryn Jacoby  
Jacobykat@gmail.com  
Seattle, Washington 98177

## LETTER 421

From: Marilyn Jarrell  
Email Address: mjarrell@msn.com  
Subject: Fort Lawton Redevelopment

Hello - in response to the 4 alternatives for Ft Lawton Redevelopment, the best alternative is NO HOUSING on the site. I have been a resident of Magnolia since the 1970's and attended many meetings regarding use of different areas in Fort Lawton. The long-range plan for Discovery Park has always been that when Army / Government land was decommissioned at Fort Lawton, the land would become part of Discovery Park. Many people through the years have consistently argued and fought for that plan.

1

This Fort Lawton property is not the appropriate place for housing. With all of the growth of Seattle, it is imperative to maintain park, open spaces. In addition, these open spaces need to be safe and not become camping areas for any population. When these spaces are lost to development, they will never be returned to park land. Please do not develop this Fort Lawton acreage.

Thank you

Marilyn Jarrell

## LETTER 422

From: Stan Jeffs  
Email Address: stanjjeffs@gmail.com  
Subject: Please add Fort Lawton to Discovery Park

To Whom It May Concern,

Thank you for the opportunity to comment regarding the proposed development at Fort Lawton. I have known that area for 20 years. It's a beautiful, pristine, rural area of an ever-increasing urbanized Seattle. I truly hope that Fort Lawton is annexed to Discovery Park, saving this land from development. Any major city needs a place for our souls to take refuge, a place to rest from the busyness of our lives.

1

Thanks again!

Best regards,

Stan Jeffs

## LETTER 423

From: Brad Jencks  
Email Address: [bjencks20@gmail.com](mailto:bjencks20@gmail.com)  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Brad Jencks  
[bjencks20@gmail.com](mailto:bjencks20@gmail.com)  
4911 Burke Ave N  
Seattle, Washington 98103

## LETTER 424

From: Joe  
Email Address: [joelambright2@gmail.com](mailto:joelambright2@gmail.com)  
Subject: Fort Lawton Housing

To Whom It May Concern,

behalf of the the homeless youth of Orion center, I implore you to move forward with the low income housing development at Fort Lawton. A large portion of the youth we serve are from families unable to secure housing, and are thus cast off on their own for survival. There is no reason not to move forward with the development; some housing is better than no housing, regardless of whether it is an ideal location. Don't let Seattle become a city exclusively for the rich. Please consider the children who's families are unable to find homes.

Thanks,  
Joe

## LETTER 425

From: Cynthia Johnson and Tim Humes  
Email Address: britdanhuj@aol.com  
Subject: Fort Lawton Comments

Lindsay Masters,

Re:Open comment period till Jan 29,2018

I propose keeping the park a park. We will never get land adjacent to this park again. The city is already making canyons (4 to 7 story buildings by re-zoning ) of Ballard ,University district, and Phinney. I don't think we need to do that with Discovery Park. This park land is a stunning gem of wilderness in a large metropolitan city that should be saved much as Central Park has been saved. Would you build low income homeless housing in Central Park or Golden Gate Park ? We need to think about future generations.

1

Yes, I know we need homeless and low income housing, but it should be built elsewhere to prevent ruining this rare urban park.

Currently, the way the city is going about low income housing is to give the developers all the advantages, (time limited)and zoning changes. Yet, the housing is still expensive.

2

Another concern is that there are no services nearby for those who would live in these low income housing units. It's such a long distance to any amenities. The Metropolitan Market isn't conducive to low-income shopping. Also the bus service is very limited.

3

Sincerely,  
Cynthia Johnson  
Tim Humes

## LETTER 426

From: Thomas Johnson  
Email Address: gharrity@gmail.com  
Subject: Support Fort Lawton housing!

I'm writing in full support of maximizing the use of our Fort Lawton public lands for desperately needed additions to our housing stock. The land belongs to all of us and there is no better use than to provide stable homes for any and all residents of the entire city regardless of present housing condition or location. More of this please, for the currently homeless and for us all! Thanks for taking my comment.

1

Thomas Johnson  
84 Union Street  
98101

## LETTER 427

From: Emily Johnston  
Email Address: enjohnston@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Emily Johnston  
enjohnston@gmail.com  
2418 E.Aloha  
Seattle, Washington 98112

1

## LETTER 428

From: Mose Johnston  
Email Address: noreply@123formbuilder.io  
Subject: Mose Johnston says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

1



In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Mose Johnston

## LETTER 429

From: Calvin Jones  
Email Address: caljones1618@gmail.com  
Subject: I Support MORE Affordable Housing at Fort Lawton

Lindsay Masters,

My name is Calvin Jones and I'm a Seattle renter in District 3. I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Every unit of affordable housing built at Fort Lawton brings us one more family to welcome as our neighbor. We have a moral obligation to do as much as we can about this housing crisis. Fort Lawton is an opportunity that we simply cannot pass up.

Thank you.  
Calvin Jones

Calvin Jones  
caljones1618@gmail.com  
1408 E Union St, Apt 602  
SEATTLE, Washington 98122

## LETTER 430

From: Jett Jones  
Email Address: jettjo@gmail.com  
Subject: Fort Lawton 240 > 0

Hi,

I'm writing in support of the planned housing project at Fort Lawton. The best way to fight our housing and homelessness crisis is to build more housing that is available to those without shelter. Strong integrated neighborhoods are ideal, relative to the outcomes in projects - but I hope the outcome of any development can directly benefit the most vulnerable in our city.

1

That is to say, ideally we would build more than 240 units, but 240 is better than zero.

2

yes in our back yard,

-jett jones ALUV resident

## LETTER 431

From: Justin Jones  
Email Address: jone0653@gmail.com  
Subject: Fort Lawton Redevelopment

I am in support of the affordable housing development plan for Fort Lawton. Please continue moving forward with this plan.

1

--

Thanks  
Justin Jones

## LETTER 432

From: Kim Jones  
Email Address: kimsharpejones@gmail.com  
Subject: Fort Lawton housing plan

I am writing in support of the plan to add housing at Fort Lawton. If anything I feel there is the opportunity and space to add more housing and services rather than less. Seattle should grasp this rare opportunity to add low-income and workforce housing in the core of the city.

1

Thank you,

Kim Jones  
West Seattle

## LETTER 433

From: Nelly Kakulya  
Email Address: nkakulya@gmail.com  
Subject: Fort Lawton Redevelopment

Good afternoon. I usually don't send in comments, but I felt it was necessary for this project. I attended the neighborhood meetings and while the first two did not allow for public comments, I was appalled at how the third meeting was loaded with representatives from housing advocacy groups, and didn't truly represent the opinions of the people who live in Magnolia.

1

I want to make sure my vote is counted against option #1 on the DEIS. I think the current plan for the low income and homeless housing is a mistaken one for this location. I'm sure you've received lots of comments speaking to the fact that the amount of families this project would bring into the neighborhood would flood an already overloaded school system. A new elementary school is being opened in 2018/19 to alleviate the overcrowding in the two current elementary schools, and this new school will basically be full when it opens. What was the point of opening a new elementary school to decrease class sizes, and then bringing potentially hundreds of new school age children into the neighborhood? We would be right back to where we started, overcrowded classes.

2

Another thing the DEIS doesn't correctly address is traffic. While the DEIS talks about the impact in the immediate area surrounding the Fort Lawton Redevelopment, it doesn't look further away. What about an impact to Magnolia as a whole? What about the impact it would have on the three access points to Magnolia, which are already congested? What about the impact the additional traffic would have on the Magnolia Bridge which is already failing and will need to eventually be replaced?

3

I understand all the people calling for an action to build homeless and low income housing. I agree that something should be done, and maybe instead of wasting money on a DEIS that's filled with inaccuracies, that money could have been spent on housing, but I don't think building low income and homeless housing on this piece of property is the answer for this space.

4

My vote would be to have the Fort Lawton Redevelopment space be used for a school. I understand that plan is very complex, has a lot of moving parts, and may not be an option, but I wanted to express my opinion that a High School on that property would be a phenomenal way to use that space. Currently Magnolia HS students are looking at an hour long commute to Fremont for HS if they're moved from Ballard. It would be amazing to have a local HS that could serve Magnolia HS students as well as students beyond the neighborhood.

My second choice vote is to have the property be absorbed by Discovery Park. That's what people already use the space for, and with it's placement, this seems like a great choice. Maybe even some open ball fields for baseball and soccer would be exciting.

5

I hope that the voices of Magnolia residents is heard and respected, and this project is moved to another property.

6

Nelly Kakulya  
Magnolia resident

## LETTER 434

From: Summer Kakuomoto  
Email Address: summermonkey696@yahoo.com  
Subject: Discovery Park and Kiwanis Ravin housing

To whom it may concerns

I strongly oppose the proposed housing development adjacent to Discovery Park and Kiwanis Ravine and that I support adding the last parcel of Fort Lawton to Discovery Park.

Please DO NOT allow more housing development!

Summer. I. C. Kuo

1

2

## LETTER 435

From: Jessica Kamin  
Email Address: jessica.kamin@gmail.com  
Subject: Fort Lawton Redevelopment and SPS

Dear Office of Housing leadership,

I am writing to voice my strong support for Seattle Public Schools being included in the redevelopment process for Fort Lawton. I believe it is a primary responsibility of both the City and School District to work together at every opportunity to provide adequate educational facilities to meet the ever-increasing demand. In particular, the Fort Lawton site offers an exceptional opportunity, as it 1) is in an area where schools are at-capacity and approaching over-capacity rapidly; 2) helps overcome the huge hurdle of land purchase costs with substantially discounted land. More pointedly, I believe it would be an irresponsible appropriation of taxpayer money and the vacant space to develop housing on the Fort Lawton site without the educational infrastructure needed.

1

On a separate but related note, I strongly urge you to consider the fitness of the Fort Lawton site in a holistic manner, taking into account the way people actually live and the services and infrastructure needed for a successful community. Cheap land is only a good value if it helps meet the needs of the City in a way that does not entail undue development expense or expenditure of resources to make it viable. This is particularly important when seeking to serve more vulnerable and low-income populations, as easy-access to bus lines, reasonably-priced groceries, medical care, government offices, and suitable employment are all extremely important to daily living and not currently supported by the Fort Lawton site and surrounding neighborhood. Furthermore, homeless, refugee, or low-income residents that could be potentially accommodated at the Fort Lawton site would be set up for not one, but two, major transitions in the happy even that their circumstances allowed them to step out of subsidized housing, since the surrounding neighborhoods are prohibitively expensive. It would seem wise and caring to these members of our community to seek a location for housing that would 1) be located nearer existing infrastructure as detailed above; and 2) nearer more permanent housing solutions that are closer to being affordable once they transition out of subsidized housing.

2

3

In sum, I ask that the Office of Housing take a long and holistic approach to the Fort Lawton site development by seeking to meet educational needs in partnership with the Seattle Public Schools, and by seeking to build functioning communities with realistic evaluation of the suitability of the Fort Lawton site for any housing, and particularly subsidized housing.

4

Sincerely,

Jessica Kamin, Ph.D.  
3800 36th Ave West  
Seattle, WA 98199

## LETTER 436

From: Robert Kaminski  
Email Address: robert.kaminski91@gmail.com  
Subject: Fort Lawton Project

Dear Seattle Office Of Housing,

I am writing to express my whole-hearted support of the proposed project at Fort Lawton. I believe this is a small step towards a meaningful solution of the homelessness and housing crisis in our city. In fact, if anything, I hope this project would be expanded in scope to build even more housing on the site, commensurate with the crushing need for housing.

1

2

I also would like to voice some suggestions for improving the project. I think it would be incredibly helpful for the future residents -- and the City's climate/environmental goals -- to include solar energy on the site. This will help keep energy costs low, in addition to reducing carbon emissions. Additionally, I hope that the Office of Housing works with King County Metro to re-route and increase frequency of the bus lines that serve the area. This would help connect the residents to the rest of the community, and help keep residents from the restrictive financial burdens of car ownership. And, of course, help reduce carbon emissions.

3

4

I also believe that this site can house many of the city's currently unhoused Native American population, which makes up the most disproportionate slice of those experiencing homelessness. The City originally made a promise to the Native community to return Fort Lawton to the tribes after the occupation in the 70's, only to break that promise like so many others in Seattle history. The site's proximity to the Daybreak Star Center, one of the largest Native cultural spaces in the region, makes this even clearer.

5

Thank you and have a wonderful week,  
Robert Kaminski

## LETTER 437

From: Kathleen Kapla  
Email Address: kathleen.kapla@icloud.com  
Subject: Proposed Fort Lawton Redevelopment

Dear Seattle office of housing:

I am writing to express my strong opposition to the proposed for Latin redevelopment. With so few green or potentially green spaces remaining in the city, this land should be re-purposed for park land. It should be incorporated into the existing Park and an alternative should be found for the proposed housing needed.

I fully support the city's efforts to create low income housing opportunities; however this is not the appropriate place for that housing. Please consider using the park for its intended purpose, which the city very expressly set out in its master plan for the park. The original planners foresaw that pressures like this would arise and expressly addressed them in case they were forgotten:

"In the years to come there will be almost irresistible pressure to carve out areas of the park in order to provide sites for various civic structures or space for special activities. There will in the future be structures and activities without number for which, it will be contended, this park can provide an "ideal site" at no cost. The pressures for those sites may constitute the single greatest threat to the park. They must be resisted with resolution. If they are not, the park will be so fragmented that it can no longer serve at central purpose. Only those activities and only those structures should be excepted which are in harmony with the overall theme, character, and objective of the park. There must be a deep commitment to the believe that there is no more valuable use of the site then as an open space."

If the members of the city Council, the office of housing, and the mayor herself or to go to the park on any day, they would see for themselves how the citizens of the city need and thrive on the open space this park provides. I urge you not to restrict the open space we have even further by using the Texas Way land for housing development. I urge you to consider the long-term benefits of returning the space to park purposes. Consider the legacy it would create for the city. Thank you for your consideration.

Sincerely,  
Kathleen Kapla

## LETTER 438

From: Kaeley Kaplan  
Email Address: Kaeley.Kaplan@swedish.org  
Subject: housing for the homeless

The city of Seattle should ABSOLUTELY use the Fort Lawton space for low-income housing.

I'm a primary care physician, and if my patient's don't have stable housing they are sicker, more likely to be admitted to the hospital, more likely to use drugs, etc.

Do it!

Kaeley Kaplan, MD  
Resident First Hill Family Medicine

## LETTER 439

From: Ryan Kartheiser  
Email Address: ryankartheiser@gmail.com  
Subject: Fort Lawton Development

Hello,

I am a Seattle resident and am writing in support of the Fort Lawton development and turning it in to low income housing. We desperately need more low income housing, please do not pass up this opportunity.

Best,

Ryan Kartheiser

1

## LETTER 440

From: Andrew Katz  
Email Address: katzaj@gmail.com  
Subject: Yes to Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's plans to build supportive housing for seniors and vets, affordable workforce rental housing, and affordable homes for purchase at the derelict Fort Lawton site. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces. As a city and community we must overcome our collective fear of change and seize this chance to make a dent in our housing shortage and homelessness crisis.

Folks making less than Seattle's median income are being driven from the city in great numbers. More people live unsheltered in Seattle now than have ever before been documented. Magnolia's alleged isolation and distance from downtown pale in comparison to that of the outlying areas of King and Pierce Counties where lower-income residents would likely scatter, once displaced economically from Seattle.

Creating affordable housing on the Fort Lawton site is the environmentally, economically, sociologically, and morally sensible thing to do.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes. This proposal is a good start. I hope we have an opportunity in the future to support even more affordable housing units on this 34-acre site.

Thank you for your attention.

Regards,

Andrew Katz

731 Federal Ave E  
Seattle, WA 98102

1

2

## LETTER 441

From: Laurie Kavanagh  
Email Address: kavanagh.laurie@gmail.com  
Subject: Keep Fort Lawton affordable and livable

Given that Seattle has the 3rd largest homeless population in the nation, we must ensure affordable and livable housing for all. Please ensure that Fort Lawton is used for low-income housing. Our city and our people need this.

1

Thank you,  
Laurie Kavanagh, MPH

## LETTER 442

From: Barbara Kavanaugh  
Email Address: barbarakavanaugh@hotmail.com  
Subject: Please move forward with low income housing at Ft. Lawton

Dear City of Seattle,

I strongly support providing low income housing to our citizens and urge you to strongly support the Ft. Lawton housing program.

1

We are as strong as our weakest link.

Thank you,  
Barbara Kavanaugh

## LETTER 443

From: Josh Keeler  
Email Address: pindoctah@gmail.com  
Subject: Re: Discovery Park

I am strongly in favor of including Low income housing as part of the plan for Discovery Park.

I live on Queen Anne Hill and often use Discovery Park. I see no reason why such a resource should not include affordable and low income subsidized housing. That the City of Seattle has a great location for housing answers the question where would we put the funds collected from developers who are being allowed to develop more densely in urban villages.

1

Thank you,



## LETTER 444

From: Pamela Keeley  
Email Address: pamkeeley@mac.com  
Subject: Fort Lawton Housing Development

Seattle's neediest citizens should be given first priority for safe and affordable housing! Our growing and profoundly immoral crisis of homelessness must be addressed by public policy and new housing at Fort Lawton would be one measure within reach. Native people lived on this land for 10,000 years, yet (if they weren't murdered outright) they were made homeless by European colonizers only 200 years ago and "lucky" survivors have been suffering ever since. Poverty and homelessness are endemic in urban and reservation communities alike. It is incumbent upon the City of Seattle, which bears the name of Chief Sealth, to prioritize Natives in any housing development at Fort Lawton.

Thank you.  
Pamela Keeley, RN  
4402 S. Ferdinand St.  
Seattle, WA 98118

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## LETTER 445

From: Courtney Keen  
Email Address: courtneycooks@hotmail.com  
Subject: Fort Lawton housing

Hello,  
Just a quick note to ask that the property at Fort Lawton is used for AFFORDABLE HOUSING!!! People who work in our city and do not make enough to live here deserve to have more options. As of right now there are NO options. The waiting list to get into affordable housing is years long and the problem that this presents needs attention right now. Creating affordable housing is the only way to start combating the homeless crisis our city finds itself in.  
Thank you,  
Courtney Keen

1

## LETTER 446

From: Phoebe Keleman  
Email Address: phoebe.keleman@gmail.com  
Subject: Fort Lawton Redevelopment

Dear Ms. Masters,

As a resident of Magnolia, I would like to voice my strong support for the adoption of Alternative 1 in the DEIS for the Fort Lawton site. I would, in fact, love to see even more affordable and low-income housing included on the huge acreage available, but if this is the best we can get for now I'll take it.

1

2

Upon moving to Seattle a decade ago, I found myself frequently taking advantage of both Magnolia and Discovery Parks. When I was priced out of Lower Queen Anne two years ago, I stumbled across a surprisingly affordable apartment down the street from Lawton Elementary and looked forward to being close to the parks that I so enjoy.

During my first weeks exploring Magnolia as a resident, I took a walk to the locks via Texas Way. Having worked for one of the largest human services providers in the city, I took one look at the shuttered and vacant buildings of the Fort and wondered why they hadn't been converted to at least temporary emergency housing if not permanent affordable housing. Space, which is so sorely needed in our community, is being almost criminally wasted currently by leaving that already developed space underutilized.

The few concerns I heard voiced at the forum on January 9th were, in my estimation, voiced by people who have no idea what actual "low-income" individuals look like. Having dedicated my life to nonprofit and government employment, I've technically been "low-income" my entire working life, as have most of my friends who are actors, artists, and other nonprofit employees who keep our city functioning and vibrant. I would find living at Fort Lawton, where there's only one direct bus line, no less convenient than living in my current apartment half a block from a main thoroughfare - where there is only one direct bus line. If you choose to live in Magnolia, you do so knowing transit will be limited. Hopefully, the development of Alternative 1 would increase demand enough in the area that we'd see at least a higher frequency of buses in the area.

Thank you for taking the time to consider my comments.

Best regards,

Phoebe Keleman

4235 27th Ave W #5

Seattle, WA 98199

## LETTER 447

From: Kathryn Keller

Email Address: [ktkeller@earthlink.net](mailto:ktkeller@earthlink.net)

Subject: Fort Lawton

Please move forward with Option 1 of the EIS to put low income and supportive housing on that land which can be made available to Seattle by the federal government. It is time to use land for public purposes based on where we as a city are out of balance. That is the balance of housing that is required to put a roof over residents' heads and so that people of all incomes can live in our community. The public interest is in supporting people who do not have the means. Those of us who are making it fine should not be getting more parks in an area that has a huge tracts of green.

## LETTER 448

From: Bryan Kelley  
Email Address: kowboooy@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Bryan Kelley  
kowboooy@gmail.com  
Seattle, Washington 98188

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## LETTER 449

From: Alison Kelly-Rostholder  
Email Address: akrostholder@gmail.com  
Subject: Affordable Housing at Fort Lawton

Dear Elected Officials,

Please build affordable housing on this vacant site. As you know, seattle is experiencing record levels of homelessness and prices for renting and buying are still increasing. We need more affordable housing. Thanks,  
Alison Kelly-Rostholder

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## LETTER 450

From: Alex Kelsey  
Email Address: AKels102@hotmail.com  
Subject: In support of affordable housing at Fort Lawton

I am writing to voice my support for the proposal to provide affordable housing at the Fort Lawton site. I believe in a Seattle that offers opportunity, love, and compassion to all who choose to live here, regardless of wealth, status, or background.

Even with the privilege of a steady income and flexible schedule, I have experienced firsthand the struggle of trying to find housing in the Seattle market. Days spent driving to dozens of open houses with 50 other people at each one, every person ready to hand over that \$40 application fee, battling for

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the single occupancy, only to spend hundreds of dollars in application fees for apartments you won't get and can barely afford.

Our need for affordable housing is greater than ever, and by turning this unused public land into affordable homes for the residents of our city we make a small step towards what our ultimate goal should be: a safe, healthy, and affordable home for everyone.

This crisis cannot wait, and it cannot be thought of as "not our problem". Every member of this wonderful and diverse Seattle community should be here to say "you are our neighbors, and you deserve a safe place to live."

Alex Kelsey  
8103 Greenwood Avenue N  
Seattle, WA 98103

## LETTER 451

From: Mary Ann Kelson  
Email Address: ann.kelson@gmail.com  
Subject: Expansion of Discovery Park

I support Fort Lawton to be added to Discovery Park. The City recently lauded the donation of property adjacent to Schmidt Park. The addition of Fort Lawton would have the same if not more benefits to this sadly overcrowded City

I also believe that making Fort Lawton a low income / homeless area is discriminatory, marginalizing and darn right mean. Successful low income and homeless housing requires infrastructure such as consistent and frequent transportation, grocery and other stores, and health care clinics and transportation. None of these services are available. I doubt any business would find it profitable or desirous to be so far from a steady stream of a variety of customers.

Mary Ann Kelson  
Magnolia

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K. Kennell  
3213 W. Wheeler #185  
Seattle, WA 98199  
27 January 2018

Lindsay Masters,  
Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

Dear Ms. Masters,

I have lived in Magnolia for almost 40 years, near Discovery Park and now in SE Magnolia where I have thought that Magnolia Elementary should have been transitioned into low income housing decades ago. I have been assisting Tent City 5, as a concerned citizen, and neighbor since it came to Interbay over two years ago. I have talked to more unhoused people one-on-one than most and have learned how different each person's circumstance is. I have been a donor to LIHI's Urban Rest Stop since the first site opened downtown near the Police Station and I know how many of their clients are working. I worked in Pioneer Square for almost 25 years, so I am familiar with the unmet human service needs. We clearly need easier access to mental health and drug treatment.

I am writing to encourage the reuse of Fort Lawton for low income housing with increased density over what has been initially proposed. Why not more smaller studio apartments at lesser costs? I am a huge user of Discovery Park and I would love to add this property to the park but not when we are stumbling over the unhoused everywhere we go in the city. We are in an emergency state, a need for affordable housing, and this site has gone unused for years. Magnolia's faith community has been very supportive of the unhoused in our neighborhood and so have those with no religious affiliation.

Please move ahead with your plan to redevelop this site but please double if not triple the number of units. This is a great opportunity that you will not have again for this much square footage don't squander it. Please be sure to reach out to the close and hand neighbors and assure them that this is not the disaster they anticipate. We are stronger with diversity in religion, race, gender, and economic status, Seattle embraces its quilt of many languages and cultures, I want to be a part of that too.

  
K. Kennell

## LETTER 453

From: Erin Lillis Kent  
Email Address: erinlilliskent@gmail.com  
Subject: Ft Lawton development plan

I am writing to express my concern at the plan to develop part of Discovery Park. I am a Magnolia resident and frequent visitor of DP with my family for many years. It is one of the most beautiful open spaces in the city, a haven for wildlife and a haven for Seattleites. It is a tribute to our city that this piece of land has remained wild and free in the spirit of the original master plan the city developed for Discovery Park:

“In the years to come there will be almost irresistible pressure to carve out areas of the park in order to provide sites for various civic structures or space for special activities. There will in the future be structures and activities without number for which, it will be contended, this park can provide an “ideal site” at no cost. The pressures for those sites may constitute the greatest single threat to the park. They must be resisted with resolution. If they are not, the park will be so fragmented that it can no longer serve its central purpose. Only those activities and only those structures should be accepted which are in harmony with the overall theme, character and objective of the park. There must be a deep commitment to the belief that there is no more valuable use of this site than as an open space.”

This park is special, unique in the US for such a big, booming city to have the open space for urban residents to enjoy. I urge you to rethink development for the good of long-term Seattle; there is no more valuable use of this site than as an open space.

Sincerely,  
Erin Lillis Kent

## LETTER 454

From: Nicholas Kent  
Email Address: nicholasbkent@gmail.com  
Subject: Ft Lawton land

Dear City of Seattle

As a resident of Seattle and specifically magnolia I would like to support the initiative to build a school on the contested land at discovery park. I am opposed to the plan to build homeless housing due to the lack of bus lines, grocery stores and access to services needed to help people in need. This is a short note as much has already been written that I cannot add to. Building homeless shelters is a bad idea in this location.

Thank you for listening.  
Nicholas Kent, Ed.D

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## LETTER 455

From: Kristine Kershul

Email Address: kris@bbks.com

Subject: Opinion re Fort Lawton Redevelopment

Yes, Seattle needs housing for the homeless. This housing also needs to be in a logical area with the necessary access to services and affordable options for transportation, groceries, clinics, and other basic needs.

However, Seattle is also growing at a phenomenal rate and to retain part of what makes Seattle attractive all of us need to preserve and expand green spaces. Discovery Park is a beautiful space and is being carved apart in small, but impactful ways. Expanding the park with the inclusion of the the Fort Lawton Reserve area offers something for every Seattle resident and future generations.

If the Reserve were to be developed with multiple housing units it will be lost to Seattle forever. There is a viable option for homeless and low-income housing per the Redevelopment plan. Please opt for that area and retain and expand the Discovery Park area for all Seattle residents. Please have the vision to recognize that green spaces and parks are critical to our city and as long as there is another viable option for the building of these housing units do not further erode the Discovery Park/Fort Lawton open space option.

Sincerely,

Kris Kershul

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Kristine Kershul

Bilingual Books, Inc.

(206) 284-4211

[kris@bbks.com](mailto:kris@bbks.com)

[www.bbks.com](http://www.bbks.com)

## LETTER 456

From: Jerry Kessinger

Email Address: noreply@123formbuilder.io

Subject: Jerry Kessinger says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of

the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

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In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

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Sincerely yours,  
Jerry Kessinger

## LETTER 457

From: Yih Pin Khoo  
Email Address: yihpin@gmail.com  
Subject: I support Fort Lawton redevelopment to add affordable housing

Hi,

I 100% support the development of Fort Lawton as a Mixed Income Affordable Housing & Park. We need affordable housing in all neighborhoods throughout the city, and Magnolia is a severely lacking in this area.

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Thanks,

Yih Pin Khoo



## LETTER 458

From: Barbara Kiley

Email Address: barbara.kiley@outlook.com

Subject: Please never sell any more City of Seattle-owned property--not even to Habitat for Humanity families!!!

Seattle land is valuable and will only be more valuable in the future. It is of limited quantity and must be preserved. Unwanted land should at most be traded for more useful parcels of equal value.

Public lands belong to each of us throughout the City. The Fort Lawton Army Reserve Center property should be added to Discovery Park and also perhaps a small portion be used as an environmental high school. Every Seattleite could adventure into the park and the school could welcome students from all over the City.

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## LETTER 459

From: Barbara Kiley

Email Address: barbara.kiley@outlook.com

Subject: Only public rental housing should be at Fort Lawton Army Reserve Cen

If that property does not become a park (with perhaps some used as a high school) then it should be high quality public housing with rents controlled by the City. Low income families, with documented work history, should be welcomed. There the workers, who provide the backbone of our City services, could live without the long commutes now necessary to more affordable areas. Priorities should be given to City employees and other public workers such as teachers, police, firemen. Medical personnel and refuse collectors are just some non-public workers who should be considered, as their work is also fundamental to Seattle functioning.

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Not tenements, not "housing projects", not single occupancy residences, not "slums in the making" but simple quality family homes, like those originally built in surrounding Magnolia and resembling military housing of the past. Affordable rents would become an income stream continuing for decades after the necessary building bonds were paid off. If the homes were built in sections and rented when finished, the first sections could pay for the last built.

This huge tract of land should be carefully used as an investment in Seattle's future. Habitat for Humanity homes can be built on smaller parcels throughout the City and transitional housing for Seniors and Veterans should be located near the Navigation center and other services.

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Please don't rush the decision making and be short-sighted. Make the right choice for Seattle for our children, grandchildren, and their children.

Thank you, Barbara Kiley—Magnolia grandmother

## LETTER 460

From: Michael Kiley  
Email Address: michael.kiley@outlook.com  
Subject: Discovery Park Adjacent Housing Development

While housing development is certainly needed by the city of Seattle, I oppose the housing proposed on the property adjacent to Discovery Park/Kiwanis Ravine.  
Housing may be located many places.

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This is a one time, unique opportunity to add to the beautiful, natural respite that is Discovery Park.

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Please do the right thing.

Michael Kiley  
4052 32nd Ave W  
Seattle, WA 98199

## LETTER 461

From: Louis Kim  
Email Address: lkim341@gmail.com  
Subject: Fort Lawton redevelopment

Dear City Council Members,

As a health care provider at Harborview Medical Center, I am deeply committed to the well-being of our mission population and underprivileged citizens of Seattle. It is important and right that we provide for our fellow citizens regardless of socioeconomic status. However, using Discovery Park/Fort Lawton for the goal of improving conditions for our homeless simply does not make sense. It is a BAND-AID, not a programmatic solution. It merely offers the short sighted goal of creating a place to sleep for our homeless population, but only sets up for subsequent failure: there is no potential for meaningful employment, healthcare, mental health services, social services or affordable food/meals. It strands and isolates these individuals from the city center where existing and copious infrastructure and social services are available. I know from extensive professional experience that meeting the needs of homeless men and women are complex and require addressing the deeply rooted psychosocial issues that create homelessness. Please do not go for the "easy fix" that "looks good on paper" but will fail miserably to actually help those who we intend. Please do not bandaid a problem for the sake of soundbites that appear humane and genuine in the news media, but actually do a disservice to the people we are trying to help. Please do not destroy our strong sense of community in Magnolia for a solution that does not solve the problem.

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As a father of three young children, ages 8, 4, and 1, I speak for the SILENT MAJORITY whose work or parental duties prevented attendance at the recent public hearing at Magnolia United Church. I speak for the mainstay of law-abiding mothers and fathers of Magnolia when I strongly urge you to dismantle

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any plans to create housing for the homeless population in our family-oriented, middle class neighborhood. We are already well-familiar with the blight of homelessness, crime, and drug dealers in Magnolia. In recently years, meth-cooking RVs and dramatic upticks in crime and violence has become a new and terrible "norm" in Magnolia. We, the caretakers and most vested people in the community, are desperately working with law enforcement and neighborhood watches to blunt the impact of an overpopulated and under-resourced homeless and vagrant population. We are angry and tired of dealing with these issues in an area of Seattle that should be a bed-room community and safe haven for children and mothers. Instead we feel like we are on the front line of the inner-city battles. Please DO NOT ESCALATE this urban nightmare by mandating homeless housing in our beloved Magnolia. Rather, I kindly ask you to SUPPORT the proposals that our very community has vociferated marked interest: More parks and recreation space; a high school for our children; a city sponsored fair-market housing community that can finance homeless and low-income housing off site in areas more appropriate to this under-resourced group as has been proposed via the City Council.

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The special interest groups that wish to bring homeless housing to Magnolia have no concept of what the social and medical needs of this population truly needs if they think stranding them miles from affordable food, healthcare, employment, and all important social services is an optimal solution. Working with homeless patients and families daily at Harborview for over a decade has taught me the value of proximity to the necessary and significant resources this group requires. Let's find the right place for our homeless citizens. A centralized location better than Magnolia area must be found. Please do not UNDERESTIMATE the thousands and thousands of Magnolia denizens who vehemently OPPOSE HOMELESS HOUSING in Fort Lawton. Let's work together to bring the right proposal for Fort Lawton in a collaboration of community and city council that aligns our incentives and avoids conflict or legal battles. Please help Magnolia defuse the existing crime and drug problems rather than complicating it. Please empower your citizens in Magnolia by hearing our collective voices and solving the homeless problem in a win-win manner, not by alienating an entire community.

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Thank you for your time and consideration,

Respectfully yours,  
Louis Kim  
1533 Magnolia Way W  
Seattle WA 98199

## LETTER 462

From: Colleen Kimsey  
Email Address: colleen.kimsey@gmail.com  
Subject: Please use Fort Lawton for affordable housing!

Seattle needs more affordable housing, and this is a rare opportunity to build more. Please take advantage of it.

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## LETTER 463

From: Valerie Kinast  
Email Address: v.kinast@gmail.com  
Subject: Fort Lawton housing EIS

I strongly support affordable housing at Fort Lawton. I strongly encourage the City to provide housing for Native Americans there to contribute toward reconciling with our past of taking over indigenous lands. The knee jerk reaction might be that Fort Lawton is too isolated of a location. Compared to Kent and other affordable places in the region Fort Lawton is very near to the Native American cultural and social facilities of Seattle - steps away from Daybreak Star center and 45 min. by bus and 25 min. by car to downtown. (Compared to the distances people drive when they live on reservations that's not much!) If the City is truly committed to race and social justice, administrative and financial resources should be dedicated to getting projects like Native housing and the canoe house at SLU built. It's not enough to earmark money and then throw up our hands because the community doesn't complete the project. The legacy of governmental injustice begs true reconciliatory action and Fort Lawton is a good place for it.

Valerie Kinast  
4250 Fremont Ave N, Apt B  
Seattle, WA 98103

## LETTER 464

From: Kimberly Kinchen  
Email Address: kimberly.kinchen@gmail.com  
Subject: Fort Lawton

Hello,

I just want to re-iterate my support of the development of affordable housing at Fort Lawton. Seattle is well into a housing crisis. As is so often the case, this crisis hits poor people, people of color, and women especially hard. Meanwhile, people far, far better off wring their hands over views or neighborhood character or other features that, because they have grown accustomed to the, they believe they have some unassailable right to them.

Nearby neighbors should be able to voice concerns. When those concerns present legitimate, clear safety and environmental issues they should be heard. But none of the issues raised by opponents of this plan are so compelling as to override the desperate need this city has for more housing. No where near.

200-plus units is just a drop in the bucket. But in a crisis, especially in a crisis, every drop counts. Put affordable housing first at Fort Lawton.

Kimberly Kinchen  
Capitol Hill

## LETTER 465

From: David Kirkeby

Email Address: kirkdave77@gmail.com

Subject: Opposed to Ft Lawton Low Income Housing

My name is Dave Kirkeby. I am a resident of Magnolia and I write to you to express my opposition to building a low income housing complex in Ft Lawton/Discovery Park. I was not able to attend the town hall meeting about this as I actually have a job and could not get off work early enough to attend. All accounts I have read said that meeting was packed with homeless activists, enough to where the actual residents of the Magnolia neighborhood couldn't get their voices heard. In the future, please consider holding these meetings later in the evening or on weekend afternoons so the people that actually have jobs and pay taxes can attend and have their voices heard. I am opposed to this type of development for the following reasons:

1) Ours public schools in Magnolia, Ballard, and Queen Ann are already completely overcrowded. Piling more people into the farthest, most unaccessible corner of Magnolia will only press the existing schools to pile even more kids into the classrooms. There is an active proposal right now to make half of Magnolias kids move from going to Ballard High School to somewhere in Wallingford, which is not geographically very far, but incredibly to get to from Magnolia. Without adding another elementary, middle, and high school, this new housing development will break the existing school structure.

2). Ft Lawton / Discovery Park is one of the most isolated parts of the entire city. Its basically an island with limited public transit service in and out, no grocery stores, no convenience stores, and really nothing that can be walked to. I assume most people in low income housing don't have their own cars. With limited bus lines, how will these people get anywhere? Will we hire more police officers to patrol Magnolia? Will we build another fire station in the area? The traffic congestion in Magnolia is already insane with only three ways in and out. If the Magnolia bridge were to ever collapse or become structurally unstable, it would be a nightmare. Piling more people into the furthest reaches of the neighborhood makes zero sense. Besides, the money spent on this development could be/should be spent on re-building or at least renovating the Magnolia Bridge.

3). New York City has Central Park. San Francisco has Golden Gate Park. Chicago has the entire Grant Park + Millennium Park area (a massive waterfront property). These are massive parks that these cities have wisely set aside for their citizens and heavily used by all citizens of all income levels. Discovery Park could be our version of this. There is no much we could do with Discovery Park to make it a real destination and something Seattle could be proud of that rivals these other cities parks. The dumbest thing we could do is ruin Discovery Park with low income housing. It has so much potential as a large city park and we should be investing in more managed landscaping, actual attractions, museums, cultural centers, etc.... All of the things that make Central Park, Golden Gate Park, and Grant Park so great and so heavily used by those cities.

4). Property values will almost certainly decline for the homes nearest this new low income housing development. Nobody will want to buy a home that is close to a low income housing project. Fewer potential buyers, leads to lower competitive bids for a house, which leads to lower property values. People who poured hundreds of thousands of dollars of their hard earned money for down payments for the privilege to buy a home in a great neighborhood like Magnolia will get screwed. People who pay insane property taxes, people who take care of their landscaping and renovate old crumbling houses

and make them beautiful and more valuable for the benefit of everyone, will get screwed. Why should their property values be put at risk?

I am a moderate Democrat and understand that we need to pay taxes to help support our less fortunate citizens, but there are limits to that political philosophy. The Seattle City Council seems willing to test those limits and they may find there are a lot more citizens (even liberal Democrats) in this city that are fed up with these rampant extreme left wing ideas. Anger and concern about Donald Trump has a lot more people interested in voting this year than in the past. Getting involved in city politics to put a stop to these extreme liberal ideas is just as important as getting involved to vote against Trump and the extreme right wing ideas.

Dave

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## LETTER 466

From: Bryan Kirschner

Email Address: [contact@bryankirschner.me](mailto:contact@bryankirschner.me)

Subject: Comment on Fort Lawton DEIS

We are writing to comment on the Fort Lawton Draft Environmental Impact Statement (DEIS).

1. Among the four options presented in the DEIS, we strongly endorse "including affordable rental and ownership and formerly homeless housing" as included in Alternative 1. We strongly oppose failure to include such housing on-site at Fort Lawton.

2. We strongly endorse greatly increasing the number of housing units on site. The scale of need in our community now argues for thousands rather than hundreds of units. With continued growth expected by Puget Sound Regional Council (PSRC), under-developing the site at this time would be a tragic waste of an opportunity to proactively invest in equity and access to opportunity. (1)

3. In the strongest possible terms we urge city staff, the Mayor, and Council to build a plan that fully embraces the City's obligations to Affirmatively Further Fair Housing (AFFH) under the Fair Housing Act.

This includes "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics" and "taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns." (2)

Recommendations for local governments include assessing "Contributing Factors of Segregation," including "Land use and zoning laws," "Location and types of affordable housing," and "Community opposition." Access to "low poverty neighborhoods," "environmentally healthy neighborhoods," and "Patterns in disparities in access to opportunity" are recommended considerations. (3)

We believe failure to include substantial amounts of affordable housing onsite at Fort Lawton would be a shocking abdication of AFFH and contrary to the City's commitment to racial and social justice:

(A) The Fort Lawton site sits around and about West Lawton Street, Texas Way, and 36th Avenue West. This area sits in the Magnolia neighborhood. This area sits in Census Tract 57. (4)

(B) This area is designated by the City as a "higher access to opportunity, lower risk of displacement" area. This area may be described as a "high opportunity area." (5)

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- (C) This area is more than 500 meters from a freeway or comparable high-traffic road, the scientific consensus threshold for significantly less exposure to harmful traffic-related pollutants; thus, this area may be called a “healthful area” relative to many other areas of the city. (6)
- (D) The percentage of people below the poverty line in Seattle according to 2016 American Community Survey (ACS) estimates is 13%. In Census Tract 57 it is 3.4%. This difference is outside the sampling margin of error; thus, this area may be described a “low poverty area.” (7)
- (E) City-wide median annual household income according to 2016 American Community Survey (ACS) five-year estimates is \$75,458. In Census Tract 57 it is \$102,760. This difference is outside the sampling margin of error. This area may be described as a “high-income” area. (7)
- (F) The percentage of White (one race) persons in Seattle according to 2016 American Community Survey (ACS) five-year estimates is 69%. In Census Tract 57 it is 83%. This is outside the sampling margin of error. This area may be described as a “white” area. (7)
- (G) By visual scan of the City’s zoning maps, Census Tract 57 appears to be overwhelmingly zoned Single Family 5,000 (or single-family larger lot). (8) The percentage of 1-unit detached homes in Seattle according to 2016 American Community Survey (ACS) five-year estimates is 43%. In Census Tract 57 it is 69%. This difference is outside the sampling margin of error. (7) This area may be described as one with a greater percentage of residential land with exclusionary zoning.
- (H) According to the Seattle Civil Rights and Labor History Project, the Magnolia neighborhood has a documented history of racially restrictive covenants. (9)
- (I) According to the Department of Housing and Urban Development (HUD) “[a]n assessment of Fair Housing would evaluate any barriers that arise from zoning policy.” (10) “Impediments to fair housing choice” include “[c]ommunity resistance when minorities, persons with disabilities, and/or low-income persons first move into white and/or moderate- to high-income areas.” (11)
- (J) The city-wide percentage of Black or African-American alone persons in Seattle according to 2016 American Community Survey (ACS) estimates is 7.1%. In Census Tract 57 it is 0.8%. This underrepresentation of African-Americans in a white, high income, high access to opportunity, low poverty, healthful area is outside the sampling margin of error. (7)
- (K) According to the 2015 American Housing Survey (AHS), in the Seattle Metropolitan Statistical Area (SMSA) area the following groups are significantly less likely to live in 1 unit detached homes than white alone households: Hispanic households; Black households; immigrants who arrived after 2005. (7)
- (L) According to the 2016 American Community Survey (ACS) the following groups have a significantly lower median income than that of Census Tract 57: Hispanic households; Black households. (7)
- (M) Comments in the public record appear to express explicit or implied animus toward low income people, a preference to exclude non-affluent people from affluent areas, hostility toward persons with addiction or mental illness, or negative racial and socio-economic stereotypes (see appendix for a representative, not exhaustive list). (13)
- (N) We urge the City to assess public input from the area as potential evidence of “community opposition” and “community resistance” to free and open access to housing by low income persons and members of protected classes in this high-opportunity, healthful, low poverty, high-income, white, exclusionary zoned, historically intentionally segregated areas. We urge the City to treat such opposition and resistance as positive evidence for including low-income housing on site at Fort Lawton to Affirmatively Further Fair Housing in the face of social or other pressure that may prevent it from occurring otherwise in the area.

Thank you for your consideration. Please make the most of this rare opportunity to help people in urgent need now and to remediate an as yet un-remediated history of exclusion.

Bryan Kirschner & Holly Ferguson

1608 N 49th St, Seattle, Washington 98103

#### Appendix: Selected comments on Fort Lawton (13)

Creating a homeless or subsidized low income area in the middle of an affluent neighborhood just doesn't make sense.

What's the research on Projects [sic] built abutting affluent areas—there probably is none, because the idea is so bad.

The homeless and low income folks should be served on the outskirts of the city, where property values are lower and there can be access to neighborhood services. Please don't waste this valuable resource.

Under Alternative 1, what guarantees would I and my neighbors have that the very character of our safe, family-centered neighborhood would not change for the worse?

I have concerns about potential increased crime, creating safety issues for our kids, noise, disturbance of our properties, and lack of integration with the existing community.

There are many, many seniors, families with children and all of us who would be put at serious risk with the mentally ill free to roam our beautiful parks and streets. We buy here for a reason and I think you should support a comfortable and safe place for your citizens to live.

#### Sources

(1) <https://www.psrc.org/whats-happening/blog/region-planning-18-million-more-people-2050>

(2) <https://www.huduser.gov/portal/sites/default/files/pdf/AFFH-Fact-Sheet.pdf>

(3) <https://www.hudexchange.info/resources/documents/Assessment-of-Fair-Housing-Tool-For-Local-Governments-2017-01.pdf>

(4)

<http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=bf93420ee86147e9ba6de9cadecfc57e>

(5) [www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/p2273984.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2273984.pdf)

(6) <https://www.healtheffects.org/>

(7) <https://census.gov/>

(8) [www.seattle.gov/dpd/research/GIS/webplots/Smallzonemap.pdf](http://www.seattle.gov/dpd/research/GIS/webplots/Smallzonemap.pdf)

(9) <http://depts.washington.edu/civilr/covenants.htm>

(10) [https://www.huduser.gov/portal/publications/pdf/FR-5173-P-01\\_Affirmatively\\_Furthering\\_Fair\\_Housing\\_RIA.pdf](https://www.huduser.gov/portal/publications/pdf/FR-5173-P-01_Affirmatively_Furthering_Fair_Housing_RIA.pdf)

(11) <https://www.hudexchange.info/resources/documents/Assessment-of-Fair-Housing-Tool-For-Local-Governments-2017-01.pdf>

(12) <https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/Appendices%20-%20Fort%20Lawton%20DEIS.pdf>



## LETTER 467

From: Michael and Beret Kischner  
Email Address: mbkischner@comcast.net  
Subject: Fort Lawton

We were distressed to hear on the radio this morning that the Council may approve (or perhaps has approved) a development plan for Fort Lawton that does not require on-site affordable units, with the developers instead getting to pay into a fund to put affordable housing somewhere else. This is not a way to make the city a place where a diverse population of people on different steps of the economic ladder are welcomed and enabled to live. It takes us a further step away from the socially conscious and progressive city we once were. If you haven't yet approved this plan, please don't. If you already have, please reconsider! Thank you.

Michael and Beret Kischner  
1227 20th Ave. East  
Seattle, WA 98112  
Tel. 206 329-7730

1

## LETTER 468

From: Joe Klonowski  
Email Address: jklonowski@g.hmc.edu  
Subject: In support of Fort Lawton

I support the proposal to build affordable housing units in Fort Lawton.

Thanks!

Joe Klonowski  
2105 5th Ave  
#1209  
Seattle, WA, 98121

1

## LETTER 469

From: Mike Knezevich  
Email Address: mknezevich@gmail.com  
Subject: Fort Lawton affordable housing

Hi,

I am writing in support of affordable housing at Ft. Lawton. We need massive investment in affordable housing in Seattle. In fact, if we can increase the number of units at Ft. Lawton to over 500, that would be awesome. If we want a city that has housing for all income levels, we need to do as much as possible to provide affordable housing.

1

2

I also wish to state my support for putting multifamily housing at the Talaris site in Laurelhurst, and on the Roosevelt reservoir site. Also, I live near Magnuson Park, and I notice that there is a large lawn at Sand Point Way NE and NE 65th St that would be able to handle several hundred units of affordable housing. It is next to the existing affordable/homeless housing that already exists in Magnuson Park.

3

thanks,  
Mike Knezevich  
9205 49th Ave NE  
Seattle, WA 98115

## LETTER 470

From: Linde Knighton  
Email Address: waprog2@gmail.com  
Subject: Ft. Lawton

By law this is all supposed to go to house the homeless. So, do it already. Recycle shipping containers into cottages for families and seniors and disabled. Build nice, permanent tiny houses. Make it look good enough to impress the Nimbys. We need to house 11,000 plus Seattleites, so get to it.

1

Linde Knighton  
2445 NW 57th st., Seattle, WA 98107

## LETTER 471

From: Vasiliy Kochergin  
Email Address: vasilykochergin@gmail.com  
Subject: Fort Lawton Redevelopment

To Whom It May Concern:

Fort Lawton is, for all intents and purposes, a component of Discovery Park, even if it is not officially designated as such. It is directly adjacent to Discovery Park and, for all practical purposes, is used by the public as park land. Many people currently use the land at Ft. Lawton for recreation.

1

One of the most glaring errors in the DEIS concerns a lack of consideration of the Magnolia Bridge. Currently, there are three roads into Magnolia, with most of the traffic entering on the Magnolia Bridge. The City of Seattle has studied the bridge's construction and concluded that the Magnolia Bridge is "subject to catastrophic failure" at the next earthquake

(<https://www.seattle.gov/transportation/projects-and-programs/programs/bridges-stairs-and-other-structures/bridges/magnolia-bridge-planning-study>).

2

No current plans to replace the Magnolia Bridge, even in the event of failure, are in place. In other words, while scientists are unable to pinpoint exactly when the Magnolia Bridge will fail, it is inevitable and not speculative that it will, with no replacement available. When it fails, one hundred percent of traffic to and from Magnolia will use either the Dravis Street or Emerson Street entrances to the neighborhood.

The effects on the public schools are also significantly understated in the DEIS. A projection of 41 students clearly understates the number of students. Further, even assuming for the sake of argument that the projection of 41 students is correct (which I find hard to believe), Magnolia schools are currently at capacity and projected to be over capacity, even with the re-opening of Magnolia Elementary.

3

These projections don't even take into account the upzoning trend in Magnolia and other factors resulting in increased density. My kids go to school and I see an increasing number of students in the area.

4

Did someone count number of portables that are already installed in Magnolia to just cope with current number of students. There is simply insignificant school infrastructure for the current population.

Alternatives 1 and 2 lack any measures to address this issue. Any plan to add substantial housing in the neighborhood without the addition of a school is simply irresponsible.

The DEIS inaccurately states that existing bus service is adequate to handle the increase in ridership in Alternatives 1 and 2. The current bus service is currently at and often over capacity. I'd encourage authors of the document to try to board route 33 before it exists in Magnolia in morning hours or in core downtown area at night rush hours. Riders including myself frequently are unable to board busses that arrive already full. While Fort Lawton is at the beginning of the line for the 33 bus, meaning that residents of Fort Lawton will be able to board, there will be additional times when citizens further down the line will not be able to board due to the increased ridership caused by Alternatives 1 and 2. Alternatives 1 and 2 do not include any plans for addressing the significant negative impacts on current levels of bus service.

5

Proposed development plan will take public land away from people, add additional toll on schools, public transportation and roads. This plan needs a revision and should address realities of neighborhood and not serve as a populist platform for politicians.

6

Magnolia resident, Vasiliy Kochergin.

## LETTER 472

From: Ekaterina Kochergina

Email Address: kochka213@gmail.com

Subject: Seattle's Plan to Build Affordable Housing in Magnolia

To whom it may concern,

My name is Ekaterina Kochergina and I am a citizen of United States. Resident of Magnolia neighborhood of Seattle.

I recently read an article about the meeting held on January 9th 2018.

1

I say no to privatizing public land by putting housing in the heart of Discovery Park!

This beautiful public land needs to be used and enjoyed by All and not just by 235+units of housing! The need to house homeless and low income population is great so is the lack of capacity in our public schools!

2

It is very sad to find out there are over 8,000 homeless people in the Seattle area. They need to be helped. However, putting 235+ housing units in Discovery park will not solve the homeless problem in Seattle but it will change Discovery Park forever.

3

I vote to build a great public school with athletic fields/facilities that can be enjoyed by all for generations to come!

4

At this moment part of the proposed Discovery park redevelopment is Habitat for Humanity Housing which is a great program that allows low income people eventually own their house.

But in case of Discovery Park we cannot allow privatizing of the public land here!

5

This million dollar land will be given away for free to eventually be privatized and sold at the market value.

The city of Seattle can build a school in the Discovery park and receive this land for free. It doesn't have to be housing.

There is a plan to build a public school in the Seattle Center with no room for athletic fields in the near future. That is where our kids might be going to high school. Imagine morning and afternoon commute and trying to find any parking.

6

This school needs to be build in Discovery Park with lots of room for athletic fields and environmental learning oportunities.

And the housing needs to be build in the Seattle Center where much more support services will be available.

7

True Seattle for All!

Let the City Council know what you think Magnolia! Submit your comments!

## LETTER 473

From: Sara M. Koenig  
Email Address: skoenig@spu.edu  
Subject: Ft. Lawton development

To whom it may concern,

I am writing about the possibility of a school site in the redevelopment of Fort Lawton. I support a wholistic approach to this redevelopment which includes desperately needed School land. I applaud the plans for housing development, but in order for housing developments to be successful appropriate educational infrastructure must be in place.

I support Seattle Public Schools being included in the redevelopment of Fort Lawton, as this development feeds to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years. I also support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a school campus.

I hope that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows. The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

Sara M. Koenig, Ph.D.

Associate Professor of Biblical Studies  
Seattle Pacific University and Seminary

## LETTER 474

From: Kate Koliha  
Email Address: cmkoliha@gmail.com  
Subject: Fort Lawton

I am a Seattle resident and I support the affordable housing plan for Fort Lawton.

Kate Koliha

## LETTER 475

From: Bryce Kolton  
Email Address: brycekolton@live.com  
Subject: Fort Lawton Comments

Hello,

I'm Bryce Kolton, a current resident in Ballard near the ship canal. I'm writing to express my strong support for Fort Lawton to be redeveloped for affordable housing and / or mixed use. Fort Lawton has good transit access via routes 33 and 44 to the rest of the city, supporting higher density with less need for vehicle parking. Located near one of Seattle's best parks, and in a great school district, Fort Lawton would be a great place to expand housing in our land-strapped city. Don't listen to NIMBYs in Magnolia; expanded housing options is the right way to go here.

1

Thank you,  
Bryce Kolton  
BryceKolton@live.com

## LETTER 476

From: Gary Konop  
Email Address: gary.konop@comcast.net  
Subject: Comment on FLARC redevelopment

Dear Ms. Masters,

This is in response to the Seattle Department of Housing's request for public comments on the redevelopment of the Fort Lawton Army Reserve Center (FLARC) parcel.

As a Magnolia resident who lives directly across from the main entrance to Discovery Park, I request that the City of Seattle honor the Discovery Park Master Plan, which was adopted by City leaders in 1972, 1974, and 1986 and has been ratified in many City ordinances, resolutions, and other City created master plans since.

The FLARC parcel in its entirety, should be incorporated into Discovery Park. All man-made structures at the site be removed and the site be completely reforested with native trees and understory.

Growing a forest across this site would create a much needed wildlife corridor between the ship canal, the Ravine and Discovery Park. I recognize that there are a variety of competing interests for the use of this property, but I believe the best use of this precious property for the citizens of Seattle would be its full incorporation into Discovery Park and management according to its Master Plan.

1

The FLARC property is a natural extension of the existing park, and developing it into hundreds of housing units would not only stress the surrounding environment but also run against the goals of the original Master Plan.

Thank you for acknowledging my request.

Sincerely,  
Gary Konop  
Magnolia

2

## LETTER 477

From: Bryan Kopel  
Email Address: thanks4thinking@gmail.com  
Subject: Support Homeless Housing in Fort Lawton

Please do not allow a few wealthy NIMBY's to squander this opportunity for our city to build much-needed housing. This public land is a rare opportunity for the city to build affordable housing inexpensively, and we must take it.

Sincerely,  
Bryan Kopel

1

## LETTER 478

From: Bill Korbonits  
Email Address: billkorb@comcast.net  
Subject: DEIS Fort Lawton

I am in favor of alternative 3, for the Fort Lawton Reserve Center to be turned into parkland for Discovery Park.

Forests can be replanted, the last large size area for new parkland in Seattle. This will improve wildlife habitat.

It is not an appropriate area for new housing of alternative 1 or 2. That can be found elsewhere, such as the Talaris site.

Bill Korbonits

3763 W Commodore Way (near the park)  
Seattle, WA 98199  
206-715-6205

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## LETTER 479

From: Conrad Kornmann  
Email Address: conradkornmann@gmail.com  
Subject: Fort Lawton

Affordable housing or additional park space are in the best common interest I think. Please, no market rate housing.

1

## LETTER 480

From: Rodney Kreps  
Email Address: rkreps8@hotmail.com  
Subject: Fort Lawton

Please do use this space to create housing. I understand that some people have fears that something bad might happen that wouldn't happen otherwise because of the proposed occupants, but compassion should outweigh statistically groundless fears.  
Peace and Blessings, Rodney Kreps

1

## LETTER 481

From: Dustin Kreutz  
Email Address: dustin.kreutz@gmail.com  
Subject: Ft. Lawton

I am in favor of building affordable housing. I do not believe 200 goes far enough. I support building 2000. In the mean time let's get this done.  
Thank you.

1

## LETTER 482

From: Ken Kroemer  
Email Address: Ken-Magnolia@comcast.net  
Subject: Housing in Discovery Park

I live in Magnolia. I am very much against any housing in the Fort Lawton property. The best and wisest use is to return it to open space and incorporate into our wonderful Discovery Park. This is what the local residents overwhelming want.  
Ken Kroemer

1



## LETTER 483

**Walt Kuciej**

4212 35th Ave W # A104

Magnolia, WA 98199

No housing development at Fort Lawton. I support Option 3!

Use land for parkland attached to Discovery Park as was originally intended by the city when they opened it. Once it has been built up we can never again use it for a park.

Please, we are counting on you to do the right thing. Option 3!

## LETTER 484

From: Hal Kussick  
Email Address: hkussick@gmail.com  
Subject: Ft Lawton Redevelopment Comments

Lindsay Masters  
Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

Dear Ms. Masters

I would like to express my opinion and concerns regarding the proposed redevelopment of Ft Lawton. My family resides at 3718 W. Lawton Street, which abuts the Ft. Lawton site, immediately to the north. We will be directly affected by any redevelopment plans.

1

Many of the neighbors here, including myself favor plan 3, the park.

I was at the Jan. 9, 2018 public hearing. It seemed like the city packed the room with people strongly in favor of redevelopment for homeless and low income housing. This was much different than the first meeting which may have been more representative of the neighbors. I am not necessarily totally opposed to this plan(option 1), and I am certainly not opposed to living with people of possibly less means than myself, however, it was very obvious that the "vibe" at this meeting was intimidating to anyone who might speak out less than enthusiastically for that option.

Quite frankly, it is very easy for anyone who is not directly affected by this plan to stand on their soap box and be vocally in favor of "option 1" - the city's preferred plan. Simply keeping score of the numbers for or against is of really no meaning as it's easy to be for anything if it doesn't affect you. I also felt in this second meeting like there was a overt air of contempt for the perceived "wealthy" Magnolia residents. If anyone dared complain about the city's preferred plan they were booed or shouted down. Virtually none of those strongly in favor have any skin in the game, so to speak, and so I believe their opinion should be less important in the consideration of this project than those truly affected by it. If I lived even three blocks away, I would likely be much more supportive as well, as it would have no negative effect on my day to day life. It's easy to call out "NIMBY" when it's not in your back yard. This is not about keeping people of less means out of the area. It's about rapidly changing the character and density of the neighborhood and subjecting the immediate neighbors to a very lengthy and likely disruptive construction process and increased congestion. The city has given no assurances that the process will be anything less than painful and disruptive to those who live there now.

2

The Construction process could take up to 7 years, I believe it said in the EIS. That's a lot of noise(I believe work is allowed to begin at 7am 6 days a week). Truck traffic and congestion on Government Way, particularly where it intersects with 36th Ave. W. will certainly dramatically increase. Also, construction worker parking and traffic is bound to increase along 36th Ave W. along the eastern side of the site.

3

This plan does go against existing zoning laws in the area . Many people have chosen to live in Magnolia, and this area around Ft. Lawton in part because of its uncongested character. I understand that there is a pressing need for affordable housing, but is it possible to do something more in line with the current neighborhood zoning? Additionally if we do support the current city preferred plan, there is no assurances that there wouldn't be a push for the city to further densify the site now or in the future. At the Jan. 9th meeting there were many people including a city council member- again I would add- with no immediate relationship to the area, calling for a thousands of units to be placed there; and "too bad" for anyone who doesn't feel that way.

4

I think it's worth mentioning, as well, any densification project on the Ft. Lawton site would not positively affect property values- regardless of what a city sponsored study might say. Many people have their live savings and much of their retirement plans tied up in their houses' value.

5

Plan 3; developing a park is my preferred option. I am very much against "Plan 2", selling it to private developers. I think with some assurances that the scope of the plan would be limited to where it is now(including no new school construction), and signage to limit traffic during construction and after on 36th ave W, as well as maintaining and enlarging the greenbelt around the site, low income housing and housing for homeless seniors and vets(By-the-way; the city has not assured anyone, I understand, that these will exclusively be the homeless populations to be housed there) it could become much more acceptable to those, including myself and others who live immediately adjacent to the site, than it is right now.

6

Sincerely,  
Hal Kussick  
3718 W Lawton St.  
Seattle, WA 98199

## LETTER 485

From: Dale Kutzera  
Email Address: dkutzera@gmail.com  
Subject: Ft Lawton

Hi,

I understand you are taking comments on Ft. Lawton.

My comment it to preserve the existing mid-century buildings in the center of the parcel. I believe these were offices of some kind, and feel they could be restored and put to good use, either as dormitory style house for homeless, or a school for Magnolia, or as apartments.

1

I believe these buildings should be maintained as part of any plan. The large areas around the building should be developed with housing at a variety of price points. Very expensive homes/townhomes with a view could be sold profitably to pay for apartments or congregate housing for no/low income residents. I do not believe that using a larger parking lot and shed for the parks department (due north of the mid-century buildings) is a wise use of land. That activity could be situated elsewhere in the park.

2

Regards,  
Dale Kutzera

3

## LETTER 486

From: Keith Kyle  
Email Address: keithbkyle@gmail.com  
Subject: Fort Lawton Redevelopment

Hi,

I'd like to voice my support for the Fort Lawton redevelopment with one caveat: It is not ambitious enough - there is space for thousands of units and we are choosing to build hundreds. Please consider adding units to the plan - there is a housing crisis on.

Thank You,  
Keith Kyle

1

## LETTER 487

From: Amy Lakhani  
Email Address: amym lakhani@gmail.com  
Subject: Fort Lawton

Hello there,

I understand Seattle Public Schools has the opportunity to apply for the 6 acres designated at Fort Lawton. I support a wholistic approach to this redevelopment, which includes desperately needed school land. In order for housing developments to be successful, appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton. This development feeds to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.

It is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows.

Sincerely,

Amy Lakhani  
Magnolia resident  
Mom to Kai (6) and Leena (3)

1

## LETTER 488

From: Tom Lang  
Email Address: tomofwashington@gmail.com  
Subject: Fort Lawton

To whom it may concern,

Please reconsider the proposed development at Fort Lawton. 243 units of housing is not enough. In light of the homelessness crisis we face, and the nature and size of the parcel in question, the city should be taking this opportunity to bring online 1000 units or more of affordable housing.

Thank you for your attention.

Tom Lang

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## LETTER 489

From: Ian Langer  
Email Address: iala0586@colorado.edu  
Subject: Affordable Housing Fort Lawton Park

Not building affordable housing units during a housing and homelessness crisis would be a disgrace for our city.  
Concerned Seattlite,  
Ian

1

## LETTER 490

From: James L. Larsen  
Email Address: jllarsen@gmail.com  
Subject: Add Ft. Lawton to Discovery Park

As a resident of Magnolia, and an educator working on ways to connect children and families with nature, I wanted to comment on the need to add Ft. Lawton to Discovery Park.

1

Nature deficit disorder is becoming rampant in our society in both children and adults. Research has shown the need for increased opportunities to get people outside, especially as technology and screen/device time increases. Often the ability to go outside and connect with nature is tied to the availability of safe and easily accessible sites, like Discovery Park. Adding Ft. Lawton to the available area of DP will provide more opportunity for Seattleites to get out into nature to relieve stress as well as connect with nature to better understand the importance of one's place on this planet.

2

Using the Ft. Lawton area for even more housing, even low-income housing as noble as that is, will lessen the safety, accessibility and usefulness of Discovery Park by putting an undue load on it with the added infrastructure needed to support a larger population directly adjacent.

3

I encourage you to follow enlightened cities that look to increase greenbelts and access to nature--add Ft. Lawton to Discovery Park.

4

It's the right thing to do.

Best,  
James L. Larsen  
Magnolia  
jllarsen@gmail.com

## LETTER 491

From: Marc Lawrence  
Email Address: marc@marclawrencedesign.com  
Subject: Re: Fort Lawton Housing

Affordable housing is definitely needed in Seattle. I think there should be housing built on the site. To what level of affordability needs to be researched. I think transit could become a real issue for people that rely entirely on buses. People need to have reasonable commutes in order to keep jobs and have a life.

1

So, housing: yes, but be realistic with who this housing is meant for.  
Sincerely  
Marc Lawrence

2

## LETTER 492

From: Celeste Lawson  
Email Address: celeste\_o@hotmail.com  
Subject: Fort Lawton Redevelopment-DEIS

Hello,

I am a 10 yr resident of the Magnolia neighborhood writing to comment on the plans for Fort Lawton. I feel that our city is really doing a disservice to our children. Schools in Magnolia and in other near by neighborhoods are OVERFLOWING. Population is increasing, housing development and re-zoning is making way for more people but what about the kids?? Where does the city expect for these kids to go to school, and what about more options for morning & after school care programs?? As an example: I was at the Magnolia Community Center this week and was told that there is currently 100 children on the waiting list for the after school care program!! What is our city doing to address issues like these?? We need more space for our children!! More schools, more Community Centers!! Doesn't the city care about the future for our kids?

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Thank you,  
Celeste Lawson

## LETTER 493

From: David Lawson  
Email Address: dal@sent.com  
Subject: Fort Lawton Redevelopment

This is a comment on the draft EIS for the Fort Lawton Army Reserve Center Redevelopment Project. I cannot be present at tomorrow night's meeting, but want to share my opinion.

I am a longtime Seattle resident and own a single-family home in the city. Just over the last five years, I've watched housing in the city rapidly move from expensive to completely unaffordable for all but the very wealthy. We are in a full-blown housing crisis. The private- and public-workers that power our

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economy have nowhere to live. The artists and musicians that this city once nurtured are moving out. The few options that our lowest-income residents used to have are now gone. We need more housing at all income levels, and the need has rapidly become desperate.

While much more will be needed, Fort Lawton is one of the best opportunities we have in the short term to provide housing in quantity. We need to take advantage of it. I support the Preferred Alternative in the short term, and would like the city to explore options for permitting even more housing than is currently planned in the Preferred Alternative.

Opponents' objections on the basis of crime and drugs are offensive and detached from reality. The project will not trigger some sort of crime wave. Communities with a similar mix of income levels elsewhere in Seattle and in other cities are appealing and safe places.

Residents will have transit access on Metro route 33. What's more, their presence will likely trigger an increase in service for route 33 under Metro's Service Guidelines, benefiting all of eastern Magnolia. Even further improvements in service are planned by Metro in the long term. Route 33 allows residents without cars to access all essential services, in most cases without a transfer.

While further park land in Magnolia sounds appealing, reserving land for parks in the face of a housing crisis like the one we face now would be the height of irresponsibility, and confirm that Seattle wishes to be a city reserved for the wealthy. Please take this opportunity to house as many people as possible, in both publicly and privately developed housing.

Thank you for considering this comment as part of the EIS process.

David Lawson  
dal@sent.com

1,  
cont.

## LETTER 494

From: Jessie Lawton-Crane

Email Address: jlawtoncrane@gmail.com

Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Jessie Lawton-Crane

jlawtoncrane@gmail.com

11244 24th Ave NE Seattle, Washington 98125

1

## LETTER 495

From: Justin Lee  
Email Address: justinjeffreylee@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Justin Lee  
justinjeffreylee@gmail.com  
Seattle, Washington 98122

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## LETTER 496

From: Emily Leedy  
Email Address: emleedy@gmail.com  
Subject: Comments for Ft Lawton Re-development

Please include my comments as a current resident of Magnolia and parent of 3 young children. Education is critical in the development of our children. We have to nurture and grow our children for them to become productive community members in the future. Schools are the foundation of their education. Our children need schools that are not overcrowded and properly funded are an important part of our children's' education. Seattle needs to put children first as they are the future. If Seattle continues to not fund education and ignore the schools becoming overcrowded and not even attempting to solve the problem we, young tax paying families are not going to stay. I'm not against lower income housing development, when done in a SMART, forward thinking way. I do not think that isolating lower income, especially older folks back in the park is smart. They would be disconnected from the community and become a potential hotbed for trouble. I would rather have habitat for humanity homes mixed within the neighborhoods, so they can truly be part of the community. I realize this may not be possible, but that's my ideal solution. More realistically and also a huge and just as important need, we are in desperate need of a middle and high school. Ft Lawton is a dream location for that purpose- location, cost of land, fits the geographic need area well...the list goes on)! Then use the remaining area for some low-income single family homes as a test case- BUT there needs to be a bus that reaches them and any needed services available... Maybe middle and high school students could also help older residents with lawn care or painting as service work. There needs to be a way to connect

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these folks to the community. I believe it can be done, but not at the expense of a city full of kids that also need an education.

The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well. It is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows.

Emily Leedy, Magnolia resident

4,  
cont.

## LETTER 497

From: Nancy Lehwald  
Email Address: nlehwald10@hotmail.com  
Subject: Re: Discovery Park Housing

Dear Friends,

I would like to add my vote in favor of affordable housing at Discovery Park.

In fact, I would add "No Income" housing options for the homeless as well.

I live in the U district, where I find the homeless curled up on our sidewalk as I leave the house, and I work on Capitol Hill, where homelessness is most apparent.

Every night, thousands of our fellow citizens sleep on the streets without adequate shelter, and they need and deserve our protection.

Please do what you can do offer shelter to our most vulnerable citizens.

Thank-you,

Nancy Lehwald

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## LETTER 498

From: Shannon Leslie  
Email Address: shannonl@bergerpartnership.com  
Subject: Seattle needs MORE affordable housing!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,

Shannon Leslie

320 NE 56th St

Seattle, WA 98105

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## LETTER 499

From: Grant H. Leum  
Email Address: granthleum@gmail.com  
Subject: Fort Lawton  
Hello,

I am writing as a current resident of the University District and five-year long resident of Seattle. I am writing to urge the City of Seattle to pursue an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. As we progress through yet another winter in which little is being done to ameliorate the conditions which the thousands sleeping outdoors must endure, the image of Seattle as a bastion of progressivism is rightly called into question.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock.

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered. This is a moral imperative and it calls for a bold, humanistic stance.

Thank you,  
Grant H. Leum

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## LETTER 500

From: Sharon LeVine  
Email Address: sllevineusc@yahoo.com  
Subject: Fort Lawton DEIS

My family is emphatic that the Fort Lawton property should be incorporated within Discovery Park. While " low income" housing and a school may be a worthy causes, either one can be established on any of a number of other sites that won't affect the number of park acres that are needed for Seattle's rapidly growing population.

The following statement from the Friends of Discovery Park reiterates the sentiments of our family:

"3. To this end, we believe the best and most appropriate use of the property is to incorporate the entire acreage into Discovery Park and manage it according to its master plan. These 30+ acres represent a rare and unique opportunity to add substantially to the park. The Army Reserve property is uniquely situated between the Kiwanis Ravine and its Great Blue Heron rookery and the larger green space of Discovery Park. Creating a forested canopy within this site would create a much-needed wildlife corridor between the ship canal, the Ravine and Discovery Park. Turning the Army Reserve site into an old growth coniferous forest would be the least expensive and most acceptable option available to the City, requiring only minimal infrastructure demolition and reforestation investments.

Park space is essential to providing a better " quality of life" for urban citizens and urban wildlife.

We implore City Officials to ensure that this rare opportunity to add more, "green" park space is embraced so that Seattle residents can enjoy a larger Discovery Park for hundreds of years to come.

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## LETTER 501

From: Haoquan Li  
Email Address: haoquancbm@gmail.com  
Subject: about the Fort Lawton development plan

Hi, I am a resident of Magnolia. Recently I learnt that a club called "Magnolia Community Council" (MCC) have expressed their opinion on the Fort Lawton development plan to the city, saying that they approve the low-income housing plan. I would like to add that, MCC is not a representative body of the 20,000+ residents of Magnolia. It is a club, not an elected community council, and it should not presume to represent itself otherwise to the city. I believe the public view is opposite to that of MCC -- we don't want the low-income housing in Fort lawton; we want it to be part of the discovery park. There is a recent online poll supporting my statement here ([https://nextdoor.com/news\\_feed/?post=74758513](https://nextdoor.com/news_feed/?post=74758513), or see attached screenshot if you cannot access that link) -- 58% of the 325 voter in Magnolia vote for "no affordable housing" while only 21% voted for yes. Please, do not take the word from the so-called "Magnolia Community Council" for the public view from the Magnolia residents. Thank you!

Best regards,  
Haoquan Li

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## LETTER 502

From: Lars Liden  
Email Address: larsliden@gmail.com  
Subject: Fort Lawton

I strongly support the use of the Fort Lawton property for low-income housing. There is an incredible shortage of affordable housing in this city, and the idea that the city might turn down free land earmarked for that purpose is mind-boggling.

The homeless are some of the most vulnerable members of our community, and they should not be denied any chance at a more stable life because they are viewed by some as "undesirable".

- Lars Liden

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## LETTER 503

From: Dan Liebling  
Email Address: dan.liebling@gmail.com  
Subject: Fort Lawton housing

I support the city's goal to redevelop the Fort Lawton property into housing and other residential affordances. Obtaining plots for substantial redevelopment is economically unfeasible, so the Ft Lawton property provides a once-in-a-generation opportunity to create housing units at scale. We are already seeing the market benefits of additional housing units on the market: despite continued growth in Seattle, rent prices are beginning to stabilize.

When developing this property it is important to remember the advice of the great urbanist, Jane Jacobs: diversity of land use is important. Merely putting housing here is not enough: businesses that will serve the Magnolia community will be integral to the success of the project.

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## LETTER 504

From: Jill Lightner  
Email Address: cookie.diva@gmail.com  
Subject: in support of low income housing at Fort Lawton

Our city desperately needs more low income housing in every one of our neighborhoods, and that should include Magnolia. The plan that I have seen will protect Discovery Park's beauty and wildness beautifully while providing affordable housing for a range of ages, family sizes and incomes. It's a chance to do what is right for our current residents and our future growth.

Thanks for your time-

Jill Lightner 98118, with dear friends and senior in-laws in 98109

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## LETTER 505

From: Mark Linsey  
Email Address: linseyenterprises@comcast.net  
Subject: I support Alternative 1 of Fort Lawton DEIS

I am a 30 year resident of Magnolia and am in support of the Preferred alternative to the Fort Lawton DEIS. I encourage the City to look at even more affordable housing at the site, and also beef up Metro service to the site, including a circulator bus to Magnolia Village.

Thank you

Mark Linsey

3247 Magnolia Blvd W

linseyenterprises@comcast.net

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## LETTER 506

From: Lesa Linster  
Email Address: lesa@linster.com  
Subject: Please add Fort Lawton to Discovery Park!

Hello,

I am a home and business owner living in Magnolia with three kids. We would like to voice our support for adding Fort Lawton to Discovery Park and not building the affordable housing in that location. We are all for affordable housing and support it in many ways, but there is a major overcrowding issue in the schools already, not to mention no middle school with soon to be four elementary schools spilling into McClure. The resources for families that would live there are limited and this seems to be being pushed through because it's been worked on for so long versus actually being the best fit. Please take into account the voice of those that live in this community rather than force a square peg into a round hole.

Thanks,

Lesa

Lesa Linster

Linster Creative 206.550.1200

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## LETTER 507

From: Sarah Lippek  
Email Address: [sarahlippek@thepublicadvocate.com](mailto:sarahlippek@thepublicadvocate.com)  
Subject: PLEASE SUPPORT low-income housing at Fort Lawton

Dear Councilmembers,

I write in strong support of low-income housing at Fort Lawton. We are in the midst of a genuine housing crisis, and the character and future of the city are at stake. Please, demonstrate the values for which you were elected, and do whatever you can to address the severe shortage of affordable housing by moving ahead with the maximum possible number of affordable, below-market-rate units on the Fort Lawton site.

Warm regards,  
Sarah Lippek, attorney  
Seattle resident

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## LETTER 508

From: Meredith Lirman  
Email Address: [meredithlirman@gmail.com](mailto:meredithlirman@gmail.com)  
Subject: Fort Lawton Plans

To Lindsay Masters:

Please consider using the unused land at Fort Lawton in Seattle's Magnolia neighborhood to create low income housing. I believe, considering our current housing crisis and high rates of homelessness that continue to climb, that we must create more low income housing and that this would be the most appropriate use of the unused land. I have lived in Seattle my whole life and hope that in the future it will be a city that people of all income levels will be able to live in.

Thank you for your service to the city and for your time.

Best,  
Meredith

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## LETTER 509

From: Bri Little  
Email Address: [bril@realchangenews.org](mailto:bril@realchangenews.org)  
Subject: Ft. Lawton Development--We need housing NOW

Hello,

I am an organizer and writer at Real Change Homeless Empowerment Project. I am writing my support for the Ft. Lawton Housing Development Plan in Magnolia. There is no reason to deprive hundreds upon hundreds of our city's most vulnerable people (chronically homeless youth, elderly and people of color) their right to the basic need of housing.

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The residents of Magnolia who are against this development feel such because they do not want to see the reality that many of us in Seattle have to face--we are in the midst of a crisis. People are dying on the streets, and now is the time for solutions. We have been too late for so many, but there is still time to do the right thing for people who are still suffering.

1,  
cont.

I urge you to move forward with this housing project so we can begin to show our unhoused neighbors we care, and to invest in making our city a healthy place for everyone to live.

Thank you,  
Bri Little (she/her)  
Advocacy and Organizing Associate  
Real Change News  
96 S Main St., Seattle, WA 98104

## LETTER 510

From: Howard Litwak  
Email Address: hdlitwak@gmail.com Subject: Affordable housing in fort Lawton

As a seattle resident (3001 10th ave west), I want to say that I support the plan for affordable housing 100%. This community is desperate for more affordable housing

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## LETTER 511

From: Alice Lockhart  
Email Address: noreply@123formbuilder.io  
Subject: Alice Lockhart says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

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For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle

leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

1,  
cont.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

6

Having attended the meeting on January 9th, I know there is huge community sentiment for a denser option. Please be bold in response to the climate and housing emergencies!

7

Sincerely yours,  
Alice Lockhart

## LETTER 512

From: Sarra Loew  
Email Address: knitterstar@gmail.com  
Subject: Fort Lawton development

Hi all,

In the midst of a homelessness epidemic, we should take any opportunity we have to increase affordable housing in Seattle. Please use the Fort Lawson land to develop affordable housing on the site, using the current proposal that would add 238 housing units.  
We need more housing for people!

1

Thanks,  
Sarra Loew  
98102

## LETTER 513

From: Steve Lovekin  
Email Address: [lovekinlaw@yahoo.com](mailto:lovekinlaw@yahoo.com)  
Subject: Fw: Fort Lawton Development

Dear Sirs and Madams:

I am writing to endorse Alternative 3 of the proposed Fort Lawton Development, for the following reasons:

1

1. The proposed preferred Alternative 1 will do little of nothing to solve the problem of homelessness in Seattle. The majority of the people who would be moving there are not likely to be truly homeless. According to the EIS, there will be 75-100 units of "affordable rental units, for families earning 60% of the "area median income." The area median income for the Seattle area is \$89,600. Therefore, the families that would move in (there is no discussion in the EIS how many people constitute a "family") would be earning \$53,760 per year.

2

There will also be 50 units of "affordable housing for families" earning 80% of the area median income. Therefore, the families that move in to those units would be earning \$71,680 per year. People earning these levels of income are not homeless. They may be living somewhere else, but they are not homeless.

The only homeless people Alternative 1 will help are the "formerly homeless seniors" mainly veterans, in 86 "senior supportive apartments." This is not to say that such people should not be provided homes, but it is not necessary to completely redevelop the Fort Lawton land to help this number of people.

3

I urge you not to be overly influenced by the vocal interest groups that showed up at the meeting in Magnolia on January 9, 2018. Various advocates for the homeless arrived very early and monopolized the meeting, basically preventing anyone with a different opinion from having a meaningful say. I also urge you not to put too much weight on the fact the Magnolia Community Club endorses Alternative 1. While they have the right to express their opinion, they are not an elected representative body for all Magnolia residents.

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2. Seattle needs more parkland for the physical and mental health of its residents. We should be looking forward 50 to 150 years to these needs of our grandchildren and great grandchildren. It may be politically expedient to accede to voices calling for more "affordable housing", but open space in which the population can rejuvenate by connecting with nature is going to be much more important in future years. Housing will eventually deteriorate in the next 50 years (see Yesler Terrace), but parkland will only get better. The rejuvenation of the former Army housing area in Discovery Park is a good example of what can be done to create old growth woodland which succeeding generations can enjoy. The EIS states that Seattle will need "approximately 40 acres of parkland by 2035." See the EIS, page 2-19. At Fort Lawton alone we have available 34 acres of that requirement. Please go to Discovery Park on any weekend, even during the worst weather, and see how the parking lots are full and the trails all heavily used. Observe also, that cars come from all over the region, not just Magnolia, with many from out of state. Discovery Park is truly a regional park, and the opportunity to add 34 acres to it should not be missed.

6



3. The EIS is clearly written with a bias to Alternative 1. It glosses over such things as the need for schools to accommodate the additional children who will live at Fort Lawton. It admits that the local public schools are already at their limit, but has no real answer for that problem other than to say the Seattle Public Schools will solve the problem with more high schools. How that is likely to solve the problem of overcrowded elementary schools it does not say.

7

The EIS also glosses over the inconvenient fact that there are few amenities in Magnolia which will benefit low income individuals. The Fort Lawton site is far "off the beaten track." The nearest grocery store is the Metropolitan Market, and extremely high end and very expensive place to buy toilet paper or anything else. The EIS states that residents will be encouraged to use bicycles, but I seriously doubt that they will want to do a week's grocery shopping by bicycle; they will have to use their cars. This is contrary to the city's stated intent to get people off the road and into alternative transportation.

8

It is also troubling to read in the EIS a certain criticism of the local residents of Magnolia. Without citing any authority, it that Magnolia has a history of "racially restrictive covenants prohibiting one or more groups of people based on race, ethnicity or national origin from settling in that area." EIS, page 2-19. As you may know, racially restrictive covenants were outlawed by the U.S. Supreme Court in 1948 in the case of Shelley Kramer, 334 US 1 (1948). I doubt that anyone alive in Magnolia today has a clue that they are the beneficiaries of racially restrictive covenants, and would be insulted to learn that the city thinks them so. The residents of Magnolia are a progressive bunch, and all races and ethnic groups are represented within its environs. I believe it is wrong to base a city's policy decision about where to place new housing on the concept that the local residents must somehow make up for a policy that was outlawed 70 years ago, if it even existed here then.

9

I also saw nothing in the EIS that addressed how the affordable housing would stay "affordable." If the residents are the owners, what prevents them from later selling at market price?

10

Another issue that was not addressed is how stable Catholic Housing Services and Habitat for Humanity are. What will happen to the new units, both rental and owned, if either or both of these organizations go out of business or decide that they no longer wish to be involved in maintaining the project?

11

For all of the above reasons I urge you to implement Alternative 3 of the Fort Lawton proposed plan.

12

Sincerely yours,

Osgood S. Lovekin

3602 W. Barrett St., Seattle, WA 98199

**LETTER 514**

From: Briana Lovell

Email:brianaelovell@gmail.com

Subject: support housing at Fort Lawton

I'm writing to express my strong support for the city's proposed plan. Our city is facing rapid gentrification and exploding costs to both buy and rent homes. We simply cannot let the privileged few "haves" who own in wealthy neighborhoods like Magnolia act to exclude the people who make this city an interesting and wonderful place to live. This project should include as many residences as possible - many more than proposed -ideally with mixed use development to create a new neighborhood in its own right. The future of our city is at stake-do we let the rich opponents of change get their way, or do we build a city for everyone? If there is opposition from marginalized communities, I hope the city will listen. But if it's the same tired arguments from the richest among us, I hope the city will simply document and move on as planned. This is only one small SMALL step in addressing the massive inequities in our society and in our city.

1

Thanks,

Briana Lovell

From: Sammy Low

Email Address: noreply@123formbuilder.io

Subject: Asphodel Denning says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

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For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

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We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

6

Sincerely yours,

Sammy Low

## LETTER 516

From: Jessica Lucas  
Email Address: [jklucas@gmail.com](mailto:jklucas@gmail.com)  
Subject: Fort Lawton Army Reserve Center Redevelopment

I'm in favor of the Fort Lawton Redevelopment. It's a good use of vacant land. Seattle needs to house those who are living outside and this is a good way to do that. I really appreciate the thought that has gone into the housing project, preserving the wildlife habitat, and bringing parts of this land back for use by the public.

Thank you, Jessica Lucas

1

## LETTER 517

From: Scott Luchessa  
Email Address: [ecologicalsolutions@seanet.com](mailto:ecologicalsolutions@seanet.com)  
Subject: Ft. Lawton Redevelopment DEIS Comments

To Whom it May Concern,

I am a resident of Magnolia and a certified ecologist. I support Alternative 1, the preferred alternative. It is clear that a proposed development plan would need to be provided and approved by the City Council before the development could proceed. Here are some additional comments relative to Alternative 1 and a more detailed development plan that I would encourage any proponent and the City Council to address:

1

As part of sustainable, livable, walkable development please consider:

- Whether proposed parking is sufficient and the best configuration to accommodate the number of residents and visitors. To reduce stormwater runoff, incorporate low impact development techniques, such as bioretention and rain gardens to parking schemes.

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- Use part of the land for a P-patch for residents and neighbors.

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- Provide footpath connections to 36th Ave W.

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- To reduce potential greenhouse gases during construction and operation, other possible mitigation measures could be to require maintenance and enhancement of the north and south forest areas, such as removal of invasive plants (English ivy, knotweed, Himalayan blackberry) and under planting long-lived coniferous trees.

5

- Consider changing zoning to allow even greater density (e.g. Lowrise 2) than the proposed 238 units and expedite construction. Seattle is in the midst of an affordable housing and homelessness crisis. People need safe and affordable housing NOW!

6

•Landscaping should use native plants only, which are adapted to existing soils and climate and drought tolerant. Use of native plants commonly found in the Puget Lowlands also will help blend the project into the existing forest types found in Discovery Park.

7

•A thorough Environmental Site Assessment must be completed to assess the presence and extent of any potential contamination/hazardous materials present in the buildings that will be demolished and around above ground storage tanks. Any hazardous materials must be removed to minimize potential exposure to future and existing residents of Magnolia.

8

I look forward to a more diverse Magnolia.

Sincerely,

Scott Luchessa

Certified Ecologist

Ecological Solutions, Inc.

4013 32nd Ave W

Seattle, WA 98199

(206) 841-3801 (cell)

## LETTER 518

From: Benjamin Lucking

Email Address: brlucking@gmail.com

Subject: I support preferred alternative #1

Hi,

I was at the EIS hearing earlier this month but did not make a comment. I support the preferred alternative #1, because it is a rare opportunity to get free land for affordable housing in a city where land is hard to come by.

Thanks for such a well run meeting and explanation of the public comment process.

Best,

Benjamin Lucking

1

## LETTER 519

From: Benjamin D. Lukoff

Email Address: [benjamin@lukoff.us](mailto:benjamin@lukoff.us)

Subject: Comment of DEIS for proposed Fort Lawton Army Reserve Center Redevelopment Project

Dear Ms. Masters,

I am writing to formally comment on the proposed FLARC Redevelopment Project DEIS.

I support Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (Preferred Alternative). If it is possible for Seattle Public Schools to make use of some of the property as well, as discussed in the DEIS, so much the better.

I do not support any of the other alternatives.

1

I would also like folks to be aware that while Magnolia has the reputation of being against this project, Magnolia is not a monolithic neighborhood. There are many residents who oppose this. There are also many who are in favor. The former are often louder than the latter. But there is plenty of support in the neighborhood for this project.

Thank you,  
Benjamin D. Lukoff  
3216 29th Ave. W.  
Seattle, WA 98199

1,  
cont.

## LETTER 520

From: Sonja Lund  
Email Address: lund.sonja@outlook.com  
Subject: I support affordable housing at Fort Lawton

Greetings,

I am writing to express my support for converting the Fort Lawton property in Magnolia into affordable housing for our neighbors who are struggling to afford living in our wonderful city.

Seattle is changing. I have grown up in the area and the city is not the same as it was when it was young, but I do not see this change as necessarily negative. With greater prosperity we have greater opportunities to be a city that truly cares for its most vulnerable. Building affordable housing is one way to do that, and the Fort Lawton land is a perfect place to start. The land is available, near a beautiful park which provides free recreation to all and multiple bus lines into downtown. (I work near Magnolia and rely on those buses myself.) Studies show that blending low-income and high-income families together into one community helps alleviate the poverty experienced by the poorer families in the neighborhood; providing affordable housing is an investment in all of Seattle's people.

As a city we often fall victim to our infamous "Seattle process" where we identify a problem, talk about it for years, and then do nothing. This is an opportunity for the city to take decisive action to help vulnerable families, get unhoused seniors into homes, and make a clear statement that this is a city for all, not just the rich. Please convert Fort Lawton into affordable housing.

Regards,  
Sonja Lund

1

## LETTER 521

From: Tom Lux  
Email Address: noreply@123formbuilder.io  
Subject: Tom Lux says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

1

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Tom Lux

**LETTER 522**

From: Kevin MacDonald

Email Address: kevinmacdonald@gmail.com

Subject: Supporting the homeless

Please move forward with the plans to support low income housing at Fort Lawton!!

Kevin MacDonald

2515 East Spring St.

Seattle, WA 98122

**1,  
cont.**

**2**

**3**

**4**

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## LETTER 523

From: Marti MacDougall  
Email Address: mlmacdll@comcast.net  
Subject: Ft. Lawton Affordable Housing

I am in favor of Alternative #1 and support the City going forward to build housing for low income individuals and families. I particularly support the for-purchase housing for those in the 80% of median HH income levels. This group is rarely served by Affordable Housing initiatives.

Thank you,  
Marti MacDougall  
3236 34th Ave West  
Seattle, WA 98199

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## LETTER 524

From: Kate Macfarlane  
Email Address: ksmacfarlane@gmail.com  
Subject: Comment on DEIS for Fort Lawton Redevelopment

Hi,  
I am writing to express my strong support for development of affordable housing at Fort Lawton. If any changes are made to the preferred alternative, I believe they should increase (not decrease) the number of housing units created.  
I am a lifelong resident of the City of Seattle, a regular visitor to Discover Park, and a frequent patron of nearby businesses along Commodore Way. Although I do not live in Magnolia, I am renter who has experienced first hand the rising costs of housing in Seattle. This is an important project that affects housing affordability citywide.  
Vacant surplus lots of this size are incredibly rare in Seattle. I urge the city not to let this valuable opportunity go to waste.

Thank you for your consideration,  
Kate Macfarlane  
98122

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## LETTER 525

From: Melroy Machado  
Email Address: melroy.machado@gmail.com  
Subject: Feedback Discovery park and Fort Lawton

I am opposed to the proposed housing development adjacent to Discovery Park and Kiwanis Ravine and I DO support adding the last parcel of Fort Lawton to Discovery Park.

Regards,  
Melroy Machado  
Magnolia

1

## LETTER 526

From: Ahna Machan

Email Address: ahna09@gmail.com

Subject: Fort Lawton Arm Reserve Development

Dear Lindsay Masters,

As a resident of Seattle, I am writing to voice my support that the For Lawton Army Reserve Center be redeveloped to provide Affordable Housing and Park Uses - Alternative 1. We need both in Seattle.

Thank you.

Ahna Machan

--

Ahna Machan

206.300.6185

"To pay attention, this is our endless and proper work."

--Mary Oliver

1

## LETTER 527

From: Claire Magula

Email Address: cmagula@bellwetherhousing.org

Subject: Yes to Affordable Homes at Fort Lawton

Hello,

I am writing in strong support of developing affordable housing at Fort Lawton.

Our city is in a time of unprecedented growth and we need affordable housing built at every available opportunity.

As someone who lives in affordable housing and works for an affordable housing developer, I can personally and professionally attest to the incredible impact and importance that affordable housing has on making opportunity accessible to people of all incomes and backgrounds.

Affordable housing drives economic development, economic integration, and strengthens public safety. As a culture, we need to move past inaccurate stereotypes that conflate affordable housing with failed historic public housing projects, incorrect perceptions of people with limited economic resources, and insufficient recognition of the systematic social structures that dis-proportionally marginalize and burden the most vulnerable people in our communities.

Every community, every neighborhood in the city needs to share the responsibility for making sure everyone in Seattle has a safe, stable home. That means all of us and that means Magnolia, too. What an amazing opportunity for Magnolia to graciously welcome and be inclusive of the diversity that makes our city possible.

I would encourage and invite anyone who does not have a personal, first hand relationship with affordable housing to come see for yourself. Ask to visit an affordable housing development. Volunteer for a housing organization. Develop connections with people who are living in affordable housing. Spend time with us and you will see affordable housing is creative, innovative, sustainable, resilient, and doing incredible, necessary, and urgent work.

Sincerely,

Claire M.

Claire Magula

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## LETTER 528

From: Jean Maier  
Email Address: sandywash@gmail.com  
Subject: Fort Lawton housing

Hello City of Seattle,

Below is a letter template that I agree with. My personal 2 cents?

I am one of the many people who has already been displaced by the lack of any reasonably affordable housing. When our landlord needed our place for his son, we had few options. I have lived within the city of Seattle since 1974, when I first arrived here as a UW student, up until fall of 2016. Our options were further limited as we had dogs. Now we are living in unincorporated Snohomish County, my partner spends over two hours a day commuting. When I lost my Seattle job, my options to find a new job have been extremely limited, which has further limited our options to move because first last deposit!

Many of my renter friends who are in moderate pay jobs have gone through similar experiences. Younger people have better options to find roommates and keep a toe hold in Seattle, this is not as viable an option for older people. Most people looking for roommates are young and not interested in old fogies over 50.

When we lived in Seattle, we loved to walk in Discovery Park, but we always thought that the emptying military housing was such a great future option for Seattle housing. I hear that some people think that Magnolia is a bus desert, and so not suitable for lower income housing. Yes, that is easy to think - if you live in Seattle, especially well served areas like Ballard, Wallingford, Rainier Valley. But have you tried to catch the bus from South Snohomish County? From Renton? In my Seattle job, I had a co-worker coming in from her affordable Renton home that allowed her to work for peanuts in Seattle. Her bus ride was over an hour each way, with transfers. Worse on weekends/holidays. For anyone faced with "affordable" options outside of Seattle, the bus from Magnolia is wonderful! (And trust me, I have taken the bus to and from Discovery Park)

Please build the maximum housing / lower income housing at this site. Realistically, this is such a great option to take advantage of.

Thank you,  
Jean Maier 1974 - 2016  
ex-pat

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock.. Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

## LETTER 529

From: Sean Mallon  
Email Address: [smallon@pacland.com](mailto:smallon@pacland.com)  
Subject: Ft. Lawton Redevelopment

To Whom it May Concern,

I attended the Public Meeting/Hearing regarding the subject project last night (1/9/2018). However, I left approximately an hour and a half in after it became clear that homeless advocates (and Seattle Socialists) had monopolized the comment sign in sheet. Very few, if any of those who spoke while I was there actually live in the Magnolia neighborhood. News stations had it correct, that many residents left early and frustrated. Although I believe many of the homeless advocates have the best of intentions, they do not understand the remoteness and lack of services in this area. Note; I live less than 500' from the proposed project (3522 W Lawton Cir). It is simply bad planning to place disadvantaged people in such an out of the way location without the necessary support and general services. This cannot be rectified by simply adding a couple extra busses a day or transport service that could decline with lack of funding (with the non-profits). Many used the buzz word "integration," but this is far from the case. In fact, residents of this development would be very much isolated. I was not a fan of converting the office housing into single family residential, but two wrongs do not make a right.

Other issues; Even after the opening of the new (or old) elementary school, the K-5 schools are already expected to be over capacity. I don't even want to think about how crowded the Middle Schools will become (Katherine Blaine and McClure). There is no plan to address this issue. While I think absorbing Ft. Lawton into the park (maybe keeping the park maintenance shed and associated parking) is the best scenario, I would support a school option. I understand there are obstacles (including the federal government) and zoning issues to work around. I would even support somehow leveraging the property to obtain funding for homeless/low income housing in a more appropriate location. I know this proposal has been on the table for approximately 10 years, however it is the only option that has been explored in depth. It appears as though the City made a hasty decision and stuck with it essentially backing itself into a corner. How can we bide more time to figure out a solution that truly works? For the record, and despite my line of work, I am not in favor of all of the land being sold to a private developer (unless it is a very small percentage whereas those funds can be utilized in acquiring land or housing for homeless/low income in an appropriate location).

Should this project unfortunately move forward, I have many other concerns. First and foremost is the ability of the City and the non-profits to effectively determine who can reside in the housing. Historically, the first wave of tenants or home owners are well vetted, but this generally slips as time goes on and next generation tenants are allowed in. Who will that ultimately be; people with a history of drug abuse, sex offenders, individuals with mental health issues. There are some people who end up in a homeless predicament based on terrible luck, medical conditions, or tragedy, however for many it was a result of personal choices (i.e. criminal activity, drug use, or sheer lack of motivation). How will the latter be weeded out, now and in the future? It is also my observation that these facilities deteriorate rather quickly. This can be observed at numerous locations around our City. What are the neighbors' recourse if this becomes the case? Although I'm not naïve to think that property values in

the immediate vicinity will be impacted, including my own (I've already seen on family put their home on the market due to this proposal), safety is my number one concern. I have two daughters ages 9 and 6. They walk, or ride bikes, up and down 36th to their friends. I would be heartbroken if they or any other neighborhood kids were unable to do this as a result of the Ft. Lawton housing project. Unfortunately, I lack confidence that the City and non-profits relying on mostly donations can effectively manage this "out post."

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cont.

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Please make this comment part of the record and keep me on the informed list. Sincerely,  
Sean Mallon, P.E.

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## LETTER 530

From: Brian Mankinen  
Email Address: brianmankinen@yahoo.com  
Subject: Fort Lawton/Discovery Park

Please add Fort Lawton to Discovery Park (including an appropriately large dog off-leash area), rather than developing it for housing and/or a school.

1

If you do develop Fort Lawton for low income housing, PLEASE 1/ conduct all Environmental and Traffic Impact Studies, and 2/ make appropriate ongoing funding for local (Magnolia) police patrols a prerequisite requirement.

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Thank you.

Brian Mankinen

## LETTER 531

From: Michele Marchi  
Email Address: michelemarchi@comcast.net  
Subject: Ft. Lawton

I am a resident of Magnolia. I am against the proposed development at Ft. Lawton and would support keeping it as a park for the community. Once a massive development goes in there, the park is gone forever. The current structures at Ft. Lawton could be converted for recreational use for all the community to enjoy.

1

The Magnolia Community Council does not support the community. I am against what they are supporting. They provided no community input or notice to Magnolia residents.

My vote would be to keep it and integrate into Discovery Park.

2

Michele Marchi

## LETTER 532

From: Davida Marion  
Email Address: davidamarion@gmail.com  
Subject: Yes yes yes to affordable housing at Fort Lawton

Lindsay Masters,

Seattle's housing shortage is pushing our most vulnerable populations into homelessness, and forcing so many folks that make Seattle an amazing place to live out of the city. We needed to address this problem ten years ago, but there's still time. I would love to see the Seattle consider adding dramatically more affordable housing units at Fort Lawton; surplus city land should be used for the needs of the people. This is a great opportunity for us to do the right thing by the folks of Seattle who need it the most.

Please study an option that makes full use of Fort Lawton for housing.

Thank you so much for your time and attention.

warmest,

davida marion

Davida Marion

davidamarion@gmail.com

216 26th Ave S Apt 2

Seattle, Washington 98144

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## LETTER 533

From: Jonathan Mark  
Email Address: jhmark@xenops.com  
Subject: comment on Fort Lawton DEIS

Dear Seattle Office of Housing,

This is a comment on DEIS for Fort Lawton redevelopment.

I am writing to support to support Alternative 1 with affordable housing provided on site.

As noted on p. 2-19, the Magnolia neighborhood has not been providing affordable housing choices and its composition is the result of a history of racially discriminatory covenants. Alternative 1 will have a beneficial impact on the neighborhood's participation in Seattle's community effort to solve the problem of lack of affordable housing.

Also, p. 2-19 discusses the benefit of addressing the City's adopted Level of Service (LOS) of 8 acres of parkland per 1000 residents.

However, the City's 2017 Open Space Plan (p. 82) indicates that the City's long-term acquisition strategy is focused on addressing walkability gaps. Increasing the size of Discovery Park is relatively ineffective in addressing these walkability gaps, compared with other locations where new parklands could be

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acquired. So we would argue for a lower priority on adding parklands to Discovery Park, vs. the high priority on adding affordable housing.

1,  
cont.

Best regards,  
Jonathan Mark  
1154 Federal Ave. E  
Seattle, WA 98102  
jhmark@xenops.com

## LETTER 534

From: Steve Marquardt  
Email Address: marquart@uw.edu  
Subject: I support Affordable Housing at Ft Lawton

Seattle Office of Housing would be making a mistake to not develop housing on this large 28-acre lot that fell into its lap. Affordable housing providers face great difficulties acquiring land in Seattle's supercharged market; to not put this site to its highest and best use would be a shame. If we were sizing the affordable housing to present need, rather than the need of a decade ago—when 200-some units was first proposed—then we'd be building even more affordable housing on the site, which has several qualities to commend it:

- Next to Seattle's largest park;
- Near two public schools;
- Route 33 stops within the site;
- Ballard Locks provide walking access to Ballard (and Route 44). I strongly alternative 1, the preferred alternative.

Steve Marquardt  
5223 S Othello  
Seattle WA 98118  
ph (cell): 206-972-3830 e-mail: marquart@uw.edu

## LETTER 535

From: Anthony Marris-Swann  
Email Address: amarris@uw.edu  
Subject: Yes to Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Anthony Marris-Swann  
1515 E Madison St, Seattle, WA 98122

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## LETTER 536

From: David Marshall  
Email Address: DMarshall@GGLO.com  
Subject: Ft. Lawton Opportunity

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,

-----  
David Marshall  
206.295.6020

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## LETTER 537

From: Stuart Marshall  
Email Address: stuart@seelye.net  
Subject: Comments on Fort Lawton DEIS

Hi, I perused the Fort Lawton DEIS and have a couple comments and suggestions. I'll try to be succinct. Pardon me if this comes across as abrupt.

1. Can you add analysis of how much the new low income residents would interact with existing community residents? I could imagine this being done by various means. You could model how many low-income versus middle/high-income people live within 100 feet of a resident. This posits that people interact most with others who live in close proximity. The current proposals for the FL and Talaris sites would have (a mix of) low income people in a relatively confined space. So while they would nominally be integrated into the Magnolia or Laurelhurst neighborhoods, the actual exposure of different income classes would be low. This seems like a major flaw in all the proposals.

I suspect that urban development and academic communities have other ways to measure integration of communities. I proposed residents within 100 feet of each other, but I would encourage you to see if there are better measures.

Put another way, your current proposals would create pockets of low income (albeit a mix of different grades of low income). While the communities might bump shoulders at grocery stores and elementary schools, they would still be largely segregated. This seems like bad planning. I'd suggest analyzing this and addressing it.

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2. Why isn't there an option of having the sites have a mix of low-income PLUS market rate? I understand the desperate need for more "affordable rental" and "affordable ownership", but you're omitting obvious options of mixing market rate and affordable.

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3. Why not have an option of mixed (affordable and market rate) at both sites, Fort Lawton and Talaris? Maybe this is addressed somewhere in the doc, but it seems like a significant omission. Why on earth are you pitting the Magnolia and Laurelhurst communities against each other (at least the NIMBYs thereof)?! Let's have an option of developing both.

3

I understand that my questions 2 and 3 beg major changes to the DEIS, but they still ought to be addressed. I also really encourage you to do the analysis for point 1 because I think you're in danger of creating segregated pockets of poverty in either or both locations. BTW, I'm really impressed with how thorough the DEIS is. There's a shocking (in a good way) amount of detail and analysis.

4

Thanks,

Stuart (Seattle resident)

## LETTER 538

From: Carly Martin

Email Address: carly.g.martin@gmail.com

Subject: Fort Lawton EIS

Hello,

I would like to provide feedback on the Fort Lawton EIS. I am a Magnolia resident and support the alternative that includes mixed income housing and a park, as well as 6 acres of playing fields to be shared with the school district. There should be more land set aside for the school district, if possible. Regarding the housing, I think affordable senior housing makes a lot of sense here. I have a parent in affordable SHAG housing in Olympia, and it has been a godsend for her. I hope other seniors can have more access to affordable options, particularly near nature and grandchildren. I also support affordable rental housing. I do not think this is a good location for 30% AMI supportive housing, but it is hard to tell from the proposal what exactly would go here. I would support more 50%-80% rental housing, to help keep retail and other service sector workers in the area without pricing them out of Seattle. This is not a good location for supportive housing, as it is far from other important services.

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While I support more family size rental units and affordable homes, I am very concerned about overcrowding at the schools. Even with Magnolia Elementary opening, it will only relieve current crowding issues, and more development is only going to exacerbate the capacity pressures. The City needs to work hand-in-hand with the school district to respond in partnership to the growth. The Office of Housing can't keep funding more affordable housing without recognizing the impact it has on schools, and needs to work collaboratively with the school district to provide realistic estimates. This location is ideal for affordable family housing, which is something our City needs. However, we should be preserving MORE THAN 6 acres of land for playing fields/future school. If we don't do it now, this opportunity is lost.

4

Thank you for your good work on this project. I know it isn't easy, but it's worth it for the long term.  
Carly Martin (Magnolia resident)

## LETTER 539

From: Doris Martin  
Email Address: dorism@seanet.com  
Subject: FT Lawton

I am a concerned Seattle citizen, and very unclear about the suggested alternatives. It is a poor idea to house homeless in Discovery Park. There are always issues of sanitation and safety, either real or perceived. Our beloved Discovery Park benefits greatly both families and the general public, and should be safeguarded as our natural treasure. So if we are forced to these 4 alternatives, I would choose #4, the no action alternative.

1

Also, I am confused by the phrase "develop entire park as a public park." Isn't it a public park already, and what needs to be developed? Doing as little as possible seems like a good idea to me.

2

Doris Martin  
8750 16th Avenue NW  
Seattle, WA 98117  
206.789.6828

## LETTER 540

From: Marcos Martinez  
Email Address: marcosinseattle@gmail.com  
Subject: Support housing at Ft Lawton

I support the construction of low income housing at Fort Lawton. The availability of this land presents an obvious and sensible solution, and in fact I think we should be building more than the proposed 238 units that are proposed.

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I'm pleased that some apartments are specifically set aside for seniors, as this is a growing and often neglected segment of the population. A senior center at this location would also be a good idea.

3

Marcos Martinez

## LETTER 541

From: Denis Martynowych  
Email Address: noreply@123formbuilder.io  
Subject: Denis Martynowych says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate

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emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Denis Martynowych

## LETTER 542

From: Mary

Email Address: reggioallenbach@yahoo.com

Subject: Absolutely No Criminals!

As a homeowner a few blocks from this site. My fear is for children #1 and all the residents if you are not 100% sure that these people are Safe without any violence in their records. We bought in this area and paid top dollar and high taxes - we struggle to afford living here because our priority was safety!!!! We are terrified people could be harmed since they are allowing criminals

## LETTER 543

From: Whitney Mason  
Email Address: WhitneyMason@comcast.net  
Subject: Comments re Fort Lawton redevelopment EIS

I was unable to attend last eve's meeting, and I understand that very few Magnolia residents were able to speak, thus my email to share concerns.

I am open to redeveloping a portion of the existing Fort space/bldgs to increase housing options, and I am very supportive a school scenario to support the neighborhood's growing student population.

I am very concerned that the neighborhood's & City's existing infrastructure can't/won't support the volume of people/issues that you are currently proposing to house/support – overcrowding will not solve the issues that are currently on the table to address with this redevelopment, but most likely serve to amplify them. Please have the necessary support in place prior to moving forward, and please be sensitive/alert to appropriate density per the space & existing services.

Thank you for considering these concerns.

Whitney Mason

Magnolia resident - born at Fort Lawton, raised in Magnolia, QAHS graduate and returned to Seattle/Magnolia in 2003.

206.310.3985

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2

## LETTER 544

From: Marla Master  
Email Address: marla@masterdesign.ca  
Subject: Limit the development to no more than the 238 proposed units in Alternative 1.

I attended the public comment meeting on Jan. 9 and would like to add my own thoughts.

I am in support of Alternative 1.

My concern overall is density and it's impact on Discovery Park. Many people at the meeting were advocating for even more housing than the 238 proposed units. I do think Seattle needs more housing - but not at this location! Discovery Park should not bear the brunt of years of failed and mismanaged efforts to create affordable housing in Seattle.

You would think that at 534-acres Discovery Park is big enough - but wildlife needs vast spaces - and we need the peace and solitude it brings. Discovery Park is accessible to everyone. People come from far and wide to enjoy its natural beauty. It is the crown jewel of Seattle.

Dense development along the fringes will certainly impact the natural habitat.

I look at President Trump and his willingness to sacrifice the natural spaces that belong not only to the U.S., but the planet as a whole. This lack of thinking for the long-term will certainly haunt the country in the future. I ask that the City of Seattle looks towards the future to protect the ecosystems and biological diversity at Discovery Park and limit the development to no more than the 238 proposed units in Alternative 1.

Just because you can, doesn't mean you should.

Thank you,  
Marla Master

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## LETTER 545

From: Anne Mathews  
Email Address: Anne@thelonelycoast.com  
Subject: Support for affordable housing at Fort Lawton  
Hello,

I'm a lifelong Seattle resident and a former affordable-housing renter (via the ArtSpace program). Many of my family members and friends - artists, laborers, social workers, teachers, entrepreneurs, students - have by necessity availed themselves of the dwindling affordable housing supply in this city, in an increasingly desperate attempt to keep a foothold in the city they contribute to.

I am writing to say that affordable housing has been a godsend to my family and community, and to the arts and working-class communities of this city at large. Given that the majority of Seattle's non-tech working people can no longer afford the exorbitantly high rents in the region, this city should be doing every last thing possible within its power to increase the supply of truly affordable housing stock in the city. This is an emergency, not time for already-comfortably-housed residents to debate perfect-world scenarios. People are freezing to death in the streets. Children are growing up in vehicles and tents. This civic reality is unconscionable

My understanding is that certain neighbors are opposed to locating this affordable housing development in their community. To this I would say: Do you prefer homeless encampments? Because it literally is an either-or proposition. People are losing their shelter because of Seattle's cutthroat development, landlord greed, unfettered international and domestic real-estate investment schemes, and the city's unwillingness or inability to take effective action to help its most vulnerable residents, who are on the losing ends of all the above equations.

Thank you for your time, and for the opportunity to comment on this issue.  
Anne Mathews

## LETTER 546

From: Mycah Mattox  
Email Address: mdm@d8i.com  
Subject: Fort Lawton and crazy housing prices in Seattle

I would like to say that Fort Lawton should be developed to help support lower income families.

These people deserve to have some assistance in the ridiculous housing market in Seattle.

The complaints against this are unfounded and straight up hateful.  
Lower income families should have the same opportunities as everyone else.

Thank you for your attention in this matter.

## LETTER 547

From: Liz Hills Maxfield  
Email Address: eahills@gmail.com  
Subject: Fort Lawton Redevelopment

I support option #3 for the Fort Lawton Redevelopment and I'm pretty sure that if my neighbors had all the information from the meetings they would support option #3 as well. Discovery Park is too big of gem to not preserve or add to. We will never get another opportunity to add to Discovery Park again. It is the right choice for Seattle. Affordable housing can go in anywhere. There is only one Discovery Park.

1

## LETTER 548

From: Liz Hills Maxfield  
Email Address: eahills@gmail.com  
Subject: Fort Lawton Development

Wanted to make sure my opinion was expressed since our community council did not take poll.

Our family is completely against the idea of putting the homeless housing Development in the park. Their is no infrastructure to support it- schools, transportation, roads, shopping, police.

1

The park is a place where families spend time in nature. Bringing homeless individuals will make it unsafe for families. We moved to Magnolia from an unsafe neighborhood (that was once VERY safe) near a DESC run homeless housing project. We were told repeatedly that there would be no sex-offenders there. That we could call if we saw anything dangerous. That they would be great neighbors. It was all lies. They ended up housing 10 violent, likely to re offend men in our neighborhood. When we saw one of them beating a women in front of our home and children they did nothing. We called 911...they did nothing. It was completely unsafe for our young family. How will these people be screened that are planned to move into Fort Lawton? We cannot count on the state or city or any homeless agencies to tell us the truth or make any promises.

2

3

Turn the fort Lawton area of the park into a nature preserve that can be used for education and scientific study or add the much needed high school.

4

I moved to Magnolia because it was a great place for families. If this Development is approved that WILL change without question.

5

## LETTER 549

From: Liz Hills Maxfield  
Email Address: eahills@hotmail.com  
Subject: Fort Lawton Redevelopment

As a neighbor of Fort Lawton I want to let you know that I support option #3 for the Fort Lawton redevelopment. The land should be added to the park and the park preserved. It is a city treasure. Adding affordable housing or market rate housing to the site will dramatically change the spirit of the park.

1

The school land in option #1 is a red herring as the sales district won't be able to get the money to build a school in the time needed to alleviate the school capacity issues the new affordable housing will cause. We've also got new traffic problems on the Emerson bridge due to the new bike lane. Adding so much more housing will only worsen the issue.

2

3

Lastly, this is the only chance we will get to increase our beloved Discovery Park.

4

## LETTER 550

From: kevin maxon  
Email Address: kevin.maxon@gmail.com  
Subject: Fort Lawton

Hi Seattle!

I grew up in the Seattle area and am now living in Interbay / Magnolia.

It's really tragic the state our city is in right now with regards to housing. It would be an absolute failure of the city and the people that make the city up if we failed to take the opportunity that Fort Lawton presents us.

We need affordable housing! The market won't do it naturally - the city has to. The city doing it is expensive, and Fort Lawton is the chance we have now.

It's a beautiful area mostly populated by the very wealthy. We need more economic diversity. Seattle cannot continue its history of North/South segregation. Magnolia is beautiful but it's a cesspool culturally.

Please, please move forward with Fort Lawton, for the sake of the neighborhood and the sake of the city!

Love,  
Kevin

1

## LETTER 551

From: Sue Maxon  
Email Address: maxon@frontier.com  
Subject: Homeless housing

What a fantastic idea of using 7 acres of public land for low income and homeless people.  
This is a good start to helping our communities and our neighbors.  
Discovery Park is such a beautiful area, but it definitely can be shared for a greater good.

Sincerely,  
Sue Maxon  
Kirkland

1

## LETTER 552

From: William Maxwell  
Email Address: maxipost@comcast.net  
Subject: Comments to Fort Lawton Draft EIS

William J. Maxwell  
4815 Gilman Ave West  
Seattle, WA 98199  
E-mail: [maxipost@comcast.net](mailto:maxipost@comcast.net)

January 29, 2018

Lindsay Masters  
City of Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725  
E-mail: [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)

Dear Ms. Masters,

My name is William J Maxwell and I own residential properties that are approximately 1 block from the proposed Fort Lawton redevelopment. I attended the June 19th & 21st, 2017 meetings and the January 9th, 2018 meeting. Respectfully is my response to the requested comments to the Draft Environmental Impact Statement (DEIS).

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After reading the entire DEIS report, I strongly support Alternative 3 to make the area an extension of Discovery Park, as laid out on page 2-45 of the DEIS. My concerns are as follows:

1) Open Space. While the need for affordable and supportive housing is great, the need for open space is equally as great, as evidenced by the number of people migrating to the Seattle area. Once it is developed, that opportunity is gone.

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2) Lack of Services. The area is isolated, and lacks the services needed for an affordable and/or supportive option that would otherwise be available near an Urban Village.

3) Transportation/Access. Magnolia has only three access points that are already congested. The DEIS did not address these access points, only the intersections immediately adjacent to Fort Lawton. The DEIS should include a study of the impacts on transportation and access if/when one of the three bridges fails. In addition, the access points are already over capacity and there is ongoing development in the Interbay area along with Expedia growth that is yet to come that was not addressed in the DEIS.

4) Demography of Residents. If Alternative 1 were to move forward, another major concern is supported by the language on page 2-35 of the DEIS highlighted in red.

(These Housing Case Managers would meet with residents to identify their supportive service needs, provide case management services, crisis intervention, eviction prevention, advocacy and linkages to community resources, and encourage participation in meaningful activities.

Case managers would also

leverage outside behavioral health services, including chemical dependency treatment and/or mental health services, and bring providers onsite whenever possible. )

It frightens me to bring in a large number of adults who potentially are in a crisis situation, struggling with drug and alcohol addiction and have mental health issues. To house them next to a long established FAMILY neighborhood is beyond negligent. What happens if there is not adequate funding for the case workers? Who is responsible after the case workers go home? Will convicted felons and sex offenders be allowed to live on-site? Will alcohol and drugs be tolerated at the facility?

These along with a list of other questions, I would have expected to have answered and recorded at the public meetings, but they were not. The city's bias for Alternative #1 with no consideration for the community is very obvious. The siloed nature of the Scoping meetings, were designed to ignore the voice of the people who are the most AFFECTED, the people that live and own property next to the proposed Alternative 1 development. The neighbors and community members should have been allowed to speak in a forum setting to the experts so everyone could hear their responses. The last meeting (Jan 9,2018) on the DEIS, in which low income/homeless housing activists "somehow" arrived VERY early as to fill up nearly every space on the sign up sheet for public comment, borders on political corruption. The venue was too small, leaving most of the AFFECTED HOMEOWNERS unable to get in the front door. Of the nearly 80 people that spoke, I counted only 3 people from the immediate neighborhood (adjacent to the proposed development) that even had the opportunity to speak.

In addition to the public meeting shams, is the misrepresentation (in writing) that the Talaris site was to be the property of choice, should Alternative 1 not be adopted. Buried on page 1-1 of the DEIS it states: "Potential redevelopment of the Talaris site is also studied in this DEIS. This site is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing." Then it, that being Talaris, is specifically mentioned 732 more times in the DEIS as a viable alternative. Now that the Talaris site is in the process of being sold to a California developer (but was never really an alternative), it should be disclosed as to what other actual sites the city might be looking at as options for Alternative #2 and/or #3. The DEIS was never accurate in identifying reasonable alternatives.

Whether it's being misled with the Talaris site or the way the public meetings were handled, I question the existing leadership's capability to make informed, intelligent, and non-political decisions. After reading what Sally Bagshaw wrote in the January 24th edition of the Magnolia News, I suspect that the real driving factor for ramming this forward is time...

She also stated "I appreciated hearing many voices in support of the affordable housing investments at Fort Lawton." Most of those voices were imported by the city to the meeting. Some were the homeless, the homeless advocates and the developers who have no interest in the community outside of their own pocketbooks. If Sally and the city's leadership really ever intend to make a smart decision, have a face-to-face meeting with the affected homeowners.

Regards,  
William Maxwell

8,  
cont.

## LETTER 553

From: Catherine Mayhew  
Email Address: cmmayhew0@gmail.com  
Subject: Ft. Lawton

T.W.I.M.C

My name is Catherine Mayhew and am a citizen of Seattle. I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. Please do what you can to help the crisis.

Catherine Mayhew

1

## LETTER 554

From: William Gagne Maynard  
Email Address: will.maynard@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
William Gagne Maynard  
will.maynard@gmail.com  
Seattle, Washington 98103

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## LETTER 555

From: Clarence McAllister  
Email Address: jomacus@yahoo.com  
Subject: Fort Lawton

I walk through Discovery Park frequently. Please add the old State Militia area to the rest of Discovery Park.  
Thank you,  
C O McAllister

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## LETTER 556

From: Amanda McCaffrey  
Email Address: amandamccaffrey92@gmail.com  
Subject: Please Provide Affordable Housing

To Whom it May Concern,

Thank you for your work on this development - I hope to see this underused property help the underserved!

I am writing to express my strong support of building affordable housing at Ft. Lawton. I urge the City to expand upon the current plan for 238 units, so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

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I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. Fundamentally the answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% of Area Median Income. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

2

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. The Ft. Lawton plan is one small step in the right direction. We can't wait any longer. Please approve and expand upon the current plan. Housing is a human right.

This is a great opportunity to increase transit to magnolia and this is the best chance to get the busses due to the increase in ridership from the development.

PREFERRED OPTION: Option 1

Amanda McCaffrey  
amandamccaffrey92@gmail.com

## LETTER 557

From: Doyle McCarthy  
Email Address: DoyleM@neighborcare.org  
Subject: Support Nickelsville

My name is Doyle and I'm a Seattle native, resident, and renter.

No matter who you are or where you live in Seattle, part of your daily life is thinking about our housing crisis. Whether you're housed or unhoused, experiencing instability in your housing or thinking about how you'll never be able to buy a house, or wondering about the property value of the house you do own, it's at the forefront of everyone's mind.

Part of what comes with living in a city is these questions and concerns—space is at a premium. But with over 1,000 people moving to our city every week and a housing crisis that has left far too many displaced and unable to afford any housing, to say nothing of stable housing, we need to take action now.

My community, faith, and family have always taught me that ensuring safety and stability for the most vulnerable in my community is how we create a city that doesn't leave people behind, that offers generosity in the face of suffering. Affordable housing created for people experiencing homelessness is necessary now.

In Ballard, fear of property value was a chief complaint, but during the time that Nickelsville was situated there, property value not only failed to decline, it skyrocketed. Fear for the neighborhood dominated those public hearings, but two years later, residents of Nickelsville kept their word to leave and did so in spite of the fact that the vast majority of their neighbors—renters and homeowners in Ballard—would have happily invited them to stay.

Instead of giving in to fear, I hope you'll consider that all of us might be just one accident, one health crisis, one layoff away from needing support from our community. If that day comes for me, I'd want to know that people were with me—not against me.

1

## LETTER 558

From: Dave McCaul  
Email Address: mccaullflower@hotmail.com  
Subject: In Support of Affordable Housing at Fort Lawton

Dear Office of Housing:

I am a Seattle resident who spends weekends hiking through Discovery Park. Allocating space at Fort Lawton for low-income folks is exactly the kind of solution that Seattle needs during our current homelessness crisis. My son attends school at Lickton Springs Elementary, which is within blocks of a tiny house village, the Awake Church, and the Aurora Commons -- in other words, it's a high concentration of folks who have fallen on hard times. We all know Aurora Avenue is not the safest place in Seattle, but imagine how much less safe it would be had the city and the church not fought for these housing and

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community solutions? Where would these people go without these safe spaces designated for them? I have had zero negative encounters with the folks in this area: these are the people who are trying to help themselves and work for a better life. I only wish I could do more for them.

**1,  
cont.**

We cannot wish poverty and homelessness away -- we need immediate solutions, and I only wish the city's plans for Fort Lawton included even more space for low-income folks.

Thank you for reading.

Dave McCaul

12012 Evanston Avenue N

Seattle, WA 98133

## **LETTER 559**

From: Margaret McCauley

Email Address: [mccauley@post.harvard.edu](mailto:mccauley@post.harvard.edu)

Subject: I support housing at Ft. Lawton

We need more housing in Seattle. Ft. Lawton is a great place for more! I love the park. It has has housing in it since before it was a park. Housing, particularly affordable housing is the perfect use for the space.

**1**

Margaret McCauley

Seattle, WA 98144

## **LETTER 560**

From: Morgan McClanahan

Email Address: [morganmcclanahan93@gmail.com](mailto:morganmcclanahan93@gmail.com)

Subject: Public Comment

Hello,

Please consider revitalizing Fort Lawton as affordable housing units. As a local social worker, I see this move as not only advantageous for the growing homeless population funneling from low income renters unable to find affordable housing near their places of work, but also for the public's view of the city's response to this huge issue.

**1**

Please put livelihood over luxury, and turn this area into affordable housing. There are enough market rate units across this city and following the light rail that people can't afford and developers' pockets are so full already.

Thank you,

Morgan

## LETTER 561

From: Tim McConnell  
Email Address: timmccconnell@live.com  
Subject: Please improve Seattle's housing situation

Regarding Fort Lawton Redevelopment, <http://www.seattle.gov/housing/ft-lawton>,

Please use the Fort Lawton land to help the city and the region. Our region can build and manage thousands of affordable housing units to improve the lives of homeless and underpaid community members. Focus the resources that disrupt and antagonize our homeless toward improving their conditions.

1

Choose Alternative 1 with a goal of delivering as many units as possible.

2

Please lobby for significant taxes on rental, secondary, and income properties to help fund resources for affordable housing throughout King county.

3

Thanks,

-Tim McConnell, Kirkland

## LETTER 562

From: Victoria McCormick  
Email Address: homelessgrouch007@gmail.com  
Subject: Revitalize Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

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Thank you,

This used to be a bustling suburb that was a vital force of American troops! Let the veterans that served you well retire here.

Victoria McCormick

## LETTER 563

From: Victoria McCormick  
Email Address: homelessgrouch007@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Victoria McCormick  
homelessgrouch007@gmail.com  
200th and Meridian  
Graham , Washington 98338

## LETTER 564

From: David McDaniel  
Email Address: david@groovemoose.com  
Subject: Fort Lawton Redevelopment Comments

Greetings City of Seattle,

I am writing to provide my comments on the Fort Lawton Redevelopment proposed near Discovery Park in Magnolia. I am in favor of building a development here to house homeless, affordable housing and other options for folks in need. There are simple ways to solve the transit issues by adding a bus route. The fact that there is even debate about this usage bothers me. I'm a resident of the area and live on 13th Ave W and Gilman so this development will impact me as a resident and owner. Having fewer homeless people on the street is a win for everyone.

Please move this forward, the NIMBYs in Magnolia are not at risk here-- there's not a need for more parkland in Magnolia and there are plenty of use cases of these developments done well. There's such a need for things like this in Seattle I have trouble understanding why it's such a problem.

Best Regards,  
David McDaniel

## LETTER 565

From: Jennifer McDowall  
Email Address: jennydurka@hotmail.com  
Subject: Ft Lawton & Discovery Park

I support adding the last parcel of Fort Lawton to Discovery Park. This is a park that is visited by thousands from all over the area and we need to keep that a public benefit, not a development for housing.

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## LETTER 566

From: Toni McElroy  
Email Address: marchontoni@me.com  
Subject: Please add me to the list to receive updates on the fort Lawton project

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N/A

## LETTER 567

From: Deborah Brown McGarry  
Email Address: deborahcbrown@yahoo.com  
Subject: Housing at Fort Lawton

Please build affordable housing and housing for homeless people at Fort Lawton. It is badly needed and Fort Lawton would be a great site.

Thank you.

Deborah Brown McGarry  
8618 NE 88th st  
Seattle, WA 98115

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## LETTER 568

From: James S. McIntosh  
Email Address: mcintoshjameswc01@centurylink.net  
Subject: Comments on Fort Lawton Army Reserve Center Property Draft Environmental Impact Statement

From: James S. McIntosh  
2806 31st Ave. W.  
Seattle, WA 98199 [McintoshJamesSWC01@CenturyLink.Net](mailto:McintoshJamesSWC01@CenturyLink.Net)

To: Lindsay Masters  
Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

Subject: Comments on Fort Lawton Army Reserve Center Property Draft Environmental Impact Statement

Dear Lindsay and Seattle Office of Housing Personnel,

I am writing today to express my concern about an impending decision which will be made in the not too distant future by the City in regard to the future of the Fort Lawton Army Reserve Center Property bordering the northeast corner of Seattle's Discovery Park.

Many of us firmly believe that all the Fort Lawton Army Reserve Center Property should be added to Discovery Park and the Seattle Parks System.

We support Alternative 3 – All Public Park with Affordable Housing in Seattle built in areas with more services.

#### Affordable Housing Versus Public Parklands

Many are saying the city needs the housing and affordable homes. Others are saying that the land should be turned over to the Seattle Parks System and Discovery Park as originally intended.

This is to present an alternative which we believe will work for everyone:

300+ New Affordable Homes in Seattle – YES!

All of Fort Lawton Army Reserve Center Property Added to Discovery Park – YES!

#### Affordable Housing

The need is more than ever. As population has increased in the Seattle area the cost of housing has increased astronomically. Every night there are thousands of people left homeless on city streets. What we are experiencing is a catastrophic failure of the current socio-economic system. Something needs to be done and right away!

#### Open Space

As the city grows and population density increases, open space will become increasingly more valuable. For many reasons open space is an extremely vital resource. Psychologists, Sociologists and people in the Environmental movement began to recognize this as early as the mid 1800's. It's part of the human condition that people just need the open space. We must think of generations yet to come.

Discovery Park with its magnificent views and vistas and sweeping landscapes offers just that Open Space. This truly is a very special place, a sacred place, away from the trappings of urban existence a place of quiet and tranquility.

Having been developed by visionaries in the early 1970s who saw the need for a unique and natural park in an open space environment Discovery Park is a place of Regional significance. The park has an unparalleled setting on the western edge of the city on the shores of Puget Sound. Discovery Park is Seattle's largest park with over 600 acres.

The Discovery Park site has a long history going back to the 1850s and a long Native American existence before that.

The site became Fort Lawton in 1892 but by the late 1960s activities at the Fort had very much diminished. In 1972 major sections of the Fort were given over to the City of Seattle Parks and became

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Discovery Park. Additional sections were added later. Old worn out buildings were removed, trails were put in and native plants were planted. Discovery Park is the Granddaddy of all modern open space parks. Here lies an opportunity to add one of the final – and largest Missing Pieces of Fort Lawton to Discovery Park, the Fort Lawton Army Reserve Center Property.

Imagine New York City without its Central Park. In that city with 12-million people Central Park is a vital piece in the fabric of that vibrant city. It should be noted that there are other very large urban parks in greater New York City as well. Many other cities have large and notable parks. In San Francisco it's Golden Gate Park. In Vancouver BC it's Stanley Park.

Other great city parks include:

Chicago, IL - Millennium Park

San Diego CA - Balboa Park

Portland, OR – Washington Park

Tacoma, WA – Pt. Defiance Park

There are many others.

In Seattle it's Discovery Park.

It can be a golf course, a cluster of monuments, a performance theater, housing, or you name it. It may seem like the right idea at the time, to take some FREE Property and develop something, but if every idea that comes along is acted upon we will be destroying the vision for which the park was originally intended which is natural open space.

We believe that this is the case here. The Fort Lawton Army Reserve Center Property site must be added to Discovery Park and the Seattle Parks System.

Affordable Housing in Seattle

We believe there exist enough places in Seattle where at least 300 new Affordable Homes can be built meeting the Cities goals of providing Housing Equality and Fairness in Housing. Housing equality should be shared among all neighborhoods.

The city needs to embark on a vigorous plan of developing affordable housing in areas where services are more readily available. The city can use the concept known as infill where existing properties are developed, especially along arterial streets where bus service is more readily available. These areas are frequently already zoned for higher density and development can come in which ultimately can enhance the overall landscape of a neighborhood.

Fort Lawton Army Reserve Addition

We must build new Affordable Homes in Seattle, but we also must think of our Parks and Open Spaces. This is a chance in a lifetime opportunity to acquire the Fort Lawton Army Reserve Center Property for addition into Discovery Park as stated in the original Discovery Park Master Plan. As the city grows, open space will become increasingly more valuable. We must think of generations yet to come. We will NEVER have this opportunity to acquire the land again as open space.

All the Fort Lawton Army Reserve Center Property, approximately 34-acres can be incorporated into Discovery Park and the Seattle Parks System. This addition should follow the Discovery Park Master Plan.

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## A Long History

Pre-history of the site goes back at least 6,000 years. There have been Archeological discoveries at West Point showing a human presence and Native American culture in the area from 4,000 BC and before and advancing in sophistication through the millennia. There was settlement in the area off and on up until the first contact with European settlers.

As early as the 1850s pioneers and homesteaders began to settle in the area. Even as early as the 1880s and 1890s there was talk in Seattle that this site should become a large regional park. In 1892, in order to bolster jobs in the region and during the buildup for the Spanish-American War, the site became Fort Lawton. Between the Spanish-American War and World War 1, the Fort saw little activity. Fort Lawton was especially active during World War I with a great amount of building. Then again between the two World Wars the site saw little activity. Summer camps were held for children in the area in the 1930s. In the 1930s there was serious discussion of turning over Fort Lawton to the City as a park, harkening back to 1880s discussions. However, this was in the midst of the Great Depression and the City claimed they could not maintain the park. The City of Seattle could have purchased all of Fort Lawton then for \$1.

World War II brought a huge influx of personnel into the Fort and many very temporary buildings were hastily built. Very few of these lasted the test of time.

By the late 1960s activities at Fort Lawton had very much diminished. There was a sprinkling of communications towers along the hilltop and a collection of unused and deteriorating buildings at the Fort.

In 1969 plans were drawn up to build an Anti-ballistic missile site at Fort Lawton and some structures were built. Reaction against this from the citizenry of Seattle was very great and this led to serious discussion of a large regional park at the Fort.

In 1970 the United Indians of All Tribes Federation climbed the fence and occupied a northwest section of the Fort claiming it was their land. The stand-off went on for months.

Finally, in 1972 much of the Fort Lawton site was excised out and given over to the City as a park, the Discovery Park Master Plan was adopted, and the park became Discovery Park.

In the years since then old and decrepit buildings have been removed, a network of hiking trails put in, invasive plants removed, and native trees and plants have been planted all over the park.

Additional sections of the old Fort Lawton site have been added in later years.

Nature Programs have been running for many years, on any warm day the park is well used, and accessibility is provided to the beach for those most in need.

The visionary dreams of the 1880s finally came to pass. Truly, Discovery Park is a park for the ages.

## A Site of National Heritage

With evidence of settlement going back at least 6,000 years and the many stages in between this overall site is a Sacred Place, a place of National Heritage and should be recognized as a National Heritage Site by government officials.

## Beware of Short Term Solutions

In our haste to find a quick fix to an immediate problem, lack of affordable housing, a big issue in today's times any plan to put housing on the site is sacrificing open space that would be of benefit for future generations. A common rule is that in long term planning you need to plan for seven generations.

In the 1950's and 1960s there was a frenzy of Freeway building in the United States. In Seattle, there were even bigger Freeway Plans than what was eventually built, of basically Freeways all over everywhere. There was the Bay Freeway connecting I-5 to the Waterfront and Ballard and the RH Thompson Expressway through Capitol Hill and Lake City, There were Cross-Puget Sound Bridge routes which would have eliminated the need for ferries. Freeways that were built ruined neighborhoods and disrupted the lives of hundreds of thousands of people. It seemed right at the time but would have ruined much of what we know of Seattle today. Imagine a West Point to Bainbridge Island Bridge – and connecting roadways in what is now Discovery Park!

6 cont

#### Lack of On-Site Services

With the various Housing proposals for the Fort Lawton Reserve Property, the City is attempting to put housing into an area where services are limited. In this area there are no convenience stores and there is only one bus route passing through the Fort Lawton Army Reserve site. Two other bus routes in the area have long walks to get to them. The closest grocery store is over a mile away and to get there one must transfer between routes. This is a terrible burden for someone who doesn't drive and is carrying bags of groceries for example.

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New Affordable Housing should go into an area where there are more services such as the Interbay or Lower Queen Anne neighborhoods. There, there are many bus routes and more activities.

#### Never Get It Back

Once parcels of land are sold off as is called for in Alternatives one and two, the chances are slim to none of ever getting it back. Once the property leaves city ownership, anything can happen over time. Homes may be Habitat for Humanity Homes for a generation or two, but then what? Does that mean the homes can be torn down and mega mansions built on the lots? Who knows what the future may bring.

8

The original Discovery Park Master Plan calls for turning over ALL of the Fort Lawton property to the City of Seattle as a park. It is Federal Land. The land belongs to us. As the city grows we will need the open space. The Park is not for sale!

#### Long Term Solutions and Open Spaces

Planners and Officials now recognize that urban growth should be centered around urban centers with good mass transportation routes including fixed guideway rail and include large open spaces throughout the region. Discovery Park – the Old Fort Lawton is just one such large open space. Discovery Park, a large regional park is Seattle's largest park with over 600 acres.

In recent years a stunning number of old growth and second growth evergreen canopy trees in the City have disappeared. Countless other leaf bearing trees, fruit trees, bushes and plantings have also vanished. It's common to see a yard subdivided with a new home going in on the back lot and six to ten or more trees removed. As the city grows, more structures are built, and more pavement paved we will need the open space this site can provide.

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Upon examining geo-thermal maps, the Discovery Park area is the area of the city that is putting out the least amount of heat most likely due to its canopy of trees. The City of Seattle has signed on to Global Carbon Greenhouse Reduction guidelines. The Fort Lawton Army Reserve Addition can go a long way toward helping the city in its efforts at reducing the harmful effects of global warming.

The Fort Lawton Army Reserve Property also serves as a sanctuary for wildlife and as a wildlife corridor for migrating birds and other creatures. The wildlife zone is made up of Discovery Park, the Fort Lawton Army Reserve Property and Kiwanis Ravine.

Rather than grandiose schemes involving 10-acre or more sites where there is a lot of neighborhood opposition, legal battles and where permitting can take decades the City should focus on smaller scale plans. This can easily provide the same results of providing housing for 320 people and very likely for many more.

Infill practices should be used. Parking lots, other paved spaces, old town centers, abandoned warehouses and under-utilized former industrial areas can all be infilled with housing. Often, these places are on existing bus routes. Higher density housing can go in and for all income levels including market rate, working wage and low-income. Transit centers can be developed, and these focal points can be developed as urban village centers with retail shopping, services open areas and gathering places.

As the region grows, we should follow these planning guidelines of growth and urban villages centered around transit centers as well as the very large open spaces or we will be facing a deteriorating quality of life.

10

#### Accessible to All

The park is accessible to all. With its close in proximity Discovery Park is completely accessible for those that don't drive, don't own a car, or choose not to drive. There are three bus routes that serve various sections of the park. As energy and resources become more scarce, we will need the large open space as park land that Discovery Park and the Fort Lawton Army Reserve Addition can provide.

#### Ideas for the Fort Lawton Army Reserve Addition

Once a decision is made – and we hope in favor of Alternative 3 – All Public Park with Affordable Housing in Seattle – then could come the discussion of what to do with this property as Park usage. It would be a new addition – the last missing piece of old Fort Lawton added to Discovery Park and the Seattle Parks System.

If Affordable Housing must go in, then perhaps a compromise solution could look like this. Affordable Housing could be built for 50 or so people but for people who are Parks Personnel. With their Working on-site, this would make for a more secure Park. This may be able to help meet Federal and HUD requirements requiring Affordable Housing to be built on Federal property which has been given over to cities. This has been done in other cities in similar situations.

Many ideas have been suggested for the Fort Lawton Army Reserve Center Property as all park. There will be many opinions as to which uses are better and which ones are not. The key factor in determining which uses are most appropriate should be, how well does this usage fit with the Discovery Park Master Plan.

This new Fort Lawton Army Reserve Addition can be a little more of an active area as it is further from the core of the park. The core of Discovery Park should remain the more natural and wildlife-oriented area with the hiking trails, views and beaches.

Our ideas include:

Picnic Area and Children's Play Area

Outdoor Concert and Event Lawn

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Housing for the Park Ranger, Parks Personnel, and family members – Similar to what is done at State Parks and National Parks / National Forest sites. This can enhance public relations as well as make for a more secure park.

Cabins and dorms for Camp goers and participants – Similar to Camp Long in Seattle.

Heritage Orchard and Gardens - with native cherry trees, other fruit trees, berry bushes, herbs and vegetables.

Ages of Discovery National Heritage Site

- Develop an Environmental Learning Center with Multi-Media, Talks and displays
- With Native American history going back 6,000 years.
- Due to the Regional Significance we may be able to get Department of the Interior funding.
- History of the Area

Pre-History and Native American Pioneer Homestead Era

Fort Lawton

Discovery Park

Displays, Programs and Archives

It's NOT too late. Let's do it right.

This truly can be a solution that works for Housing and for Parks.

O 300+ New Affordable Homes in Seattle

O All of Fort Lawton Army Reserve Center Property Added to Discovery Park

Sincerely,

James S. McIntosh

**LETTER 569**

From: Chuck McKeever

Email Address: mckeever.osu.22@gmail.com

Subject: In favor of Ft. Lawton housing

To the DEIS:

I am a Seattle resident (Council District 6) in favor of the city creating affordable housing at the Fort Lawton site with provisions for including and prioritizing the formerly homeless. This city is in a state of crisis; letting the hand-wringing of those who are in no danger from the elements or economic hardship determine whether or not our city's most vulnerable people get sheltered or not would be a terrible mistake.

Thank you,

Chuck McKeever

**11 cont**

**1**

## LETTER 570

From: Juanita McLaughlin  
Email Address: jmclaughlin@walshconstructionwa.com  
Subject: Please Develop Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Juanita McLaughlin

Juanita McLaughlin  
2108 29th Ave S.  
Seattle, WA 98144

## LETTER 571

From: Bronwyn McNutt  
Email Address: addelena@outlook.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Bronwyn McNutt  
addelena@outlook.com  
Seattle, Washington 98107

## LETTER 572

From: Garland McQuinn  
Email Address: garlandmcq@gmail.com  
Subject: Fort Lawton - build as much housing as possible

Hello,

I am writing in support of the Fort Lawton redevelopment plan.

1

Seattle is in desperate need of more affordable and supportive housing. I support building as much housing as possible at Fort Lawton. We need thousands of new homes in every neighborhood of the city, as soon as possible. Magnolia is not a private gated community. It is part of Seattle. Fort Lawton is a great opportunity to increase the amount of public affordable and supportive housing available. It would be a tragedy not to build as much housing as possible at the site.

2

Thank you-

-Garland McQuinn  
resident of District 3  
1120 Spring St.  
Seattle, WA 98104

## LETTER 573

From: Megan  
Email Address: megan\_nydegger@yahoo.com  
Subject: Discovery park

Please don't ruin our neighborhood and our park. We need schools. Put public housing where there are accessible services.

1

## LETTER 574

From: Bruno Mello  
Email Address: bwmello@gmail.com  
Subject: Build the units

Hi,

I want to voice my support for the Fort Lawton housing for low-income families. Help make a more inclusive Seattle.

1

## LETTER 575

From: Jeremy Mendonsa  
Email Address: jnmendonsa@outlook.com  
Subject: Support for Fort Lawton Affordable Housing

My apologies for writing late, however I hadn't realized that there was even a question of whether or not Fort Lawton should be developed for public housing. Of course it should. Seattle needs to use every tool in its disposal at the moment to combat continuously rising rents and homelessness. If even one person experiencing homelessness can be saved by public housing at Fort Lawton, it would be a win. There's really no question here besides whether or not Seattle will once again cave to the demands of the few and the rich. I support public/affordable housing at Fort Lawton.

1

jeremy mendonsa

## LETTER 576

From: Finn Menzies  
Email Address: menzies.finn@gmail.com  
Subject: IN SUPPORT of building 200 units of housing for low-income families in the Ft Lawton

Dear City representatives,

I am writing in to show my full support in building low income housing in Ft Lawton in Magnolia. I am a resident of Magnolia and I would love to see more affordable housing in my neighborhood.

1

Thank you,  
Finn Menzies

## LETTER 577

From: Aaron Merhoff  
Email Address: aaron.merhoff@gmail.com  
Subject: Ft. Lawton Development

Hello,

I would like to provide comment on the Ft. Lawton Development proposal. As a Magnolia resident, and one who owns a home near the proposed development, I very much hope that my comments are taken into consideration.

I strongly oppose the city's preferred 'Alternative 1 - mixed income housing and public park'. This site is quite simply not in an area where such a development can be successful from a current resident point of view, nor, and I state more importantly, the potential low income and homeless housing population that would reside there. There is not adequate infrastructure to support this many low income/no income individuals and families. There are not feasible local shopping options, there are not adequate public transportation options, there are not adequate educational options, and there are not a local

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employment opportunities. Without the proper supporting services infrastructure this development will not only not succeed, it will create a significant burden and associated problems for the current Magnolia community to deal with.

2  
cont.

My wife and I made a significant investment in order to live in Magnolia. As a homeowner, who pays a very large amount of tax dollars to the city each year, I expect those tax dollars to work for me, not against me. I expect the \$60M budget already designated to address the current homeless disaster the city of Seattle faces, is spent appropriately and effectively. This development will do absolutely zero in addressing nor improving the core issue, but it will create additional issues. Once again, I strongly oppose the city's preferred alternative.

3

I support and vote for "Alternative 4 - No Action" the city is rushing a bad plan based on a short timeline. I would have been much more receptive to a plan involving mixed market rate and affordable housing (this would not include homeless or Habitat for Humanity housing), so long as the plan was well thought out, well planned out, and created more green space for our children in form of sporting fields etc...I would have also been extremely receptive to a public school proposal given the already drastic need for better public education in our area. Our kids are currently bussing almost an hour across town. For a neighborhood which contributes so much to the city this is completely unacceptable.

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Sincerely,  
Aaron Merhoff

## LETTER 578

From: Aaron Merhoff  
Email Address: aaron.merhoff@gmail.com  
Subject: Re: Ft. Lawton Development Vote Option 4

### Vote Option 4

Hello,

I would like to provide comment on the Ft. Lawton Development proposal. As a Magnolia resident, and one who owns a home near the proposed development, I very much hope that my comments are taken into consideration.

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I strongly oppose the city's preferred 'Alternative 1 - mixed income housing and public park'. This site is quite simply not in an area where such a development can be successful from a current resident point of view, nor, and I state more importantly, the potential low income and homeless housing population that would reside there. There is not adequate infrastructure to support this many low income/no income individuals and families. There are not feasible local shopping options, there are not adequate public transportation options, there are not adequate educational options, and there are not a local employment opportunities. Without the proper supporting services infrastructure this development will not only not succeed, it will create a significant burden and associated problems for the current Magnolia community to deal with.

2

My wife and I made a significant investment in order to live in Magnolia. As a homeowner, who pays a very large amount of tax dollars to the city each year, I expect those tax dollars to work for me, not

3



against me. I expect the \$60M budget already designated to address the current homeless disaster the city of Seattle faces, is spent appropriately and effectively. This development will do absolutely zero in addressing nor improving the core issue, but it will create additional issues. Once again, I strongly oppose the city's preferred alternative.

3,  
cont.

I support and vote for "Alternative 4 - No Action" the city is rushing a bad plan based on a short timeline. I would have been much more receptive to a plan involving mixed market rate and affordable housing (this would not include homeless or Habitat for Humanity housing), so long as the plan was well thought out, well planned out, and created more green space for our children in form of sporting fields etc...I would have also been extremely receptive to a public school proposal given the already drastic need for better public education in our area. Our kids are currently bussing almost an hour across town. For a neighborhood which contributes so much to the city this is completely unacceptable.

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Sincerely,  
Aaron Merhoff

## LETTER 579

From: Christine Merker  
Email Address: cmerker@gmail.com  
Subject: comment about housing in park

Hi there!

I live in Magnolia and teach at Catharine Blaine. I really like the idea of low income housing. Obviously, as a teacher in Seattle, I have found it difficult to afford rentals and impossible to buy. I believe more low income housing is the solution for people like me. I also think that Magnolia needs more diversity- socioeconomic, racial, and otherwise. I think it would be an asset to the community.

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I have one reservation, however, that I have yet to hear anyone address. Where are all the kids going to go to school? How many do you foresee moving into these houses? Our school is bursting at the seams- and it's predicted that the new Magnolia school will be full once they redraw the boundary lines. What is the plan for how to accommodate the kids?

2

Obviously, more low income housing is the solution to our increasingly dire housing situation. It's a shame that outspoken Magnolians opposing the project have dominated the conversation. The city just needs to take a stand and say, "this is what is good for our community!" and move ahead with the project.

3

Thanks,

Christine Merker

## LETTER 580

From: Nancy Mero  
Email Address: nmero@seattlehousing.org  
Subject: I support developing affordable housing at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Nancy Mero  
1245 NW 120th Street  
Seattle, WA 98177

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## LETTER 581

From: Richard Mesmer  
Email Address: richard@nwartglass.com  
Subject: Fort Lawton Redevelopment

I attended the Public Hearing in Magnolia this evening. I appreciated getting a post card announcing the date and place

Having lived here for 37 years I have attended similar hearings. The Park is the reason my family moved here. We could not afford a decent car or travel for a family a vacation. It took us years to afford health care. We are very empathetic to this crisis and wanted to learn more. How we could help more than our taxes, churches, donations, and volunteering

Tonight, I like many local residents were pushed to the back or out the door where many where forced to discuss their views in private. Because we could not hear . Some question if that was on purpose. If the city orchestrated us not to be heard.

What we did hear was not open and fair. It was one sided and very impassioned. So much that we were fearful to speak up. Speakers made us feel guilty for living here. Some locals walked out. Some were "Friends of Discovery" . Volunteer stewards for years.

The Park continues to be degraded over the years. I did not hear a word tonight about Magnolia's Waste Water treatment facility.

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Magnolians already are the recipients and processors of the north end waste water. Anybody else want a piece of that? King County and the City of Seattle to the Park for cover. Environmental Learning Centers, Shuttles and permits to a polluted beach? Kiwanis Memorial Park was deserted by the Heron's because the eagles lost their rabbits when the non native Scots broom was taken out. So they ate the baby herons. The pollution of the beach and shallow water degraded the resources for their food too. Hard to hide the smell and fouling of the last year. The tide pools are dark and grey, devoid of life. Let's be honest and clear. Our wildlife is moving on. Repeated decisions like these give the Park and it's environs no quarter. Yet the Park and it's future is promoted as such.

We are such good neighbors. Even Fay Bainbridge Park and beach was contaminated. We spent more on fixing the treatment facility than on this project. And it will continue to take a lot to maintain and expand with the population and expectations. Some forget that this was one of the most successful locations of our native populations. Daybreak Star Cultural Center was the result of the 1972 Fort Lawton Park Plan and the 1974 Revised Master Plan for Discovery Park. Neither this Master Plan nor the one for 1986 were mentioned tonight. These plans were put in place to protect the park from any kind of development. These plans were carefully crafted with the same passion and care for the future as I heard tonight for the opposite reasons. Mental Health, lack of health care, education, nutrition, disease, family break ups, addictions, greedy lenders are just some of the reasons people are homeless. Are we are so desperate to solve this crisis we are going to put it on Mother Earth, again?

The "Loop" trail is currently a National Recreation Trail. Will we have to change it to the National "Poop" trail?

Will the children of the new housing appreciate what the park was. Will they realize one day what was replaced. How it was planned for something really special in a special city. They may feel the betrayal of time and those in charge. And how they and their parents were used by the developers, City, County and State to create revenue from property predicated to all of our futures. " And you put us next to that? You mean we were located next to a waste treatment center because we were just that. Waste". You can't turn this back. It will just get easier to ignore. Just keep piping poop here, truck it out, put a deodorizer on the smell and call it the Emerald City . Just keep developing it , bring in more cars and people. That is not we we learned at that at the Environmental Learning Center. You did it to us I mean for us...

We can do better, much better. Listening to the Master Plans and those before us would be a good start. I hope you do. Consider taking a nice walk in the park.

Breath deeply, calm your mind and spirit. Restore your strength and vitality.  
Richard Mesmer

## LETTER 582

From: Scott Meyer  
Email Address: edgeplot@gmail.com  
Subject: Public Comment on Fort Lawton Redevelopment

To Whom It May Concern:

I support the redevelopment option for Fort Lawton which has as much affordable housing and support services as possible. Seattle and the surrounding region are in an affordable housing crisis. We need to take every opportunity we can to provide affordable housing for those who need it most. The Fort Lawton site is perfect for a dense, infill development of housing and support services, since it is centrally located in the region and underdeveloped.

What the city does not need is for the site to be preserved as a park (the site is already surrounded by ample parkland) or given over to private developers, who will create a mere fraction as many houses as the affordable option. We don't need more luxury housing stock out of the reach of most Seattle residents. We need affordable housing, and lots of it.

Please disregard the loud and clamoring voices of the handful of selfish and entitled NIMBYs who seek to preserve the site as parkland or hand it over to developers for their own narrow purposes. The only ethical use for this property is affordable housing.

Sincerely,  
Scott Meyer, Long-Time Seattle Resident

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## LETTER 583

From: michael  
Email Address: jmquinn23@yahoo.com  
Subject: More affordable housing, please!

Seattle needs more housing for economically marginalized people. Please proceed with the plans to build affordable housing at Fort Lawton. Affordable housing needs to be spread across the city not just in certain areas. Thank you!

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## LETTER 584

From: E. Michaels  
Email Address: nia.michaels@gmail.com  
Subject: Affordable housing/Ft. Lawton

I am writing in support of affordable housing to be included in Fort Lawton redevelopment at Discovery Park. There's absolutely no reason this should not be built given the available land and the overwhelming need for affordable housing in this city. It must be built so I urge you to do all you can to make that happen.

Thank you.  
E. Michaels, Seattle

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## LETTER 585

From: Nikita Milani  
Email Address: nvmilani@gmail.com  
Subject: Support for Fort Lawton housing for the homeless

I'm writing as a Seattle resident in strong support for the use of the Fort Lawton to house people experiencing homelessness. Seattle has been a state of emergency regarding homelessness for years and this is the perfect opportunity to make a positive change and change the lives of some of our neighbors. This will be a free piece of land and it would be unethical to use it for anything other than to support our most vulnerable people.

I've lived next door to the Tent City 5 encampment before they moved locations and I can attest to the fact that homeless people are good neighbors just like anyone else. They deserve shelter and community and compassion because they are people and they are part of our community. It's our responsibility to take care of each other. Fort Lawton needs to be used to house our homeless neighbors if we want to live up to Seattle's values. Thank you for your time.

Sincerely,  
Nikita Milani  
2655 14th Ave W, Seattle 98119

## LETTER 586

From: Scott Miles  
Email Address: smiles@sent.com  
Subject: Ensure Affordable Housing at Fort Lawton

Lindsay Masters,  
I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Scott Miles  
620 N 34th St  
Seattle WA 98103  
Scott Miles  
smiles@sent.com  
620 B 34th St Apt 622  
Seattle, Washington 98103

## LETTER 587

From: Andy Miller  
Email Address: miller.andrewjames@icloud.com  
Subject: Fort Lawton

Hello,  
Per the Fort Lawton development: Please build 2000 units not ~200.  
Thank you,  
Andy Miller  
425-351-0436

1

## LETTER 588

From: Anne Miller  
Email Address: anne.lou.miller@gmail.com  
Subject: Affordable Housing

I support using the land at Fort Lawton to build affordable housing. The landscape of our city is changing rapidly, and we must make intentional investments to ensure it is a place that anyone can call home, regardless of income.  
Anne Miller  
647 nw 82nd st Seattle WA 98117  
425-294-3366

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## LETTER 589

From: Gordon Miller  
Email Address: jcmiller31@gmail.com  
Subject: Ft Lawton Support

Dear Ms. Masters,  
I'm writing in support of the proposal to build affordable housing at the Fort Lawton site. My wife, Jacquelyn, and I live in a community, the Issaquah Highlands, with a significant number of units designated for low- or moderate-income residents, including several Habitat for Humanity homes. This housing blends perfectly and indistinguishably into the surrounding neighborhood, and we are very happy to have these residents as part of our community. We are also longtime (20-year) volunteers with Seattle Habitat and have thus worked alongside many (future) Habitat homeowners and have found them almost invariably to be hardworking and conscientious, dedicated to family and community, and extremely grateful for the opportunities that such an affordable housing project has provided them. Our experience, therefore, leads us to advocate for the Fort Lawton project and the economic and social benefits it could provide.

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Sincerely,  
Gordon Miller  
425.427.8172

## LETTER 590

From: Kathryn Miller  
Email Address: kathryncmiller@yahoo.com  
Subject: Affordable housing at Fort Lawton, YES PLEASE!!

Hello,

I would like to add my voice to the chorus of neighbors who want to see affordable housing go in at Fort Lawton.

While a certain subset of neighbors claims that adding housing to the area would increase traffic, or change the character of the neighborhood, 20-30 new UNAFFORDABLE units have recently gone in with no objection. The city desperately needs housing for those who cannot keep up with our stratospherically rising rents. Seniors, veterans, the disabled, those exiting homelessness, families trying to NOT become homeless in the first place, all need somewhere live where they can be assured that they won't be priced out within a year. The City already has access to this land. Please use it to build affordable housing units, and please do so quickly.

Show us that the city cares about all its residents, not just those who earn a 6-figure income.

Yours,

Kathryn Miller  
98117

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## LETTER 591

From: Ashley Millett  
Email Address: ashley.millett@gmail.com

Subject: Fort Lawton Re Development

I support a holistic approach to this redevelopment which includes desperately needed school land. In order for housing developments to be successful appropriate educational infrastructure must be in place. The Fort Lawton development feeds neighborhood schools which are the MOST rapidly growing and are already at capacity with over-capacity projections within a few years.

Seattle Public Schools needs the opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, I support the opportunity for Seattle Public Schools to transform this land into a school campus.

It is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows. Housing and high quality education are imperative for our low income and homeless students.

The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it not only be able to house its residents but that there are adequate educational opportunities as well.

Thank you

Ashley Millett, Magnolia Resident

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## LETTER 592

From: Ashley Millett  
Email Address: ashley.millett@gmail.com  
Subject: Fort Lawton DEIS Comments

I am concerned that the DEIS does not detail the services or address the impact of the long term homeless housing provided by Catholic Community Services (CCS). It briefly mentions "Case managers would also leverage outside behavioral health services, including chemical dependency treatment and/or mental health services, and bring providers onsite whenever possible." On page 2-35. However, when talking directly with CCS the housing will serve the mentally ill and those with substance abuse similar to their Westlake house except for Fort Lawton will be for men and women. This will drastically impact the need for police presence, the overall safety for the Fort Lawton vicinity, especially in regard to the family housing and potential children's play area and the land reserved for SPS. The health services in magnolia are limited to small primary care providers and not the services these people will need. Nor is the police assistance quick enough in their response to problems, typically showing up SEVERAL HOURS after a call is placed if they show up at all. I do not agree with this statement "Development under Alternatives 1, 2 and 3 on the Fort Lawton and Talaris sites would result in increased demand for police and fire/emergency services during construction. These demands would be temporary, are not expected to be substantial and would cease once full buildout of the site is completed." Page 3.11-1 Police demands would NOT decrease once full buildout was completed. I am concerned that the public doesn't not understand the what the CCS long term homeless housing is geared toward. It is not just senior housing and veterans, it is seniors and veterans with mental illness and substance abuse issues. Which in my opinion the Fort Lawton Site is not suited to serve because of lack of police and EMT availability, distance from mental health and addictive recovery services. Only one unit for a manager and limited on site staff is not enough to address these issues for 83 residents. The impact on SPS is laughably under stated. Schools are at or over capacity for the 2017-2018 school year and their projections are woefully under the current population increase and demands. Also I would like a detail of what tax revenues will actually be generated before you can state with fact that it will generate enough monty to off set the increased demands on school. " New students would attend Lawton Elementary School, which is projected to be over capacity. Through tax revenues generated directly and indirectly from development of the Fort Lawton site and the service purveyors' planning processes, all of the purveyors could handle the increased demand for services from proposed development at the Fort Lawton site; therefore, no significant public services impacts are expected." Page 3.11-1 The land being reserved for the school is a red herring, by the time SPS manages to build something (hardly enough land for an elementary school) every other school will be vastly over crowded and our capacity issues will be beyond help. The city needs to realize along with SPS that the population is growing at rates not foreseen in earlier years and therefore their calculations are inadequate and need to be revisited. Making the number of potentially 41 new students out of date and blind to the current capacity issues in SPS and especially the Queen Anne-Magnolia cluster.

The DEIS is overall a biased study by the city council who ONLY supports option 1 and all evidence stated like the impact on surrounding home values on page 3.13-16 is stated as truth because of one study that was done. It shows a superficial and rushed study for a high impact neighborhood development.



Including that almost all Proposed Actions on page I have to be approved or voted on only by City Council, giving no real voice to the people most affected by their brash oversight and bias.  
Ashley Millett

8,  
cont.

## LETTER 593

From: Nicholas Mirra  
Email Address: nicholas.mirra@gmail.com  
Subject: comment on Fort Lawton DEIS

Dear City of Seattle,

I'm writing to support the approval of the DEIS for the Fort Lawton Redevelopment. It's rare that a city as developed as Seattle has the opportunity to convert a large parcel within city limits to a new use. I support the plan for turning the area into an affordable housing development with housing and services for people experiencing homelessness. The affordability and housing crisis in Seattle is a higher priority than preserving park space or "neighborhood character." Although I don't live in the Magnolia neighborhood, preserving Seattle as a place for people of all means to live is a city-wide effort, and I will support similar efforts in my neighborhood if given the chance.

Thank you  
-Nicholas Mirra  
Beacon Hill

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## LETTER 594

From: Leah Missik  
Email Address: leahmissik@gmail.com  
Subject: Fort Lawton Comment

Hello there,

I am unable to make the DEIS public hearing tonight so I wanted to send in my comment regarding the development of Fort Lawton. I strongly support the City's plan to add a mix of housing and a park. Seattle is experiencing a shortage of housing and a rapidly growing population, thus necessitating more housing. Fort Lawton is near downtown, certainly in the urban core, and yet has great access to public amenities such as parks, making it a great spot for people to live. The reality is that Seattle is growing and in order to be a sustainable and inclusive city, we need more projects like this. I see people complaining about how there will not be enough parking or how traffic will increase. I support added public transit overall, but the 33 bus line is already an option there (and used to be a part of my commute so I know it well). Furthermore, more infrastructure can be developed, but in the meantime people need homes. We need to prioritize people over cars, and the needs of those who need housing over those who already have stable housing but are worried about their commute getting a bit more crowded. Seattle needs more housing now - and more housing in the urban core is the more sustainable and equitable option.

Thank you for considering my comments!  
Leah Missik

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## LETTER 595

January 26, 2018

Ms. Lindsay Masters  
Office of Housing  
P.O. Box 94725  
Seattle, WA 98124-4725

Fort Lawton Army Reserve – comment

Dear Ms. Masters:

I attempted to attend the public hearing held on January 9, 2018 at the Magnolia United Church of Christ regarding the proposed Fort Lawton Redevelopment. The venue was much too small to accommodate the large number of people who hoped to attend.

Discovery Park and Fort Lawton are very dear to the residents of the entire City of Seattle as a beautiful patch of nature that can be roamed free of charge. I wanted to hear the proposal presented, but was not given the opportunity because it was literally impossible to enter the room. Why was such a small room chosen for this important presentation?

The Friends of Discovery Park have been advocates and stewards of the Park for many years, and they advocate incorporating the former Fort Lawton Army Reserve land into the park. I support this idea. The mental and physical health benefits provided by parks and open spaces to the residents of this city need to be given serious consideration. It is vital to preserve this urban spot for those who want to run, walk their dog, play Frisbee or enjoy a picnic with a beautiful view. Where are we to get our exercise in this crowded city?

Discovery Park, at 534 acres, is the largest park in the city. Comparatively, San Francisco's Presidio is 1,500 acres and New York's Central Park is 843 acres. As Seattle continues to grow in population and density, the need for open green space becomes more urgent and necessary. We should be thinking of the future of our population, and the need to preserve and expand green space, rather than to develop it. Our residents take solace in quiet strolls and the ability to encounter resident wildlife such as blue herons and eagles while doing so in Discovery Park.

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Can you imagine the cities of San Francisco or New York proposing to put developments their precious parks? No. They are smarter than that. We are a young city, and should take our cues from the experience of the larger cities in whose footsteps we are following. Let's not make avoidable mistakes as we grow. It is difficult to jack hammer asphalt once it has been laid.

**2,  
cont.**

Please schedule an additional hearing in a larger venue so that we have an opportunity to hear the proposal.

**3**

Thank you.

Sincerely,

Patricia Moe

Name(s): DAVID MOEHRING, AIA

LETTER 596

**PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT**

Date 22 January, 2018

Address\*: 3444 23rd AVE W, #13 Seattle WA 98199

Signature\*: David Moehring

Email (optional) dmoehring@consultant.com

1) I prefer the following alternative (check all that apply):

- ☒ Alternative 1 – Mixed Income Affordable Housing and Public Park  
☒ Alternative 2 – Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere  
☒ Alternative 3 – Public Park Onsite; Affordable and Homeless Housing Elsewhere  
☒ Alternative 4 – No City Action; (Army likely sells the site to highest offer developer)  
☒ Addition of a school along with one of the above (include in Final EIS Study)  
☐ None of the above

2) The brief reason for my selected preference(s) above:

The FLARC site borders public park grounds and at the doorstep to environmental lessons that are difficult to instruct without nature itself in play. Although we favor affordable housing opportunities within Magnolia, this unique site location is a lost opportunity if not harnessed for environmental ed.

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input checked="" type="checkbox"/> Land Use	<input type="checkbox"/> Environmental Health / Air Quality
<input checked="" type="checkbox"/> Recreation/Open Space	<input type="checkbox"/> Noise
<input type="checkbox"/> Housing/Socioeconomics/	<input type="checkbox"/> Transportation
<input type="checkbox"/> Environmental Justice	<input type="checkbox"/> Public Services
<input type="checkbox"/> Historic/Cultural Resources	<input type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Aesthetics/Visual Resources	<input checked="" type="checkbox"/> Biological Resources
	<input type="checkbox"/> Geology/Soils

4) Which of the alternative(s) do you have concerns about, and why?

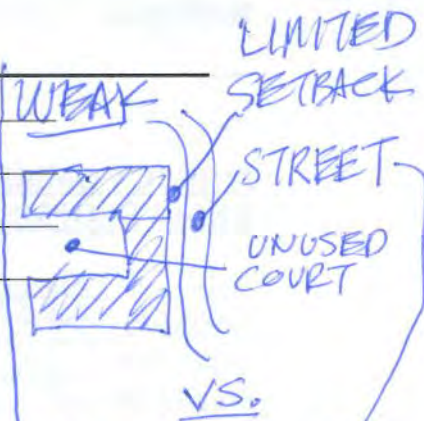
- (A) [Alt. #2] Market Rate housing is best developed on privately owned land—especially on those sites/lots that are in need of being residentially revitalized. The Fort Lawton site does NOT fit the criteria for market rate housing development which provides exclusive access for a few.  
[X] Mark here if you have more comments in the back.



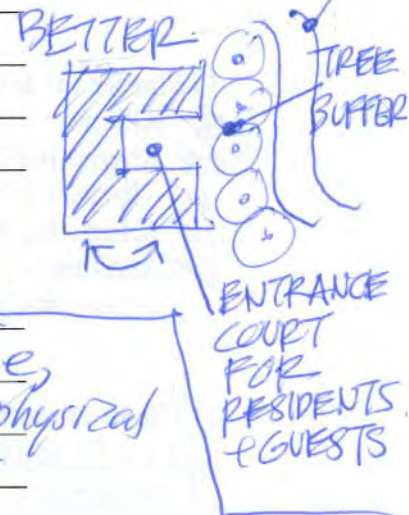
Name(s):

→ DAVID MOEHRING AIA  
312-965-0634

- (B) [Alt. # 1] Residential Open space is best activated when it also has a function such as a pedestrian entrance court. The orientation of the senior supportive housing center should include a street-orientated courtyard, and a min. 20 foot setback as a tree buffer.



- (C) [Alt. # ] Page 2-2 to 2-8 on the EIS weakly address the incorporation of school and/or educational institutional uses. The FEIS shall fully evaluate impacts of school along with the alternatives.



- (D) [Alt. # 1], 2 - Given the proximity of the site to the Heron Habitat protection zone, the FEIS must fully acknowledge the physical limitations required during nesting seasons of the Heron and other bird species.

- (E) [Alt. # ] 325 Magnolia community residents responded to a NextDoor poll between January 17 & January 28. The preferences:
- 21% - Alternative #1
  - 6% - Alternative #2 & 7% abstaining
  - 58% - Alternative #3
  - 9% - Alternative #4

- (F) [Alt. # 3] The FEIS should work with community residents to establish opportunities within Magnolia to provide 240 affordable housing units - but dispersed and integrated within the residential fabric. The FEIS must study

The City of Seattle Office of Housing comment period ends at 5:00 PM January 29<sup>th</sup>, 2018.

Comments are to be submitted via email to [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov) or via mail to: Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725. These comments will help the City to improve the completeness, accuracy, and objectivity of the analysis.

impacts of low-income housing segregation as demonstrated in cities like St. Louis, Detroit, southern Chicago & Cabrini Green,

## LETTER 597

From: Rick Mohler  
Email Address: [rickm@archmg.com](mailto:rickm@archmg.com)  
Subject: Fort Lawton Housing DEIS

Greetings,

I am an architect, a UW Professor of Architecture and co-chair of the AIA Seattle Public Policy Board. I'm writing in support of DEIS Alternative 1 (preferred alternative). Our city desperately needs more housing in general, affordable housing in particular and housing for our residents at the bottom of the economic ladder most critically. The Fort Lawton site offers an extremely rare opportunity to provide housing for our most vulnerable population.

In some areas of the city one might reasonably argue that park space is a more pressing need but not here, adjacent to the city's largest park. The Alternative 1 plan is designed to minimize its impact on neighboring residents while providing desperately needed housing for those most in need. Please move forward with Alternative 1. The need is great and time is of the essence.

Thanks!  
Rick  
Rick Mohler, AIA  
Principal  
Mohler + Ghillino Architects  
Associate Professor  
Graduate Program Coordinator  
Department of Architecture  
University of Washington  
5511 1st Ave NE  
Seattle, WA

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## LETTER 598

From: Johannes Mohrmann  
Email Address: [jkcm@uw.edu](mailto:jkcm@uw.edu)  
Subject: Fort Lawson development

To whom it may concern,

The Fort Lawson redevelopment is a great opportunity for the city to address the housing issue. As such, I support the development high-density housing in the location, ideally affordable high-density housing. I believe the best of the proposed option is the alternative labeled 'Mixed Income Affordable Housing & Park', however I would strongly support any plan which focuses on the development of high-density housing, and oppose any plan that focuses on the creation of more single-family homes, of which Seattle has too many for a city this size.

H Mohrmann

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

<u>Name</u>	<u>Address</u>	<u>Telephone/E-mail</u>
Lyle Move	4420 Montlake Circle West Seattle WA 98199	360 951 8442 LYLETDV@SEATTLEOFFICE.COM

**Comments:**

I am in favor of the project in its current size, scope and mix of part time. In particular that some other units would be built by Habitat and owned is important. Habitat has a track record of safe communities and accessibility. I live less than a mile away and walk by the site often. I feel this development would be an asset to the community.

There seems to be a feeling that providing housing for families or shelter to the homeless is dangerous. I would contend it is dangerous not to provide housing. What is dangerous is to be homeless and live exposed to the terrors of cold, rain and the unknown of your neighbors. This project should proceed. The safety of communities where you are involved in its redevelopment and also own a stake. This project would be worthy of our support even if just one person was taken off the streets or one family helped before another affordable housing before they ended up on the street.

And that is how our housing assistance will be placed, one person at a time. Lyle Move

PS: I am today writing is hard to read, I will also try to send an email comment.

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

Comments on the Draft EIS can be given verbally at the public hearing or in writing at any time during the comment period, which ends on January 29, 2018. Written comments can be sent to:

**Mail:** Lindsay Masters  
City of Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov

## LETTER 600

From: Patrick Mondello  
Email Address: [pmondello6@yahoo.com](mailto:pmondello6@yahoo.com)  
Subject: Fort Lawton Affordable Housing

I am a Magnolia resident (43rd and Glenmont) in support of the affordable housing proposal, pending the environmental impact statement.

I think it's important that Seattle neighborhoods consist of individuals and families with a diversity of incomes. Furthermore, the city should make a concerted effort to maximize the property in its domain, especially capital projects that were funded with public money as Fort Lawton was, for the public benefit. As far as I'm concerned, there is no more urgent public issue than affordable housing.

More broadly, any affordable housing effort should prioritize consumer choice. That includes the choice of where in Seattle the consumer wants to live.

1

## LETTER 601

From: Colleen Monette  
Email Address: [colleen.monette@yahoo.com](mailto:colleen.monette@yahoo.com)  
Subject: Fort Lawton DEIS

I am in favor of:

Alternative 1 – Mixed Income Affordable Housing and Public Park Uses Onsite (Preferred Alternative): 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.

I am so fortunate to live in this community but I think we would benefit from a bit more diversity in every possible way.

Thank you,  
Colleen Monette

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## LETTER 602

From: Donna Moniz  
Email Address: [donnaamoniz@centurylink.net](mailto:donnaamoniz@centurylink.net)  
Subject: Discovery Park

We gave up the chance to make a new park in South Lake Union. Look at it now. Let's not ruin Discovery Park. It is an irreplaceable treasure. Donna Moniz

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## LETTER 603

From: Jen Moon  
Email Address: jenmoon@gmail.com  
Subject: Move forward with Fort Lawton!

Hi all!

I know today is the deadline for comments so I just wanted to put in one more YES for using Fort Lawton for homeless and low income housing. This is kind of a no brainer so please go forward! Thanks!

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## LETTER 604

From: KJ Moon  
Email Address: Kjmoon@protonmail.com  
Subject: Ft Lawton Development

As a resident of Seattle who reside in Beacon Hill and Ballard and who visits this park on a monthly basis, I fully support this project moving forward. I'm hoping that the City will choose the option that will net our city the highest amount of affordable housing possible. It is no surprise that our city is facing incredible housing shortages and we must do more to alleviate that.

I understand that there are concerns about the lack of transit and amenities. However, I believe that there is transit there as I take the bus there quite often! Furthermore, if that is a concern, let us build this housing and work on improving access.

1

Best,  
KJ Moon  
(919) 259-2000

## LETTER 605

From: Cary Moon  
Email Address: carymoon@mac.com  
Subject: YES to Fort Lawton proposal

Hello heroes at the Office of Housing,

Please pursue the proposed low income housing project at Fort Lawton as proposed, full steam ahead. It is a well conceived plan and promising project, just right for that site. It will make an important contribution to providing many of our most vulnerable neighbors a safe place to live.

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Thank you for your excellent work.  
Onward!  
Cary

## LETTER 606

From: Robert Moore  
Email Address: bmooreii@comcast.net  
Subject: Ft Lawton Support

I am writing to support affordable housing at Fort Lawton. As a board member of Habitat for Humanity-Seattle/King County I have served for 15 years to provide stable and affordable housing throughout King County. We are all well aware of the need to add to the affordable housing base as our booming economy drives land house values up and people are being priced out of the market. I support the Ft Lawton initiative for the following reasons:

We need affordable housing so that lower income families can stay in the community close to their work place.

Locating more people in the city can help alleviate transportation congestion.

Habitat's model provides the opportunity for lower income families to own their own home, thus accruing the benefits of neighborhood stability, better education for children and the development of responsible productive citizens of the future.

Habitat works with homeowners to maintain their homes and become active participants in community affairs.

Ft. Lawton provides a rare opportunity to add to the affordable housing base.

W. Robert Moore  
Board Member  
Habitat for Humanity-Seattle/King County

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## LETTER 607

From: Teresa, Tom, and Caitlin Moore  
Email Address: trosemoore@comcast.net  
Subject: Fort Lawton Army Reserve Center Redevelopment Draft EIS

Teresa Moore 4623 Lawton Lane West, Seattle WA 98199    nwnativeo@comcast.net  
Tom Moore    -same  
Caitlin Moore    -same

We are stakeholders of Fort Lawton and live directly across from Fort Lawton. Alternative #3 is our family's preferred option, adding Fort Lawton parcel to Discovery Park, with following the guidelines set forth by Discovery Park Community Alliance (DPCA) and Friends of Discover Park (FofDP). Housing for homeless to be located elsewhere in Seattle, other than Magnolia. Magnolia does not have the infrastruaction to support low income/homeless housing.

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Mention should be made that the EIS transportation and traffic flow is flawed. The potential closure of the Magnolia Bridge (rated low at 17.78 on 100 point scale) was not in the EIS study, nor was the road diet on Gilman where a bike lane was recently added. Traffic has become backed up and congested with this road diet. If there are only two ways on/off of Magnolia, a Magnolia Bridge closure will cause even more traffic congestion and potentially hamper emergency/police vehicle travel which is a safety issue.

2

Is is especially disconcerting that there would be no screening of individuals for the City proposal of having housing at Fort Lawton. There would be no screening for mental illness or police records. Having child molesters, and rapists housed in with young children is deplorable. Children would be at great risk of being harmed. Having another Charleena Lyles situation is also deplorable.

3

## LETTER 608

From: Debra Morrison

Email Address: [morrisondeb@earthlink.net](mailto:morrisondeb@earthlink.net)

Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to support the proposed redevelopment of Fort Lawton, although I would actually prefer the city use the site for much more housing than is currently proposed.

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Seattle is in the midst of a major housing crisis that is pricing most people out of the city. The root cause of this crisis are public policies that restrict the supply of housing. These same policies are directly tied to climate change: we need to build denser cities to lessen our reliance on cars and allow more people to live in a more sustainable way.

We have a unique opportunity to develop affordable housing at the site of Fort Lawton which should not be passed up. While among the alternatives I support alternative 1, I strongly urge the city to develop much more housing of all types on the site. There is no defensible reason for new 7200 SF single family homes to be developed on site: we need to be building denser housing for both economic and ecological reasons. Many thousands of people of all backgrounds and income levels should have the opportunity to live next to Discovery Park.

2

Thank you.

Debra Morrison

[morrisondeb@earthlink.net](mailto:morrisondeb@earthlink.net)

2021 NE 75th St  
Seattle, Washington 98115

## LETTER 609

From: Lyle Morse  
Email Address: lyletmorse@gmail.com  
Subject: Fort Lawton Army Reserve Center Redevelopment Draft EIS

Lindsay Masters  
City of Seattle Office of Housing

Hello Lindsay,

I reside at 4420 Montana Circle West, Seattle WA 98199. Our home is one of the old NCO houses which were updated in the historic district of Old Fort Lawton in Discovery Park. I am writing you in support of the above referenced project. I feel the current proposal is the right scope and size and has the right partners. In particular that some of the units will be Habitat for Humanity units is very important. Habitat has a great record for creating safe communities and the element of ownership is a game changer in low income housing.

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I come to this decision as a member of the community. This development is less than a mile away from my house, it will be a part of our life here so we do want it done with partners of demonstrated ability. There seems to be a concern that providing housing for low income families or shelter for the homeless is dangerous. I would contend that it is dangerous not to provide housing and shelter and it is dangerous to be homeless; exposed to the tyranny of cold, rain and the indifference of your neighbor. This project should demonstrate that safe communities can be built that include low income housing.

I was at your meeting , by the way get a bigger hall next time, and heard many people in support but not many from Magnolia. Most near by residents, like me, left with a few minutes to get there as everything is close in Magnolia. Folks from West Seattle or even Ballard left time to navigate in the strange neighborhood. The net effect was I would guess you have a hornets nest from folks who felt locked out. I hope such a logistical problem does not have a detrimental effect on the project.

2

Last, I feel if just one person were brought in from the street or one family provided with affordable housing before getting to the street this project would be worthy of our support because that is how the homeless crisis is going to be solved, one person at a time.

3

Lyle Morse  
360-951-8442

## LETTER 610

From: Charlie Morss  
Email Address: charlie.morss@gmail.com  
Subject: Discovery park / Fort Lawton comments

Hello,

The Friends of Discovery Park has issued a position paper below which I support:

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The following statement is a consensus opinion by the Board of Trustees of the Friends of Discovery Park regarding the nearby Fort Lawton Army Reserve Center (FLARC) parcel, currently undergoing review by the City of Seattle's Department of Housing. We believe that the Army Reserve parcel in its entirety, should be incorporated into Discovery Park. To accomplish this, we urge that all man-made structures at the site be removed and the site be completely reforested with native trees and understory. The 30 acre Army Reserve property is now heavily urbanized, with many acres of paved surfaces, buildings, and overlapping fences. As such, it is distinctly unfriendly to the wildlife that live and reproduce in the nearby forests of Discovery Park and Kiwanis Ravine. The property is uniquely situated between the Kiwanis Ravine and the larger green spaces of Discovery Park. Growing a forest across this site would create a much needed wildlife corridor between the ship canal, the Ravine and Discovery Park. We recognize that there are a variety of competing interests for the use of this property. Suggestions include low income housing, a school and other uses like playgrounds, baseball fields and tennis courts. If one or some combination of these uses become implemented, we ask that any man-built environment on the site be appropriately and sensitively incorporated into a forested canopy, using a mosaic of legally protected indigenous plant communities distributed across the entire property. In conclusion, we believe the best use of the Fort Lawton Army Reserve property would be full incorporation into Discovery Park and management of it according to the Discovery Park Master Plan.

Thanks,  
Charlie Morss  
3721 West Fulton St.  
Seattle, WA 98199

1,  
cont.

## LETTER 611

From: Linda C Morton  
Email Address: sid83lin14@icloud.com  
Subject: Discovery Park development

Please do not allow development anywhere near the boundaries of Discovery Park. It is a unique and beautiful site best left public and free.

If there is any parcel of Fort Lawton to be added to the park, please do so.

We have just returned from Sydney, Australia where we visited a public park on the Southern head (entry) to the famous harbor. It had been an army installation through various wars and has wild areas in which to walk, fabulous water views, interesting and labeled wartime installations, a former quarantine station with restaurants, tours and even lodging. We Seattleites were reminded of the possibilities for the former Fort Lawton. Unfortunately, private ownership has already crept in. That needs to stop NOW! Please preserve this beautiful site for all of us and not just the privileged few.

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Thank you for your attention.  
Linda C Morton  
sid83lin14@comcast.net

## LETTER 612

From: David Moser  
Email Address: davidm@NHWA.org  
Subject: Fort Lawton Affordable Housing

To whom it may concern at the Office of Housing,

I am writing to voice my strong support of the building as much affordable housing as possible at the Fort Lawton site. Specifically I would like to address the idea that has been raised by critics of this project that this location is too remote from services, grocery stores, transit and other amenities that low income people who without cars need closeby. To be sure, within the city of Seattle Fort Lawton is a relatively remote location, and this address on has a low, "car-dependent "Walkscore" of 34 out of 100 and a low "Transit Score" of 39 out of 100 on the Walkscore.com website. The Walkscore is based upon how many different amenities there are to the given location within walking distance. Ideally much more of Seattle would have the dense housing patterns that support services and amenities throughout more of the city.

But we don't live in an ideal world, and our housing and homelessness crisis is regional, not confined to Seattle. I know from daily first hand experience managing homelessness prevention programs that serve hundreds of households per year in Seattle that if presented with the choice, many if not most households in Seattle that are struggling with housing instability would love to live in this location, given the alternatives. Because the choice is not Magnolia vs. Capitol Hill or Magnolia vs. Columbia City. The choice more frequently is homelessness or Auburn. And whatever Auburn's merits as a town, it is much more removed from economic opportunity, amenities, and services than is Magnolia.

As an example, within the last month, my program has placed homeless Seattle residents in two different apartments in Auburn that were the only places we could find at that time where that they could afford the ongoing rent. The Walkscore of these South Auburn apartments is 21 (at Windsor Park Apartments) and 19 (at Emerald Pointe Townhomes) respectively. Compared to Fort Lawton, both these locations are further from local amenities and MUCH further from the opportunities and jobs of central Seattle.

Within this regional context, the idea that Fort Lawton is remote is a red herring argument. Please build the housing.

Thank you.

David Moser  
(he/him/his pronouns)  
Neighborhood House  
Housing Stability Manager

## LETTER 613

From: Cliff Mountjoy-Venning  
Email Address: cliffmv@gmail.com  
Subject: Fort Lawton Housing

Hello,

I am writing in support of the planned affordable housing at Fort Lawton. The city desperately needs more housing in order to start turning around the housing crisis, and this development will help towards that goal. It's especially important for new housing to be distributed around the city, and so far the Magnolia neighborhood has not absorbed its share of development, making the Fort Lawton housing even more vital.

Opposition to the project by people claiming to be concerned about park space is ridiculous - the site is adjacent to the largest park in the entire city. It is merely an excuse for people who don't want to live near low income people. This project has been delayed long enough because of classist lawsuits - please build more housing now!

Cliff Mountjoy-Venning

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## LETTER 614

From: Matthew Moyano  
Email Address: matthewcmoyano@gmail.com  
Subject: Fort Lawton Development

Dear City of Seattle,

As a resident of Seattle, and an avid lover of Discovery Park and Fort Lawton, I respectfully disagree with the idea of developing the area into affordable / homeless housing. The fort is too far removed from necessary facilities and infrastructure that these relocated people's will encounter intense difficulty reaching services, jobs, and basic living needs. The development of the park / fort into housing will also put intense pressure on the Magnolia community, while simultaneously blighting the incredible beauty of the existing park. The Talaris Site, being more connected, would serve these people much better and preserves one of Seattle's most loved parks.

As a resident of Seattle, I pressure and hope you will choose Alternative 3, in the Fort Lawton 3rd DEIS, to move forward.

Thank you,

-Matthew Moyano

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## LETTER 615

Claudine Murphia

1525 9<sup>th</sup> Ave Apt 3306

Seattle WA 98108

January 15, 2018

I am writing in regards to Fort Lawton's redevelopment and urge you to **support Alternative 3.**

My ideal solution would be to have the land returned to it's natural state, much like the rest of Discovery Park, with an additional parking area so more people could access the park on the weekends. People visiting the park find it is often difficult if not impossible to find parking.

Thanks and all the best,





## LETTER 616

From: Meaghan Murphy  
Email Address: meaghan.k.murph@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Meaghan Murphy  
meaghan.k.murph@gmail.com  
Seattle, Washington 98118

## LETTER 617

From: Melissa Murphy  
Email Address: murphymelissa16@gmail.com  
Subject: Yes to Affordable Homes at Ft. Lawton!

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Melissa Murphy  
Melissa Murphy  
811 Maynard Avenue South  
Seattle, WA 98134

## LETTER 618

From: Kathy Mutchler  
Email Address: mutchler@seattleu.edu  
Subject: No Please Do Not

Please do not put housing in the former Fort at Discovery Park because it is a natural environment that needs to be preserved!

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The housing development will destroy the natural habitat which has value to exist for people to commune with nature for the future.

The indigenous people had to struggle hard for their right to have the Daybreak Star cultural center in that area. If you create a housing development in Discovery Park, then you will be racist for further developing their land in a colonizing destructive manner. What did you ask them for their permission? Instead you can build housing in an area where the nature has already been destroyed. For instance, the Interbay industrial area could be developed. There are other places!

2

Please see the Truth that it is simply a land grab.

3

It is injustice, and it is destruction to put a housing development in the midst of one of the most precious wilderness areas that is left remaining. Please preserve it.

## LETTER 619

From: Miller Myers  
Email Address: mc-myers@comcast.net  
Subject: Fort Lawton Redevelopment

I live near Fort Lawton and often walk through it enjoying the quiet of this very special place. But I assume it's inevitable that development is going to take place there since in Seattle any vacant space gets filled-in.

My feedback to you and my wish is that attention is paid to the ecological qualities of the site. The band of trees that border the north side of the site are potential connectors for wildlife, especially birds, between the Kiwanis Ravine wildlands and Discovery Park.

If these trees are removed as part of the development of the site this important linkage will be lost. In an increasingly built-up Seattle we cannot afford such losses. We must pay attention to protecting wildlife corridors and habitat.

Allowing market rate housing at Fort Lawton could present a major threat to this band of trees since they block views of Puget Sound and people who buy expensive market rate homes demand views when possible.

Make Fort Lawton not only a place for people, but also for wildlife!

Sincerely

Miller Myers

3200 W. Commodore Way, #303 Seattle, WA 98199

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## LETTER 620

From: Ramez Naam  
Email Address: mez@morethanhuman.org  
Subject: Fort Lawton property

Hello there. I'm a Seattle resident and voter.  
I want to voice my support for the city accepting the Fort Lawton property and using it for low income housing. We badly need more low income housing in Seattle!

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Thank you!  
Ramez Naam  
1200 26th Ave E  
Seattle, WA 98112

## LETTER 621

From: Risa Nagel  
Email Address: risalnagel@gmail.com  
Subject: Please build affordable housing at Fort Lawton

Please build affordable housing at Fort Lawton.

1

## LETTER 622

From: Izumi Nance  
Email Address: inance30@gmail.com  
Subject: Fort Lawton redevelopment

To the Office of Housing,

As a resident of Seattle, and a person who cares for the well-being of others, I support the city's vision for Fort Lawton to become "an affordable, livable community that creates opportunities for those with low incomes to live in the Magnolia neighborhood". I believe the preferred alternative in the DEIS is the best option for a city facing a housing crisis. Alternative two is completely unnecessary- we don't need more single-family units in Seattle. We need to tackle the housing crisis head on, with real options that HELP people. The sweeps don't work, the vouchers aren't doing enough, and development of the Talaris site is not a viable option. I'm honestly appalled it's even considered an option, seeing as it will have to be purchased by the city at a fair market-rate, and Laurelhurst neighbors have shown to be just as opposed as Magnolia community members to development of "historic" land. Alternative 1 is the best and only option in terms of social, environmental, and economic impacts.

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-Izumi Nance

## LETTER 623

From: Chad Newton  
Email Address: chadnewt@gmail.com  
Subject: I support affordable housing at Fort Lawton

Office of Housing - I am writing in support of the preferred alternative in the draft EIS for affordable housing construction at Fort Lawton.

The US government has had a policy for decades of prioritizing affordable housing on surplus military base property, such as Fort Lawton. Furthermore, the City of Seattle is currently in a housing shortage with affordable housing in short supply and a homelessness emergency.

The time to act is now! I recommend expedited approval of the Final EIS and immediate action on permitting and construction of the new housing.

Furthermore, considering the current affordable housing shortage and the large quantity of land available at Fort Lawton, and recommend beginning a separate, new EIS process for additional mixed-income housing in the portions of the subject property not developed in the first phase. An additional 2,000 units is quite feasible with midrise zoning, and will provide net benefits to the residents by providing sufficient demand for on-site retail and improved transit frequencies.

Thank you,  
Chad Newton  
Seattle homeowner

## LETTER 624

From: Chad Newton  
Email Address: chadnewt@gmail.com  
Subject: Fort Lawton housing DEIS comment

Office of Housing: Below is an additional comment on the DEIS for Fort Lawton housing. I am opposed to the disparity in street access proposed between Alternatives 1 and 2. Alternative 2 includes urban planning best practices to integrate the new housing with the adjacent residential streets, and provide 2 methods of access/egress for redundancy. However, Alternative 1, affordable housing, does not. The housing is an isolated pod, accessible only through the existing military facility access road. It is functionally separate from the adjoining residential neighborhood, and only has one access/egress point despite higher travel demand. The is contrary to a wide variety of City policies, established development patterns throughout the City and urban planning best practices.

There IS NO justification for this difference.  
In the Final EIS, Alternative 1 should have the same street access patterns as Alternative 2.

Chad Newton  
Seattle homeowner

## LETTER 625

From: Molly R. Nixon  
Email Address: molly.r.nixon@gmail.com  
Subject: Support for Fort Lawton Low-Income Housing

Hello.

I've been a resident of Seattle for the past 12 years, including a year I spent living at 25th and Dravus in Magnolia.

I strongly support the use of the Fort Lawton property for low-income housing. There is an incredible shortage of affordable housing in this city, and the idea that the city might turn down free land earmarked for that purpose is mind-boggling.

The homeless are some of the most vulnerable members of our community, and they should not be denied any chance at a more stable life because they are viewed by some as "undesirable".

Thank you.  
Molly R. Nixon, PhD

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## LETTER 626

From: Karen Noar  
Email Address: Karennoar@gmail.com  
Subject: For Lawton Support

I think Habitat for Humanity homes at Fort Lawton is a good plan.  
Karen Noar  
Ballard

1

## LETTER 627

From: Ty Nolan  
Email Address: eagledancer4444@gmail.com  
Subject: Ft Lawton

Ty Nolan  
4063 1st Avenue NE  
Seattle, WA 98105  
623/217-1943

As a registered voter I completely support using the Ft. Lawton land to support housing for homeless seniors and others in need, particularly Native American citizens.

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## LETTER 628

From: Bill Nordwall  
Email Address: billnordwall@gmail.com  
Subject: I support the Fort Lawton Redevelopment Project

Hello -

As a decades-long Seattleite, I believe affordable housing should be the top priority for our city. The Fort Lawton Redevelopment Project is an excellent use of public lands, and has my full support.

Thanks,  
Bill Nordwall

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## LETTER 629

From: Baird Nuckolls  
Email Address: bairdln@gmail.com  
Subject: Fort Lawton Redevelopment

Regarding the proposed development of land on the edge of Discovery Park as low-income and homeless housing, I want to comment as a home owner in the neighborhood. I live in Ft. Lawton and felt that the community meeting tonight was so taken over by homelessness advocates who do not live in the area that local resident opinions could not be heard.

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I have had positive experiences with Habitat for Humanity housing and OPAL low income housing (on Orcas Island) and do not oppose similar efforts in Ft. Lawton. However, the area needs to retain its suburban and park-like character and I strongly oppose large scale development there.

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I am also concerned that the city increase the access for those low income residents to necessary services by providing more frequent and direct bus service. I am also concerned that consideration be made for increased traffic safety and security around the park. There is only one primary entrance to the park and it is used by cars, bikers and walkers on a daily basis.

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Please think about the needs of the residents as well as the potentially new residents and not just find a way to move homeless away from downtown.  
Baird Nuckolls

## LETTER 630

From: Neal Nuckolls  
Email Address: nnuckolls@gmail.com  
Subject: Re: Fort Lawton Draft

As a homeowner and full time resident of Magnolia Neighborhood, Discovery Park is a Seattle jewel and I STRONGLY OPPOSE Alternative 1 for the redevelopment of the Fort Lawton Army Reserve Center:

- \* It is inconsistent with the vision of Discovery Park defined by Olmstead | 1
- \* It is inconsistent with the surrounding Magnolia residential neighborhoods and Park | 2
- \* It is a poor, isolated location wrt transportation and lack of facilities for low-income residents | 3

It would be an ideal location for Park use and/or a Magnolia school.

I note that your office has eliminated this option from the Seattle Schools System because of deadlines which your office has allowed to occur.  
Shame on you.

Additionally, I am concerned about years of constant heavy construction vehicle transit through Government Way and the East entrance of Discovery Park which will have a large negative impact on this neighborhood and all Park users.

Ranking the proposed alternatives in order of my and many of my neighbors preference:

First: Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Offsite  
Second: Alternative 2 - Market-Rate Housing Onsite; Affordable and Homeless Housing Offsite

Neal Nuckolls  
nnuckolls@gmail.com

## LETTER 631

From: Neal Nuckolls  
Email Address: [nnuckolls@gmail.com](mailto:nnuckolls@gmail.com)  
Subject: Fort Lawton mis-development plan

I strongly oppose the city proposed housing development plan for the 32 acre BRAC Fort Lawton site. Pushing hundreds of low-income apartments into the edge of Discovery Park at the outskirts of this district makes no sense except politically.

Seattle's housing problem is rooted in the lack of higher-density Condo development downtown and near rail stations due to state and city zoning and liability laws.

That's the problem — Fix that.

The Fort Lawton site would make a fine location for a School and/or Discovery Park addition or other community-\*building\* approach instead .

Neal Nuckolls  
Magnolia resident

## LETTER 632

From: Ezra Nuite  
Email Address: enuite@gmail.com  
Subject: Use Fort Lawton for public housing

Seattle needs to address its housing crisis, and we've seen that market development is not helping. Let's use Fort Lawton as a place to provide public housing for the homeless and needy. Our government should at the very least act as the check on housing prices. All humans deserve a home. Letting our neighbors suffer outside and die of exposure is morally repugnant.

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Ezra

## LETTER 633

From: Brendan O'Connor  
Email Address: ussjoin@ussjoin.com  
Subject: Please Build Housing at Ft. Lawton

My name is Brendan O'Connor; I live at 3622 23rd Ave W, on the east side of Magnolia.

Please build as much housing as possible at Fort Lawton. Seattle cannot afford to listen to NIMBYists who insist that a boarded-up army base should be preserved inviolate. Expanding the number and range of people who live in Magnolia will help to ensure it becomes a part of Seattle to be proud of, rather than continuing its existence as an island.

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---Brendan O'Connor

## LETTER 634

From: Brendan O'Connor  
Email Address: ussjoin@ussjoin.com  
Subject: Please Build Housing at Ft. Lawton

My name is Brendan O'Connor; I live at 3622 23rd Ave W, on the east side of Magnolia.

Please build as much housing as possible at Fort Lawton. Seattle cannot afford to listen to NIMBYists who insist that a boarded-up army base should be preserved inviolate. Expanding the number and range of people who live in Magnolia will help to ensure it becomes a part of Seattle to be proud of, rather than continuing its existence as an island.

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---Brendan O'Connor



## LETTER 635

From: Kari O'Driscoll

Email Address: Odriscoll@msn.com

Subject: Proposed Affordable Housing at Fort Lawton: Public Comment

I think that if Seattle doesn't develop affordable housing on the site of Fort Lawton, we are sending a dangerous message that we are only willing to talk about homelessness and not actually take big, bold steps to do something about it. Do I think it's enough to do this? No. Clearly, we need to begin also taking big, bold steps to address the issues within the systems we have in place that contribute to the explosion of homelessness, but letting a group of wealthy landowners sue the city into submission (full disclosure: I'm a wealthy landowner in the city of Seattle and have been for nearly 20 years) using bogus arguments that are really couched in their own desire to keep their part of the city for themselves is taking the city in a direction that we ought not to be going. Those folks who own the big houses and are worried about their own quality of life and their property values benefit from the system as it is. They prefer the status quo because they have the privilege to work the system to their advantage, but if we are to be a city that leads in equity - wage gaps, racial equity, etc. - then we need to put our money where our mouths are and develop Fort Lawton as one of the pieces of the puzzle that may diminish the numbers of homeless in our city. We need to express our compassion and understanding as well as look to the long game. Income inequality is an enormous issue for Seattle as well as the rest of the world. We cannot let those with wealth and social standing continue to work to preserve their own best interests at the cost of the community itself.

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Thank you,

Kari O'Driscoll

kari@theSELFProject.com

<https://www.amazon.com/author/kariodriscoll>

## LETTER 636

From: Nero O'Reilly

Email Address: tegmire@gmail.com

Subject: Affordable housing for all!

Afternoon,

Just wanted to chime in- Fort Lawton should 100% be reused to fit affordable housing for our city's most vulnerable people. The fact that this is even an argument we have to make is disgraceful. The NIMBYs wringing their hands about 'property values' or 'parking issues' should not be listened to- I also live in the area near the installation and I think we should be supporting this.

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Cheers,

Nero

## LETTER 637

From: Melody O'Seadna  
Email Address: moseadna@gmail.com  
Subject: Fort Lawton property (In favor!)

Hi,

I am a Seattle resident and would love to express my support in the city of Seattle obtaining the Fort Lawton property and turning it into low income housing. As a early childhood teacher in Seattle, I am being pushed out by the high rents in the area. It is important that we provide housing opportunities for low and middle income families in this city.

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Melody O'Seadna

## LETTER 638

From: Liz O'Donoghue  
Email Address: Lizodonoghue68@gmail.com  
Subject: In support of affordable housing!

Hello! I would like to voice my strong support for any plan to develop affordable housing in the Seattle area. My email today is to specifically support the plan being considered to convert the buildings at Fort Lawton for affordable housing.

Affordable housing is needed in every neighborhood, particularly the neighborhoods closest in to downtown (capital hill, south lake union, eastlake, etc). Every development going up should include some % of affordable, or rent controlled, units. (Every new development should ALSO be required to provide ample parking for ALL new residents.)

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Thank you for your consideration,  
Best,  
Liz O'Donoghue  
104 E Newton St  
Seattle, WA 98102

## LETTER 639

From: Josh Oakley  
Email Address: joshua.j.oakley@gmail.com  
Subject: I am in support of affordable housing at the old Fort Lawton site.

As a former member of the Army Reserve who was stationed at Fort Lawton, That location has a long, proud history of serving the people in meaningful ways, and it would be great to see it continue to serve the people in a way that Seattle is in dire need of: affordable housing.

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## LETTER 640

From: Daniel Ojalvo  
Email Address: Daniel.ojalvo@gmail.com  
Subject: Statement in support of Affordable Housing at Fort Lawton

Hello,

My name is Daniel Ojalvo and I'm a resident of Lower Queen Anne in Seattle. I have seen the cost of rent skyrocket in Seattle. I'm currently paying over twice what I did when I first moved to this area. From \$750/month to \$2200/month.

I'm lucky enough to be able to afford this massive increase in housing costs due to my job as a Software Engineer, but others aren't so lucky and this is what's causing the homeless crisis here in Seattle.

I respectfully ask that you build affordable housing at Fort Lawton without delay.

Thank you for taking the time to read this. Please help address the homeless crisis by creating more affordable housing in Seattle.

Regards,  
Daniel Ojalvo

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## LETTER 641

From: Gabrielle Olivera  
Email Address: gabrielleolivera@gmail.com  
Subject: Writing in support of Fort Lawton

I'm writing in support of the Habitat for Humanity project to build affordable housing in Fort Lawton. During this time of crisis when so many are homeless in this city, the city of Seattle must not waste opportunities such as this to build affordable housing units.

I hope that you won't fold to pressure from the other side. The right thing is to do something and build housing wherever possible. The city is not doing enough to respond to this crisis. High property taxes and population growth has led to this crisis. We can't become a city where only the wealthy can afford to live.

Thank you,  
Gabrielle Olivera  
Seattle resident  
District 7

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## LETTER 642

From: Eliot David Olson  
Email Address: eliotdolson@gmail.com  
Subject: In Favor of the Proposed Ft. Lawton Development

Hi,

I'm a Seattle resident of twelve years (Ballard for the last seven) who has worked in Magnolia for the past four years and I am writing to voice my full-throated support for the proposed affordable housing development at Ft. Lawton.

I can't make the meeting tonight but I have faith that many other people share my views that this city needs less anti-homeless sentiment and more affordable housing. I wish I could be there, but I wanted to make my voice heard in some small way. Please do the right thing and push forward with the plan.

We can't let the rich preserve an already-paved yet undeveloped corner of our city just so they can avoid having new neighbors. I've seen some Magnolia neighbors threaten to leave the city if this plan goes through. If this is their response to a proposal that will help hundreds of people, then I personally say good riddance. They can leave the city to the rest of us who realize Seattle is a diverse, rapidly growing modern city.

Thank you!  
Eliot David Olson  
(253) 318-1001  
eliotdolson@gmail.com  
@leftcoastsuit

## LETTER 643

From: Kathryn Olson  
Email Address: kaolson810@gmail.com  
Subject: Support for Affordable Housing

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Kathryn Olson  
7347 19th Ave NE  
Seattle, WA 98115

## LETTER 644

From: Susan Oneil  
Email Address: susone@gmail.com  
Subject: Discovery Park

Dear Ms. Masters,

Seattle has a rare opportunity to set a nation precedence by establishing an affordable housing project in a lovely and sustainable neighborhood.

This free land near Discovery Park will provide hope and promise to the future residents who live in there. This is an economically integrative model like the affordable housing in the Queen Anne neighborhood. The wealthier neighbors can organize to support low income residents on their journey out of poverty, illness or disability.

Arterial streets into that neighborhood are much needed and can be built along with grocery stores, restaurants and small neighborhood shops to stimulate a local economy. Bus service to the area can be improved.

Please build affordable housing in Magnolia in the free land in Discovery Park for a sustainable and affordable future!

Sincerely,

--

Susan  
206-708-0502

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## LETTER 645

From: Guy Oron  
Email Address: guy@guyoron.org  
Subject: I Support Housing at Fort Lawton!

Hi,

I am emailing you today to write in support of housing justice for all. The lot on Fort Lawton is a perfect site for housing and as a Seattle resident of the 5th district, I wanted to express my support for the proposed housing development.

Sincerely,

Guy Oron

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## LETTER 646

From: Chelsea M Pagan  
Email Address: chelsea.pagan@gmail.com  
Subject: Build affordable housing at unused plot of land at Fort Lawton

To whom it may concern,

The city of Seattle is facing a severe housing crisis. Increasing rents have made living in our wonderful city nearly impossible for folks without tech jobs. The City should use all available locations to quickly build affordable housing to aid the residents who have lived in Seattle the longest, and have not benefitted from the city's economic growth. The affordable housing plan that the city is considering would be a boon for homeless seniors and families struggling to live under the poverty line. Fort Lawton is a large space that is not utilized well, and adding housing here would be in line with the rest of the neighborhood.

Please support building affordable housing at Fort Lawton!

Thank you,  
Chelsea  
Chelsea M Pagan  
Doctoral Candidate, Ramirez Lab  
University of Washington, Department of Pathology  
E-MAIL: cpagan@uw.edu  
TEL: 206-884-1183

## LETTER 647

From: Nathan Page  
Email Address: pagenathan67@gmail.com  
Subject: Affordable Housing @ Ft Lawton

Hello Lindsay Masters, Office of Housing.

I am a Seattle resident, in favor of the proposed purchase and creation of affordable, subsidized housing in old Fort Lawton in Magnolia. With 1000 new residents coming to Seattle every week, we are experiencing a housing crisis. Most of those that have to live without permanent housing options have turned to living out of their cars or in encampments. These people can be seen next to I5, in downtown Seattle and all over South Seattle. While certain neighborhoods remain stagnant and free from the presence of homelessness, it affects us all. Finding stable housing for those on the streets makes financial and ethical sense for our community. Especially for seniors and others that require medical attention for chronic illness. Magnolia, Seattle is changing and you need to help us solve some of our most pressing homelessness issues even if it is in your well pampered back yard.

Thanks for your time and I appreciate this comment period!

-Nathan Page

## LETTER 648

From: Nicole Palczewski  
Email Address: n.palczewsk12@gmail.com  
Subject: Fort Lawton: Public Comment

Dear City of Seattle Office of Housing,

My name is Nicole Palczewski, and I am currently a Housing Specialist working for a poverty-fighting non-profit. I wanted to give you a public comment not only supporting your current plan for installing low-income and affordable housing options in the Fort Lawton development area, but also congratulating you on the diversity of alternatives you have offered for the site that will still cater to the needs of low-income and homeless populations in the Magnolia area. I heartily support you 1st alternative plan, which would allow the construction and maintenance of homeless and affordable housing on-site in Fort Lawton.

First and foremost, we have a great need for homeless housing in the Seattle area; we can not afford to be picky about where it may be or where it comes from. According to All Home of King County, the last Count Us In census counted 11,643 people who were currently homeless, including 5,485 who were completely unsheltered (living outdoors or squatting). King County has had significant year-over-year gains in populations experiencing homelessness, and most of the homeless population is not white. Part of the problem that contributes to this is not only rising rents, but a lack of affordable housing units in the city. The opening of Fort Lawton for affordable housing is the solution we need to expand housing services for low-income and homeless individuals and families, whose outcomes may not improve without more options for housing in the area.

Second, this plan for Fort Lawton aligns with Mayor Durkan's recent executive order regarding rental affordability and accessibility. Increasing the available units of homeless and affordable housing in Seattle aligns with at least one of executive orders, which requires faster placements in affordable housing units for Seattle Housing Authority voucher holders. More open units for affordable housing will de facto lead to more placements in to those housing options.

I urge you to please adopt Alternative #1 for the Fort Lawton parcel, as there is no greater need in this city right now than for affordable housing, and more of it.

Thank you for your time,

-Nicole

--

Nicole Palczewski  
Cell #: (425)-408-3633  
E-mail: [n.palczewsk12@gmail.com](mailto:n.palczewsk12@gmail.com)

## LETTER 649

From: Rebecca Demarest Panzer  
Email Address: Rebecca.demarest@gmail.com  
Subject: Public Comment on Housing at Fort Lawton

To the Council,

I am unable to attend the public hearing on the proposal of affordable housing being built at the site of the former Fort Lawton, so I am reaching out here to let you know that I am entirely in favor of building affordable housing both here and ANYWHERE in the city you can find room for it. My heart is breaking for the astounding amount of people who are homeless in our city. Kids and older veterans, people with disabilities, we need to be taking care of these populations, not leaving them to fend for themselves in the bleak weather of Seattle.

The transient situation in Seattle is astoundingly out of control, and we need to be doing more to help these people transition out of homelessness and back into productive members of society, which can only happen if there is actually housing that they can afford on their minimum wage jobs. It's virtually impossible to rent even a studio in this city at anything approaching a reasonable price and we're now the fifth highest rental cost market in the United States. We need to do something to reign in the ridiculously high costs of living in our metro area.

I beg of you, please find it in your heart to move forward, finally, on the proposal for affordable housing at Fort Lawton so that fewer people have to call our concrete sidewalks home.

Sincerely,  
Rebecca Demarest Panzer

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## LETTER 650

From: Leah Papernick  
Email Address: leeeah@gmail.com  
Subject: Supporting Fort Lawton

Good afternoon,

Our city has a homelessness crisis where we have people dying on the streets because they can't afford a place to live in Seattle. Let's accept Fort Lawton from the federal government to create desperately needed low income housing as well as a maintenance facility and park land. We can't afford to pass up this gift and have more people die.

Thank you,

Leah Papernick  
4339 Thackeray Place NE  
Seattle 98105

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## LETTER 651

From: Jung Park  
Email Address: jungpark@umich.edu  
Subject: Fort Lawton housing project in the Discovery park

To whom it may concern :

I like to express my opinion about FortLawton housing project.

Firstly I want to keep the space as it is as part of Discovery park. Many people enjoy that space as breathing space, enjoying fantastic view, hiking, playing with dog, kite flying. I saw many people using the space as park,not just empty lot.

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Secondly if city has to use as housing space absolutely, then I propose that housing space should be allotted to poor American Indians. First of all it was their land. Their cultural center is right there. It will work perfectly for them. They are very good keepers of nature. Then we can still have beautiful park. Nature loving and peace loving gentle people will live in it. I often visit Indian cultural center there. Every body visit almost any time for free. It always gives you peace.

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I hope you can hear my voice mattered too.

Jung Park  
Magnolia resident

## LETTER 652

From: Alison Park-Douglas  
Email Address: alison.park.douglas@gmail.com  
Subject: Low-income housing at Fort Lawton

Hello,

I am a Seattle resident and I strongly support the proposed use of Fort Lawton to provide housing opportunities to the many low-income, disadvantaged, and homeless members of our community. There is an incredible shortage of affordable housing in this city, and the idea that the city might turn down free land ear-marked for that purpose is mind-boggling.

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Please choose the path that would uphold Seattle's reputation as a progressive city and demonstrate forward thinking leadership in these times of increasing disparity and countless systemic barriers to social and economic mobility for poor and low-income people.

Thank you,  
Alison Park-Douglas

## LETTER 653

From: Alex Parkman  
Email Address: alex.parkman@gmail.com  
Subject: Public Hearing for Fort Lawton DEIS Jan 9th

Thank you for holding the Public Hearing for the Fort Lawton Draft EIS last night. However it should be noted that the venue at the Magnolia Church of Christ was totally inadequate for the needs. The presenter called the attendance 'robust' which is only accurate for the space provided. With the inability to freely see the displays in back, and difficulty with volume on the audio I would have to say that the meeting DOES NOT QUALIFY as a true Public Hearing.

In fact, the room was no doubt largely over the maximum occupancy limit as per City of Seattle Fire Department regulations. It seems unconscionable that one city department (Public Housing) would violate the rules of another city department (Fire Department).

Why would it have not been more facilitating to utilize another close by city facility – the Magnolia Community Center – with ample space and parking to conduct a legitimate PUBLIC hearing? I would like to suggest that in the future you include a Seattle Police Office and a Fire Marshall to be present at the Public Hearings in order to assure conformity with local laws and regulations.

Sincerely,  
Alex Parkman

3835 25th Ave W.  
Seattle, WA 98199

Email: alex.parkman@gmail.com  
Phone: 206-906-9397

## LETTER 654

From: Amanda Parnell  
Email Address: jupiter301@hotmail.com  
Subject: Fort Lawton site

Please designate Fort Lawton for affordable housing. It is so desperately needed! I understand that homeowners in the area feel they must "protect their investment," but frankly, they should be ashamed of themselves for blocking this when so many people are in need.

Thanks,  
Amanda

## LETTER 655

From: Adina Parsley

Email Address: noreply@123formbuilder.io

Subject: Adina Parsley says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Adina Parsley

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## LETTER 656

From: Zoe Parsons  
Email Address: parsons.zoe@gmail.com  
Subject: Fort Lawton

Dear Lindsay Masters,

I'd like to express my support for building affordable public housing at the Fort Lawton site. Having been raised in public housing in a semi-rural park-like development, I feel blessed to have been able to experience the freedom of outdoor play and access to a garden plot, both of which strongly contributed to my appreciation of nature and my lack of TV addiction. Here's to hoping Seattle makes incremental progress toward addressing the housing crisis. Thank you for considering my opinion.

Zoë

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## LETTER 657

From: James Pasch  
Email Address: james.pasch.46@gmail.com  
Subject: please build on-site affordable housing at Fort Lawton!

Hello,

I'm writing in support of plans to build affordable housing at Fort Lawton. This is a fantastic opportunity to build much-needed affordable housing, and I hope the city proceeds, based on the needs of those without housing and the city as a whole (rather than giving extra weight to the local neighborhood). I also hope the Duwamish tribe and indigenous peoples of this land more broadly are consulted during this process.

Sincerely,

James Pasch  
Seattle resident

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## LETTER 658

From: Giulia Pasciuto  
Email Address: gpasciuto@gmail.com  
Subject: Affordable housing at fort Lawton

Good afternoon,

We are in a housing crisis in Seattle and King County. The site at Fort Lawton presents an immense opportunity to put a dent in this crisis for those earning the least. If we continue to prioritize the desires of high income earning residents, we will only slide behind in our effort to become an equitable city and region.

Fort Lawton is in a neighborhood with high access to opportunity- a place that needs to absorb more housing and more affordable housing.

Please put the stated priorities of Seattle low-income residents and communities of color first and locate affordable housing at Fort Lawton.

Giulia Pasciuto

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## LETTER 659

From: Pat

Email Address: patcraft@comcast.net Subject: Lawton Development Public Comment

To whom it may concern,

Re:

Lawton housing

I am against the latest versions of developments.

I believe it should include primarily Market rate housing, along with some version of supportive housing in order that the Market profits be used to further support the City's wider goals of Social Services. And that those services could be provided city wide and in more convenient settings.

And the location is problematic to support any adequate transportation or supportive social services.

Nor do the current plans acknowledge the existing deficits that Magnolia experiences in Transportation, Fire, Police, Education and other vital City services.

It would be a perfect site for a School to support Magnolia, Interbay and Queen Anne.

Thank you for noting my comments.

Pat

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## LETTER 660

From: Arthur R. Patterson

Email Address: patterson\_ar@hotmail.com

Subject: Affordable Ft. Lawton Housing

Hi Office of Housing folks!

I am writing to express my strong support for building affordable housing at Ft. Lawton. I urge the City to expand the scope of the EIS to cover an additional option where more housing is constructed so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. The answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% AMI. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. Option 1 at Ft. Lawton is one small step in the right direction. We can't wait any longer. Please approve and expand upon option 1. Housing is a human right.

Sincerely,

Arthur R. Patterson, Ballard Homeowner

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## LETTER 661

From: Jason A. Paul

Email Address: jason.paul206@gmail.com

Subject: Ft. Lawton development project input from a concerned resident.

Even as a Seattle native who empathizes with the struggle of homeless people, I cannot stand idly and watch this threat to my family come to fruition.

I've been a tax-paying member of this community while working through college at the University of Washington (I wasn't privileged into an ivy league school like Dartmouth) and have been working ever since. The fruits of my efforts have afforded me two wonderful daughters and a house in Magnolia, just one block from where you want to put the homeless.

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As a parent, my #1 objective is keeping the family safe from all threats; specifically in this case, physical and financial. It makes no difference to me if threats are foreign terrorists or an over-zealous local department of housing.

Financially, I have seen the price of my house I committed to paying off for 30 years, double it's value in the last seven years and I would like to see that growth continue. However I don't see that happening if we are literally right next to a shelter. Even if my personal costs run into the 10s of thousands to protect my investment, it is a small price to pay however I'd rather see this money going to something like education instead of lawyers.

2

Please prove me wrong with facts showing that similar shelters in Seattle have zero impact on house values.

More importantly, you threaten the physical well-being of my children. My two daughters Victoria 10 and Sophia 1, were a large reason we came to Magnolia and committed to a large debt in the first place. A very safe environment for children. This is the reason I work hard everyday and pay my taxes. Why do you want to damage this?

Please prove me wrong. Show me the statistics that prove living next to a shelter in Seattle is safer than living next to a park/school/nothing.

3

So cards are on the table regarding why I will fight this threat. My mind is open if you have data to show I am mistaken and this will not devalue our home and increase the probability of risk to my children.

If you don't like my personal argument against this proposal, how about a logistical one.

The reason people can't afford to live in Magnolia (or Seattle proper) is because it's very expensive. One of the most expensive neighborhoods. We all have cars so living further than walking distance from services is moot. With the exception of the high-end Metropolitan Market (where a single cookie costs \$5), there are no stores, drugstores or retail shops besides dry cleaners in walking distance. This community was build with affluent professionals in mind. There are only two bus lines that come all the

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way out to Ft. Lawton. Will the residents have cars? How are you going to compensate for the deficit of services?

4,  
cont.

I'm sure you have done extensive research on areas like Interbay (such as the pea patch and public golf course) which are right along the bus lines and didn't qualify them as fit. Did your due diligence lead you to neighborhoods where housing doesn't start at \$750K and has services for the less affluent? Which ones? Why were they disqualified?

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Ft. Lawton is a place for families and after almost 50 years of living in this great city, I am committed to the best resolution for my community; which is definitely not a homeless shelter in the back-yard of my largest asset that may bring harm to my children.

6

Please contact me anytime if you would like to discuss.

Sincerely,

Jason A. Paul

(206)707-3513

## LETTER 662

From: Todd Paulson

Email Address: top57@msn.com

Subject: Fort Lawton Army Reserve Center Redevelopment Project

Dear Office of Housing,

I'm Opposed to the Fort Lawton Army Reserve Center Redevelopment Project.

Not because I feel the homeless population would harm Magnolia and Discovery Park.

Not because I feel the homeless should make it on there own, I feel some just need a short term helping hand.

Not because I think Urban camping is illegal and out of hand.

But because Magnolia is an Island! It has always been an island, before Interbay was filled in water flowed all the way to Ballard.

There are only three bridges in and out of Magnolia that are already overcrowded and recently compromised further by bike lanes.

The area proposed at discovery Park for housing is not close to any of the roads leading in or out of Magnolia and is not supported by city buses unless they go into Discovery Park. Even if there was bus service there are no stores close by for grocery shopping or any other personal needs.

Transient peoples have used the trestle bridge at the Hiram Locks to cross the canal at night and use the locks and foot bridge during the day. I feel that would be greatly increased if housing was put in an area without any way in or out. The risk of injury to someone would be greatly increased.

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I don't know how it benefits people trying to make a better life for themselves if they have no access to community services i.e. unemployment services or food banks or ways to look for employment. There is very little opportunity for employment in Magnolia, they will be stuck in Magnolia and have no options but to stay on public assistance.

3,  
cont.

If you want to hide the homeless population I'm sure there are Islands in Puget Sound that are even more isolating then Magnolia and would have the same effect.

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 and the remaining parcels given to the City of Seattle in 2005. It is a rare opportunity to have a chance for such a beautiful park so close to a city core, it would be a shame if we started developing it now.

Seattle had a chance for a world class downtown park free of charge with the land donated by Paul Allen, that was turned down because the perceived loss of low income housing. Paul Allen having bought the property for Seattle had no choice but to develop it, which has led to the unpredicted surge in population growth and the housing problem in and around Seattle. Short sightedness has made the problem worse not better.

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The City of Seattle needs to learn from the mistakes of the past and not repeat them.

I was born in Seattle and I'm a sixty year resident, it saddens me to watch our local government slowly destroy what was once one of the most beautiful city's in the world with short sightedness.

Sincerely,  
Todd Paulson

## LETTER 663

From: Dave Pearson  
Email Address: davejpearson@gmail.com  
Subject: Fort Lawton development

I have several issues with the Fort Lawton development, all which seem to be drowned out by accusations of anti-homeless sentiment.

There are two options in the development proposal that include housing: one for low income, elderly, and homeless individuals; and the other for market-rate properties. Both options are equally unpopular with residents, and for largely the same reason: there is no plan to deal with the increase in demand for services.

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That low income, elderly, and homeless individuals require more services, only exacerbates the problem.

Some points:



1) There has been no public plan described to address the need for transport services. There is currently one bus route and two roads servicing the remote location. There are additional services required by elderly people, for example, that have also not been committed.

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2) Magnolia elementary schools have been at capacity for years, often at the legal maximum of 28 students per class. The opening of Magnolia Elementary will barely address the current demand, yet no plan has been described to cater for additional pressure from residents in the new development. Middle and High schools in the areas are similarly at capacity.

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3) The city's own guidelines for high density housing require that the re-zoned locations have access to services, including transportation corridors. Fort Lawton is remote by suburban standards, and more than 2 miles to arterial roads and mass transit options. What is the rationale for violating this guideline?

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It should be difficult to justify putting a large number of new residents into a remote location with no plan for how to manage the increased demand for services. But this is what Magnolia residents face and why we are upset that our concerns are not being addressed.

## LETTER 664

From: Beatrice Peaslee  
Email Address: beatrice.peaslee@gmail.com  
Subject: Fort Lawton redevelopment

Hello,

I am a Seattle resident writing to express my support of the Fort Lawton redevelopment to create affordable housing and to preserve the existing natural spaces in the park. Thanks for taking my opinion into account.

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Best,  
Beatrice Peaslee

## LETTER 665

From: Anna Pedroso  
Email Address: anna.pedroso02@gmail.com  
Subject: Comments on Fort Lawton Redevelopment

To Whom It May Concern:

I just reviewed the Draft Environmental Impact Statement on the Fort Lawton Redevelopment Project and have decided to support Alternative 4 or No Action.

There is a serious issue with affordable housing in the city. Unlike other Magnolia residents, my opinion has nothing to do with providing affordable housing to mixed income households or low-income. I just don't support more development in a fragile ecosystem. I'm tired of sacrificing natural resources and

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wildlife habitat to human encroachment. I'm tired of the earth paying for the poor planning decisions of human beings.

I've also worked in land use consulting. For about three years, I worked on the Draft Environmental Impact Statement side and I know for a fact how information is tweaked to give these statements a pass. I don't believe that there are no significant adverse impacts to Earth, Air, Noise, Environmental Health, Land Use/Relationship to Plans and Policies and Recreation and Open Space. That's too many "no significant adverse impacts" even with the mitigation measures provided.

The DEIS does identify likely permanent displacement of wildlife and I just cannot support that. At what point does this stop?

Thank you for your attention.

Sincerely,

Anna Pedroso

3815 35th Ave. W.  
Seattle, WA 98199

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Anna Pedroso  
anna.pedroso02@gmail.com  
US2011047651

## LETTER 666

From: Casey Peel  
Email Address: cpeel@kence.org  
Subject: Fort Lawton - please include affordable housing!

As a pseudo-neighbor in Queen Anne, I'm excited to see Fort Lawton being developed, and even more excited for it to include affordable housing! Please keep affordable and low-income housing as part of the development plan as this city so desperately needs it.

Thank you,

Casey Peel, 98109

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cont.

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## LETTER 667

From: Gabe Pelly  
Email Address: gabe.pelly@gmail.com  
Subject: N/A

Ms. Masters,

My name is Gabriel Pelly, I am a Seattle resident living at 802 NE 40th St.

I am emailing to voice my support for allocating the land at Fort Lawton to build affordable housing. The evidence that market forces are crippling our housing supply are all around us, from skyrocketing rents and home prices, to the shameful dislocation of the marginalized of our city.

This land grant offers a unique opportunity to make progress on an intractable issue. Seize it by building publicly owned affordable housing to mitigate the overall cost of housing and keep our neighbors under a roof.

Thank you,  
Gabe Pelly  
828-230-9274

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## LETTER 668

From: Melissa Pennington  
Email Address: melissa.e.pennington@gmail.com  
Subject: In support of Fort Lawton housing

Hello!

I'm writing to express my overwhelming support, regarding the housing proposal/Fort Lawton option 1.

In fact, I would like to add that 200 units seems like a smaller step than could be accomplished with such a large area available.

Thanks for your time and consideration on such an important matter.

- Melissa

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## LETTER 669

From: Aaron T. Perez  
Email Address: aaront.perez@gmail.com  
Subject: Fort Lawton Army Reserve Center Redevelopment EIS: Preferred Alternative

Dear Lindsay Masters,

I am writing in support for the Preferred Alternative. I believe there should be Affordable Housing at Fort Lawton because the only real way to help with our homeless crisis is to have homes that they can afford. The biggest problem we have is that people are being evicted from their apartments and losing their homes.

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One of the ways we build communities is by having affordable housing so we do not have citizens worrying on a day to day basis where they are going to live; so kids can go to the same school year after year, developing a sense of family and being a part of a neighborhood; It is important for families who rent to also have place to add roots and grow just as much as it is for children lucky enough to be raised in single family homes. After the affordable housing is built at Fort Lawton, it will be those developments and the original families adjacent to it that will work hand in hand to build the community.

There is an inherent inequality within some communities. This needs to be stopped so that all communities are accessible to people of all socioeconomic situations. I know that there are already various apartments scattered in Magnolia. It's not impossible to rent there, people already do. And it's not that they are ruining the community, they are already part of the community. I know that there is land which can be an opportunity to house those citizens who are struggling most. We need to look towards the future of our city, not just dwell on the past. Our city is not a city of single family homes. It is a vibrant, thriving community built around diversity, equality and opportunity.

Best regards,  
Aaron T. Perez  
1418 20th ave  
Seattle Wa. 98122

## LETTER 670

From: Lynn Perry  
Email Address: [lynnperry.1953@gmail.com](mailto:lynnperry.1953@gmail.com)  
Subject: I support the Ft Lawton affordable housing proposal

Hello,  
I am writing to let you know that I very strongly support the affordable housing development at Ft Lawton.

Seattle is in desperate need of affordable housing, what with all the development taking up other affordable housing options and the number of people in our city. Plus, it only makes sense, given that Seattle already has access to this land.

Let's make Seattle the flagship city, the biggest city in the country to solve homelessness! We have the creativity and the gumption! We can do this!

Thank you for your consideration,  
LyP  
C. Lynn Perry  
[lynnperry.1953@gmail.com](mailto:lynnperry.1953@gmail.com)

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cont.

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## LETTER 671

From: Abby E Peterson and Brent K Martin  
Email Address: abbyabbynormal@gmail.com  
Subject: Yes please

We would like to vote that Ft Lawton become a part of Discovery Park.

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Abby E Peterson  
Brent K Martin

## LETTER 672

From: Eric Peterson  
Email Address: edp7474@gmail.com  
Subject: Lawton Plan

The meeting was front loaded with Your supporters, Magnolia residents trapped outside. You individuals as well as the city are going to be sued!

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## LETTER 673

From: Kimberly Phan  
Email Address: kimphan@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

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Thank you.  
Kimberly Phan  
kimphan@gmail.com  
23724 see 105th pl  
Issaquah, Washington 98027

## LETTER 674

From: Ethan Phelps-Goodman  
Email Address: ethanpg@seattletech4housing.org  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Ethan Phelps-Goodman  
ethanpg@seattletech4housing.org  
Seattle, Washington 98122

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## LETTER 675

From: Shannon Phillips  
Email Address: shannonphil@gmail.com  
Subject: Fort Lawton Project

I fully support the proposal to develop the Fort Lawton site for affordable housing. We need more affordable housing in every neighborhood in Seattle. This is a good plan, especially as it will include supportive services for residents with needs.

Thanks, Shannon Phillips  
Seattle, WA 98112

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## LETTER 676

From: Susan G. Phinney  
Email Address: phinnlandia@yahoo.com  
Subject: Fw: Fort Lawton

I recently attended part of the EIS public hearing regarding the above project. It was held at Magnolia Church of Christ on January 9. I arrived early but was relegated to standing shoulder to shoulder in the very back of the room. I only lasted about 40 minutes in this position before leaving. In short, the meeting was ill planned with a bad sound system and inability to sit, or even move around.

This was my first encounter with the various proposals. I discussed your preferred proposal with someone standing next to that easel before the meeting started. I assume he represented your agency.

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This plan is mammoth - individual homes, apartments, and a "care" facility with 95 rooms, if I remember correctly. I asked how many people would be living in this area and was told it was between 400 and 1,000 -- approximately.

If you were to account for the number of people living in apartments and condos from the 3100 block of West Government Way to the Ft Lawton entrance, I doubt if the number of occupants in this stretch of Government Way would be that high. In my building, for example. Out of 23 units only two are occupied by couples. All the rest are single occupants.

Traffic on W. Government Way is already troublesome. Your proposed project would overwhelm it. This area is never policed. Cars race up and down this street at all hours. The well-marked crosswalk is ignored. Sludge trucks from West Point keep the roadway in shambles.

Where are these low income people supposed to shop for groceries. The only store within walking distance is a Metropolitan Market with very high prices. They would have to walk and bus, or drive to something more affordable.

It appears that the "care" facility would have to be staffed. I assume there would be food preparation facilities employing even more staff. All the more traffic. And is this care facility to be home to addicts, people with physical disabilities???

Please make this so-called "planned village" smaller. Why not work with Habitat for Humanity for a neighborhood of individual homes or duplexes. And must you leave only one of the current buildings standing? Why couldn't an existing building be used for a pre-school or something educational. Please do everything possible to make this project less invasive and less populated.

## LETTER 677

From: Owen Pickford  
Email Address: owen.pickford@gmail.com  
Subject: Fort Lawton Development

Hello Seattle OH,

I'm writing in support of the Fort Lawton affordable housing development. I think this is a great opportunity for the city to expand it's affordable housing stock and place it in a neighborhood that doesn't have much available now.

Additionally, I would like to see the city explore options to expand the number of units that could be provided. Some options might include having market rate development that generates revenue for subsidized units or long term land leases to projects that offer cooperative style housing.

Please proceed with this effort as quickly as possible and pursue as many total units, subsidized and unsubsidized as possible.

Thank you,  
Owen Pickford

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cont.

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## LETTER 678

From: Cindy Pierce  
Email Address: pierce7771@comcast.net  
Subject: Fort Lawton

To Whom It May Concern:

I am a Magnolia resident of 19 years and my husband was born at Fort Lawton. We have a special place in our hearts for that location. I am very concerned about the plan to move forward with low-income/homeless housing.

Fort Lawton is a very unique piece of property. I would never want to see any kind of housing going up there. The views belong to all of us, not just a few. That entire area should be developed for everyone in Seattle. We should extend Discovery Park and include sports fields, educational buildings for all ages, picnic areas, etc. I know that some of that would be included in the housing, but it will NEVER be the same as long as you put in homes.

It so disappoints me to see this plan moving forward. I encourage you to stop and regroup to plan on how we can all enjoy Fort Lawton. Housing is not the answer. Rents are declining as are vacancies for apartments. Think outside the box before jumping into something that we will all regret later.

Thank you,  
Cindy Pierce

## LETTER 679

From: Natasha Pietila  
Email Address: natmp@uw.edu  
Subject: Fort Lawton: please build affordable housing

To whomever this may concern:

I am writing to express enthusiastic support for the development of Fort Lawton as affordable housing. As you are well aware, Seattle has been experiencing housing and affordability crises for many years. It is horrifying that well over 11,000 of our community neighbors are without homes and that a large percentage of that group are children. Our rapid rehousing and transitional housing programs are only as effective as we make them and since we have a significant housing shortage these programs are largely ineffective. Meanwhile, thousands of people move to Seattle monthly. While it is wonderful that our community is expanding, the housing market is heavily biased towards those with higher incomes and so greater numbers of our community members experience displacement and housing instability. This is a system, a system of artificial scarcity. Yes, we have limited developable land (and we desperately need to rezone the city) but we also can choose as a city to prioritize the immediate, urgent needs of our community; foremost of which is safety and without housing we are creating a violent community for everyone.



I recognize that some community members argue in favor of turning Fort Lawton into a summer camp for kids, a playground, or claim that an affordable housing development here would be akin to an "internment camp". These requests and statements however demonstrate deeply alarming classism and racism. Summer camps operate out of many other locations already, we already have many play structures, and to compare this proposal for affordable housing to internment camps is a disgraceful demonstration of white supremacy and ignorance of history. Seattle claims to be a progressive city and it would be exciting to see it put action to aspiration. If not now, when?

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cont.

Sincerely,  
Natasha Pietila  
MSW Candidate, University of Washington Seattle resident since 2013

## LETTER 680

From: Elisa Pittner  
Email Address: elisapittner@yahoo.com  
Subject: yes, housing for the homeless at Fort Lawton

yes please, move this proposal for housing the homeless at Fort Lawton forward. everyone deserves a place in our community, particularly these most vulnerable people. 127 homeless people died on the streets of Seattle in 2017. this project would help mitigate that number. Seattle has spent enough tax dollars on things that don't improve the lives of the most vulnerable - or any lives for that matter (stop the frivolous parklets). homeless communities, when done well, do NOT have a negative impact on the moneyed neighbors who live in irrational fear of such things. earmark my taxes for support of this project.

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thanks,  
Elisa Pittner  
9126 45th Ave SW #B  
Seattle, WA 98136

## LETTER 681

From: John Platt  
Email Address: jeplatt@mac.com  
Subject: Plan for Fort Lawton: more park, less housing

Hi:

Please add my to the list of people who are in favor of a plan to keep adding to Discovery Park. If the Army is done with some land at Fort Lawton, let's add it to the park. I am not in favor of developing (any more of) Discovery Park nor Fort Lawton land for any kind of housing.

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For what it is worth, I do have a different idea for low income/homeless housing. I would be happy to share it if you would like to contact me.

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John Platt  
206-972-2844

## LETTER 682

From: DeAnna Poling  
Email Address: deannapoling@yahoo.com  
Subject: Fort Lawton affordable housing

I am in favor of the for rent and for sale housing for Fort Lawton. We need diverse housing in our neighborhoods.

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## LETTER 683

From: Ira Pollock  
Email Address: irapollock@gmail.com  
Subject: Ft. Lawton Housing

I'm emailing to support the construction of affordable housing and homeless service on the Ft Lawton property. It's just unbelievable that anyone would oppose this plan. This is precisely what the city needs to be doing and it is egregious that past attempts have been shot down. Property owners have seen their home values, and resultant personal wealth, skyrocket at the expense of Seattle's tenants and homeless; those in Magnolia can afford to see this city property in their neighborhood be developed for the collective good of the city. If the city lets this proposal die, it will be a blight on their record and show that they aren't serious about tackling the housing crisis. It will show that the wealth of well-off property owners is worth more to city officials than the health, well-being, and dignity of our more vulnerable residents and tenants. It's inexcusable of those homeowners to oppose this plan, and anyone with a modicum of civic duty can see that. Please proceed full steam ahead.

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## LETTER 684

From: Bonnie Porter  
Email Address: bonnie@porterfamily.net  
Subject: The Fort Lawton Development plan

I am a Magnolia resident and am deeply disturbed by the proposed Fort Lawton development plan. I understand the need for affordable housing but I have the following concerns:

1) There is not NEARLY enough capacity for children in the Seattle Public Schools for the children in this neighborhood currently (speaking as a mom of 5 children). How are you possibly going to support additional children? Why not use the land for a school instead? This is a dire need for the children of Magnolia and Queen Anne!

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2) There is not infrastructure to support all these additional housing units - roads, police, mass transit. My family currently uses mass transit and we know the limitations that exist. I can't imagine what it would be like with all these additional homes! Also, with the additional crime that we have had in Magnolia, there have not been police resources to adequately manage what we have. Are there going to be police and fire resources to manage these additional homes?

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PLEASE, I beg you, PLEASE, re-consider the proposal and vote against multi housing units as proposed.

4

Kindest regards,  
Mrs. Bonnie Porter

## LETTER 685

From: Bonnie Porter  
Email Address: bonnie@porterfamily.net  
Subject: The article you wrote in the Queen Anne publication

Dear Ms. Bagshaw,

I was very distressed to read your recent article in the Queen Anne publication. I am a Magnolia resident and disagree VEHEMENTLY with proposal 1 or 2 of the current Fort Lawton proposal. We do not currently have the infrastructure in place to deal with the problems we have in Magnolia (bridges, police, etc) nor the schools for our current children. Option 3 or 4 are the only ones acceptable to me. I attended a Land Use meeting at the Magnolia Library this past week and it appeared the overwhelming consensus of Magnolia RESIDENTS have concerns about high density zoning and this Fort Lawton development. I believe that bringing in an Urban Planner would be prudent and actually giving the \*\*residents\*\* of Magnolia a vote in this matter would also be fair. I understand the homeless crisis is at an all-time high... doesn't it make more sense to remodel empty buildings on Aurora Avenue that already have access to Metro bus routes than build new houses in Discovery Park that has limited bus routes and no schools? Catharine Blaine is at capacity, Ballard is at capacity... How are you going to solve this AFTER the Fort Lawton development is built?

You do not have the support of the Magnolia community for Alternative 1 or 2 of the Fort Lawton proposal.

Kindest regards,  
Mrs. Bonnie Porter

## LETTER 686

From: Mark Porter  
Email Address: mark@porterfamily.net  
Subject: Comments of Ft Lawton Development

Dear Seattle City Council,

I am strongly against all 4 options presented, and would be happy to speak at any forum to explain why. The discussion is somewhat astonishing. Ignoring for the moment any bias of any party, Magnolia simply does not have the infrastructure to support 258, 1000, or 2000 units. The roads are congested, the bridges are deteriorating. Why add 1,000-5,000 more people to that problem? In addition, as I explain below, the proposed solutions don't even solve the stated problem.

Magnolia residents are already being asked to bus their children out of the area for school- all while multiple buildings (Blaine and the old school on the East Magnolia hill) are falling apart or already condemned.

Why are shortsighted people trying to make this problem worse? I can only presume because elitist Seattle-downtown people want to push the Homeless problem to somewhere they can't see it. Shame on them! We all bear a responsibility to help people lift themselves up by their town bootstraps, not push them away.

The most correct choice is to preserve and grow the limited park land in Magnolia (Discovery Park is an asset to all of Seattle, not just the so-called "Magnolians") if we can. And if Seattle doesn't have the stomach for that right now, let's at least not make a choice we will regret so a couple developers and a couple City Council members can be rich and successful respectively.

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The second best choice would be to expand school infrastructure in this area. While not optimum from a location point of view, Magnolia families would be able to drop their children at school nearby their homes, and many students would be able to bus or walk to school. Put 1,000 families in Ft. Lawton and you have 1,000+ kids trying to get out of Magnolia to get to school every day and then get back in. Put the school in Magnolia. Create job for Magnolia residents in Magnolia. Create a healthy, self-contained community, not a suburb.

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No matter what choice we make for Ft. Lawton, let's take care of our friends and neighbors and uncles and daughters who are in low-/no-income situations as best we can, Let's provide low-income and affordable housing closest to where people need it most - on or near Aurora avenue. Good bus routes. Good jobs. High density housing and easy access to services.

This discussion feels like a manipulated farce brought by developers who wish to get rich at the expense of all Seattle-ites of all income levels and locales, and Talaris is no better. I have lived my life in locations from Los Angeles to Denver to North Carolina and watched special interests destroy communities in all of those places. Let's be different.

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Let's bring the voice of democracy and reason to this discussion, build affordable housing downtown near the jobs people need, and do something in Magnolia that we won't regret for the next 100 years.

Mark Porter

mark@porterfamily.net

+1-919-360-4913

## LETTER 687

From: Mary Jo Porter

Email Address: mjporter@gmail.com

Subject: Fort Lawton EIS Comments

Strongly favor Alternative 1 with the maximum new affordable housing.

Seattle is in desperate need of more housing so that seniors can (continue to) live in the city, without being forced out, so that families with children can afford to live in the city, and so that people who work in the city at low-wage jobs can afford to live in the city. And we desperately need to SOLVE our homelessness problem, it is an absolute disgrace.

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We all pay the price when people are forced to live on the streets and in temporary shelters, and when people are forced to live further and further from their jobs and must spend vast amounts of time to commute, in addition to the very high public and private costs to support that travel.

Mary Jo Porter

Seattle, WA

## LETTER 688

From: Alan and Karen Potter  
Email Address: Potterford@hotmail.com  
Subject: Fort Lawton Army Reserve Center Redevelopment DEIS

Dear Ms. Masters,

Thank you for the opportunity to comment on the Fort Lawton Army Reserve Center Redevelopment DEIS.

The Fort Lawton Army Reserve Center area should be incorporated in its entirety into Discovery Park for the sole use as a public park. If comments are be limited to choosing one of the Alternatives listed in the DEIS then we would support development of the entire site as a public park, and construction of homeless and affordable housing at an off-site location (#3 - Public Park Onsite; Affordable and Homeless Housing Offsite). Incorporating the Reserve Center into Discovery Park would be in agreement with a Discovery Park Master Plan goal of providing open space for current and future generations. If additional Alternatives may be proposed, then we would be willing to evaluate Public Park Onsite including Parks Dept. offices and/or equipment maintenance facilities, sports fields or an Outdoor Learning Center.

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The City Council should engage the Department of Parks and Recreation to supervise any Redevelopment. Parks should acknowledge that the Discovery Park Master Plan is to guide their management. The Council should immediately cease involving the City of Seattle Office of Housing in the Redevelopment and should remove their appalling parenthetical phrase "Applicant's Preferred Alternative" in the DEIS description of Alternative 1. Given the mission of the Office of Housing it is difficult to envision them not favoring developing housing, however misguided.

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In spite of excuses and protestations we hold the City Council ultimately responsible for permitting the former Officer's Row and Montana Circle areas of Discovery Park to pass into private hands. The Council must seize this opportunity to mitigate that unfortunate event by incorporating the Reserve Center into the Park.

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Sincerely,  
Alan Potter & Karen Ford  
4338 36th Ave W  
Seattle WA 98199

## LETTER 689

From: Sarah Power

Email Address: [SPOWER@rwbaird.com](mailto:SPOWER@rwbaird.com)

Subject: Opposition to Discovery Park affordable housing plan

We are Magnolia residents. We support providing housing for our city's homeless population – but question the wisdom of placing this housing in an isolated location, far from access to health care, affordable groceries and social services. We ask you to please consider the practical ramifications of placing people without resources into an environment that is isolated from all public resources. A park is not enough. These people need doctors, hospitals, access to affordable groceries, access to public transportation, access to social services and governmental field offices – and none of these are remotely convenient from the very northwest tip of the city, even if you have a car. Metropolitan Market is literally one of the most expensive grocery stores in the state. The problem of homeless people is very real and very compelling – but they deserve a real chance at making an affordable life, not just an affordable apartment that is completely out of step with its surroundings.

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Additionally, as a mother of small children, I share the common Magnolia resident fears of increased crime, enhanced police presence, escalating social tension and an unsafe environment for my children by introducing populations that are under privileged, and now under served and isolated from the resources they need.

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Finally, as a Seattleite, I question whether creating the potential for Discovery Park to become littered with syringes like our homeless encampments and highway overpasses is responsible environmental stewardship of the park. How could we possibly ensure that the park remains a safe and beautiful place, preserved in accordance with our city's environmental values?

Please consider the practicalities of this plan before taking steps that marginalize our environmental resources, our safety and our homeless populations.

Thank you for your consideration.

Sarah Power, CFP®  
Senior Vice President  
Baird Private Wealth Management  
925 4th Avenue Suite 3600  
Seattle WA 98104  
Phone (206) 664-8884  
Fax (206) 470-3512

## LETTER 690

From: Albert H. Powers  
Email Address: ahpowers@aol.com  
Subject: Fort Lawton development

I am totally opposed to adding more housing of any kind to the Fort Lawton property. Seattle has a world class natural forest/park and detracting anything from that concept by allowing housing is short sighted.

A public use as a new High School site for Magnolia/Queen Anne I could understand, but Simply crowding more houses and/or apartments into a unique gives up irreplaceable Ambiance.

Albert H. Powers. 5800 40 th ave. west. Seattle

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## LETTER 691

From: Harold Pratt  
Email Address: hpratt4@gmail.com  
Subject: Comments of Fort Lawton Redevelopment DEIS

I am strongly in favor of the city pursuing Alternative 1 for the Fort Lawton redevelopment. While I love Seattle's parks, given the current housing crisis, using real estate like Ft. Lawton for additional parkland would be unconscionable, and so I am opposed to alternative 3.

I prefer Alternative 1 over alternative 2 because, first, of the zoning changes it requires (I am in favor of up-zoning everything!). Second, while the Ft. Lawton site isn't an urbanist's ideal spot in terms of density, transit, walkability, etc..., I think there's value in first, of all, providing an option for citizens who need affordable or supportive housing to live in the neighborhood of their choice, and secondly, I think there's value in having such housing be spread all across the city. Diversity is a good thing! That said, if there were a way to integrate this development into Rapid Ride, it would be really nice, but that's probably impossible due to geography & physics. I also wish it were possible to build fewer parking spots, but given the relatively poor transit options available, that is likely unrealistic. Alas.

- Harold Pratt

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## LETTER 692

From: Meredith Preston  
Email Address: meredithpreston8@gmail.com  
Subject: Ft. Lawton Re-Development- From a Magnolia Resident

Hello,

I am writing to strongly urge the city to not use Discovery Park as a low income housing site. I live in Magnolia and this plan would have a direct negative impact on my family's life (and our property value). Discovery Park is one of the only large parks in Seattle with hiking trails and views of it's kind. It already has tents and homeless sleeping in the park along with drug paraphernalia left behind. It would be a shame to open this beautiful space that holds so much natural beauty to people that would respect the natural environment and use it for illicit activity.

The resources in Magnolia are extremely limited for this group of people. The bus lines are not efficient, the health and (in-expensive) retail options are limited. The nearest store is a luxury grocer. I think the people that would be benefiting from this type of housing need care beyond housing which this plan does not encompass. I don't see plans for rehab, counselling, job training or anything like that at all.

With low income housing comes crime. Magnolia only has ONE squad car patrolling at any given time. This is not enough support from our police force if a plan like this takes action. Low income programs need services that go beyond housing. Until this plan encompasses that I would strongly urge the city to not consider Discovery Park as it's trash can.  
- Concerned MAGNOLIA Resident

## LETTER 693

From: Elizabeth Pring  
Email Address: pring.elizabeth@gmail.com  
Subject: PRO: Build Affordable Housing at Fort Lawton

Hello!

I'm emailing in my capacity as a 6 year Seattle resident, young professional in a non-tech field, and a recent UW graduate. I think it's critical to utilize the space of Fort Lawton for affordable housing. I grew up in Vancouver, WA in subsidized housing where mainly refugee and immigrant families could afford to live in the area. It was a 2 bedroom apartment for a family of 7. My parents, with enough time and with other social services, were able to buy a home later in my life. However, this was in due part because of their ability to live in an area where their kids went to decent schools and an area close to work.

I'm lucky to be paid a salary where I can afford to live in Seattle.  
But 1) I'm a college graduate and 2) a 23-year old with no dependents.



Seattle should not be a place for just tech professionals, nor for college educated individuals. It should also be a place for people like my mom and dad-- hard working people that worked full time but STILL are unable to afford living in the area.

Please strongly consider using the space for Fort Lawton. As an avid walker, I enjoy the beautiful parks Seattle has (Discovery and Gasworks being my top two favorite), but there is an opportunity to use this space for housing. As a city, we need to utilize this opportunity.

Best,  
Elizabeth

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cont.

## LETTER 694

From: Gayle A. Puccinelli  
Email Address: maxipost@comcast.net  
Subject: Fort Lawton Draft EIS Comments

Gayle A. Puccinelli  
4815 Gilman Avenue West Seattle, WA 98199  
E-mail: maxipost@comcast.net

January 29, 2018  
Lindsay Masters  
City of Seattle Office of Housing PO Box 94725  
Seattle, WA 98124-4725  
E-mail: OH\_Comments@Seattle.gov

To Whom It May Concern:

I am a property owner and neighbor adjacent to the Fort Lawton property. I reviewed the Draft Environmental Impact Statement (DEIS) for the Fort Lawton redevelopment and am submitting my comments.

FOR THE RECORD: I strongly support Alternative #3 to turn the land into more desperately needed open space/park land due to the significant influx of people to the greater Seattle area.

Specifically the DEIS is flawed in that:

- 1) I believe that the redevelopment proposal of Fort Lawton (Alternative #1) is not consistent with the Discovery Park Master Plan.
- 2) Transportation issues were not properly addressed as to the impact on the community. Magnolia is a peninsula --- maybe more a kin to an island considering the railroad and ravine. There are 3 bridges giving access to the entire neighborhood that are already congested. No study was addressed regarding the access points, let alone when any are in need of restoration. Even if these access points had been studied, Emerson and Dravus accesses have drastically changed with the recent reduction in traffic lanes in exchange for bicycle lanes. Only studying the few intersections at Fort Lawton is not addressing the actual transportation problems that this community already deals with everyday.

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3) Identification of proper services was not addressed. The location is isolated from urban services needed for affordable housing. Schools, sports facilities, stores, etc. were not properly scoped. | 3

4) To fill some of the proposed housing with people who need case managers for crises intervention, chemical dependency treatment, mental health services, is just plain negligent in a well established family neighborhood, not to mention the low-income family housing being proposed directly adjacent to it. | 4

5) Alternative Sites sited are not legitimate. With the sale of the Talaris property to Quadrant Homes, no actual alternative site was ever identified, let alone studied. | 5

6) Public meetings...these were a farce. I attended all 3. The venues were too small. There was no open mic forum, preventing answers to the public's questions to be heard by all. Meeting number 3 was an absolute joke. The venue was smaller than the venues for the first 2 meetings in which there had been standing room only. For the final meeting, the organizers imported pro- Alternative #1 speakers, that arrived way before the posted meeting time, filled up the sign-up sheet to speak, and crowded out the majority of Magnolians, so much so that they could not even get access into the venue, but rather were left standing out on the sidewalk. The various media stations were on hand, so as to file their reports of how the community was overwhelmingly in favor of the city's redevelopment proposal, which I believe is false. With very few exceptions, most of the comments were delivered by those not from the affected neighborhood. Of those comments, many stood to gain from low-cost housing. However, many who were in attendance and favoring the redevelopment would gain financially from the city coffers via the work awarded to develop the land and build the housing. They have no interest in this neighborhood outside of the financial gain to their own bottom lines. | 6

Again, my feeling is that the best interest of this land is to create more, and much needed, park land and open space for the mass migration of people that is happening and that is reported to continue (i.e. Expedia). If the property were to be developed, it would serve only a few private interests, that being a few developers and a few low-income people or individuals in crises. Instead, if incorporated into Discovery Park, it is land that would be available to all of the people of Seattle, and not just Magnolians, for public use. | 7

Sincerely,  
Gayle A. Puccinelli

**LETTER 695**

From: John Putre  
Email Address: jputre@gmail.com  
Subject: Fort Lawton Redevelopment Project

Hi There,

I think the Fort Lawton redevelopment is a critical part of making Seattle affordable for everyone! Magnolia and every other traditionally single family Seattle neighborhood needs to start taking on new density to drive down prices. Thank you for fighting to make this a reality! | 1

Johnathon

## LETTER 696

From: Amanda Qu  
Email Address: amandaqu@gmail.com  
Subject: Build more affordable housing at Ft. Lawton

Dear Lindsay Masters and leadership of the city of Seattle:

I support building affordable housing on the Ft. Lawton site, and furthermore urge you to add as many additional units to the site as possible. As a concerned citizen and community member, I have seen firsthand the numbers of people pushed to the streets in Seattle because of the severe lack of affordable housing in this city.

This is a crisis that must be addressed soon and aggressively. The 34-acre site at Ft. Lawton can hold thousands of units that will ensure everyone in this city--my city, and your city--is safe, sheltered, and secure.

In the face of Seattle's housing crisis, it is unconscionable for the city to further delay building housing at this site. Please move us forward by building as many affordable units at Ft. Lawton as possible, and as soon as possible.

Best,  
Amanda Qu

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## LETTER 697

From: Greg Quetin  
Email Address: gquetin@gmail.com  
Subject: Support Fort Lawton Affordable Housing

Hello,

As a Columbia City resident, I write in support of affordable housing at Fort Lawton, and through out our city. I believe the city's current plan is an absolute minimum and that there could easily be more homes built on this site which is close to parks and transit. In order to avoid displacement, welcome people to our city, and address climate change Seattle MUST build more dense and affordable housing.

Thank you,  
Greg

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## LETTER 698

From: Jamal Raad  
Email Address: jamalraad@gmail.com  
Subject: Affordable Housing in Ft. Lawton

Greetings,

I'm a Magnolia resident, and I wanted to voice my support for developing affordable housing at the Ft. Lawton site. This seems like a no-brainer. Please proceed as swiftly as possible. Seattle needs more, and more affordable housing to meet the demand and keep folks off the street.

Sincerely,  
Jamal Raad

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## LETTER 699

From: Thomas Rakes

Email Address: tom.rakes@gmail.com

Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

In a 2017 presentation about affordable housing, Capitol Hill Housing reported that "Every day between 2010 and 2015, Seattle grew by 49 jobs, 40 people, and 12 homes". The Fort Lawton Project, as proposed in Alternative 1, will lead to 238 homes, 84 earmarked as senior supportive apartments for formerly homeless seniors and 100 as affordable rental units. The Environmental Impact Statement states that the Fort Lawton project will have a 7 year build out period with completion anticipated in 2025. This is a drop in the bucket, a miniscule fraction of the units needed to solve Seattle's humanitarian crisis. According to the 2017 Count Us In Survey, we have 8,522 Seattleites who are unhoused. 11,643 if we expand it to King County. In 2017, 133 of our unhoused Cascadian brothers and sisters in King County died - as reported by the Seattle Times. These numbers - both the number of human beings forced into homelessness and dying as a result are rising because housing is tragically seen as a commodity to profit from rather than as human right to guarantee and protect.

To block affordable housing in this emergency is to perpetuate this brutal class war, this slaughter of the most vulnerable, on our own people. If the 133 human beings who died on our streets last year had been members of the Seattle Metropolitan Chamber of Commerce, would the city of Seattle really show the same lack of urgency? Would the city of Seattle make the same excuses about its financial position? To respond "yes" is the answer of a psychopath, but to respond "no" is the answer of a classist. The only good answer to the question is not in words, but in deeds. Build the tens of thousands of units needed to house our city's growing population. Don't let the capitalists profit off this emergency - have the city build, or at least own, the produced housing. Have the properties be publicly owned, but individually controlled by the occupant. Have rent rates at the "what you can pay" level for N1 units, subsidized rental rates for N2 30-50% AMI units, less subsidized rental rates for N3 50-80% AMI units, and enough N4 market-rate units to ensure financial viability of the Fort Lawton Project without relying on future taxpayer funding injections once the project is completed. Do not fear the construction of thousands of units at Fort Lawton! Instead, fear the deaths of thousands of your unhoused Cascadian brothers and sisters across King County at the hands of a cold and unmoved government.

We need to end homelessness and displacement through the creation of publicly owned mixed income communities that are safe, close work and educational opportunities, and well serviced by public transit. This is the job. Get it done. It is important to get community buy in on the building designs in order to ensure urban beauty, but no community has any right to refuse construction of affordable housing units to maintain the status quo during a humanitarian crisis. Now is not the time to cower; now is the time to fight. Let's do this, let's do this right, and let's do this now.

Regards,

Thomas Rakes

PS: here's the Seattle Times article with the body count.

<https://www.seattletimes.com/seattle-news/homeless/deaths-rise-amid-growing-homelessness-crisis-in-king-county/>

Thomas Rakes

tom.rakes@gmail.com

4545 8th Ave NE apt 217, Seattle, Washington 98105

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## LETTER 700

From: Jane Rall  
Email Address: rallj08@gmail.com  
Subject: Fort Lawton Redevelopment

Hi,

My family and I have lived in Magnolia since 2013. We moved here for the quiet, not overly crowded, safe neighborhood. And we love it.

I understand the need for more affordable housing but placing it next to a beautiful untouched park that everyone in Seattle enjoys concerns me. I worry that residents will disrupt the environment, wildlife and the park itself. I really fear the city is putting Discovery Park at risk.

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Also, these individuals will not be close to ANY goods and services. The closest grocery store to this location is Metropolitan Market. I do not know how low income individuals are supposed to afford groceries there, it is already an expense for a lot of people. The bus system in Magnolia is not great either. It just does not make sense to stick a group of individuals who rely on help from other individuals and organizations out in the woods. I understand there is room at this site, however the location just does not make logical sense. There is nowhere to even walk and I assume many of these people do not have cars or reliable transportation.

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Magnolia is a lovely neighborhood and it continues to get more and more crowded. Since we have lived here traffic on Dravus and the bridge has increased significantly. Adding more people in Magnolia and not factoring in how that is going to affect everyone is poor planning.

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Schools - has the city any plan for the influx of children to our schools in Magnolia if this goes through? Safety is another major problem. We are already battling car break ins, burglars, package and car thefts. Adding more individuals who are more prone to such behaviors in Magnolia does not help. Why fill a family neighborhood and park where kids play with unsafe people?!!!! As a mother, I would be afraid to take my kids to the park.

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If I am being honest, I do not believe it is right to put low income housing next to million dollar homes - it is totally ridiculous. There is a reason those homes cost so much, people are paying up for privacy, quiet, neighborhood, safety. Yes it might seem unfair but we pay for what we have! We work hard so we can live in a nice neighborhood, not so we can live among low income housing.

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Leave Magnolia and Discovery Park alone! We all pay so much in taxes and it would be wise not to upset us. And we will continue to vote to get this city council out!! Enough is enough! You are on track to ruining our neighborhood.

## LETTER 701

From: Jane Rall  
Email Address: rallj08@gmail.com  
Subject: Fort Lawton

Option 3 to build a public park in Fort Lawton and utilize already existing facilities at Talaris makes sense. Talaris already has housing set up onsite and large meeting areas perhaps for communal activities (exercise classes for seniors, counseling, social work, after school care onsite for families, etc) waking distance to multiple affordable goods and services as well as better access to the Metro bus, close to I-5, 520, UW and Children's Hospital.

I believe adding a public park at fort Lawton would enhance Discovery Park and be a great addition. Maybe the park could include some history about the site.

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## LETTER 702

From: Heather Ralph  
Email Address: heaterhere@gmail.com  
Subject: Please use Fort Lawton for low income housing

Dear government,

Our city has a homelessness crisis where we have people dying on the streets because they can't afford a place to live in Seattle. Let's accept Fort Lawton from the federal government to create desperately needed low income housing as well as a maintenance facility and park land. We can't afford to pass up this gift and have more people die.

Sincerely,  
Heather Ralph  
910 17th ave E  
Seattle, WA 98112

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## LETTER 703

From: Maya Ramakrishnan  
Email Address: maya.ramakr@gmail.com  
Subject: Fort Lawton Housing Project

Dear Office of Housing,

I'm writing to express my support for the housing project at Fort Lawton. I know people are concerned about the impact on Discovery Park; I grew up in Seattle and love Discovery Park, and I understand people are afraid of our city's gems being "ruined." I do not think Discovery Park will be ruined by the presence of 238 units at Fort Lawton, and I think that since our city is experiencing a housing and homelessness crisis, using unused buildings to create homes is just common sense. I love thinking about low and moderate income families living within walking distance to one of the most beautiful parks we have. It could be a really wonderful place to grow up.

Best wishes,  
Maya Ramakrishnan  
506 E Howell St #206, Seattle, WA 98122

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## LETTER 704

From: Kevin Ramsey  
Email Address: ksramsey@gmail.com  
Subject: I support affordable housing at Fort Lawton

I am a Seattle resident and frequent visitor to Discovery Park. I believe that new affordable housing would be an excellent addition to the area while helping to address an urgent city-wide need for more affordable housing. My only complaint is that the number of units is so low, given the size of the property and the rareness of this opportunity for the city. Please consider ways to maximize the amount of units in this project so that more low income residents and families can benefit.

Thank you.

Kevin Ramsey

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## LETTER 705

From: Erin Rants  
Email Address: rantsy@gmail.com  
Subject: Fort Lawton

Dear Seattle City Council Members,

I have worked with people experiencing homelessness for years. Never has there been a time when so many people are sleeping outside. The City's preferred solution to homelessness is building affordable housing. Building affordable housing for people who are homeless and at or below 30% of median income will help to fill the great need. Fort Lawton is a wonderful place to do this.

I know that you will get letters from Magnolia residents telling you that another part of town should get this housing - and they are partially right. Magnolia should have low-income housing at Fort Lawton.

My neighborhood, Queen Anne, also needs low-income housing. Maple Leaf, Green Lake, Phinney Ridge...please use all opportunities to build low-income housing, starting with Fort Lawton.

Thank you,

Erin Rants

201 W. Olympic Place #106 Seattle, WA 98119

206-605-7585

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## LETTER 706

From: Anton Rapo  
Email Address: tony.rapo@gmail.com  
Subject: Fort Lawton

Why doesn't the city sell the land for development of upscale housing? The land would be very valuable. The city could then use the proceeds of the sale to purchase many more acres of land in a less desirable neighborhood and could afford to build even more units of affordable housing.

It is incorrect to view the land as free. It is valuable and that should be factored into the cost of developing affordable housing there. Resources would be better used building housing in a less expensive location with better public transit access.

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## LETTER 707

From: Dorothy Rasener  
Email Address: dmrasener@gmail.com  
Subject: Ft Lawton and Discovery Park

Please, please, please preserve and expand our beautiful Discovery Park!

With upzoning plans that will make our neighborhoods feel increasingly like inner city, rather than neighborhoods, what could be better than a lovely city park that supports recreation and the natural development of wildlife. I would love to see the old housing removed and the park increased. Seattle has always been known as a beautiful city of green ( The Emerald City), but I see the green slowly disappearing, or at least hidden behind tall buildings. Let's keep our city uniquely beautiful. Further, it seems housing would feel isolated and what public transportation would be available for residents.

As a resident of Magnolia, I'm closer and closer to leaving my neighborhood, and quite possibly the Seattle area altogether. I'm hoping to continue to be proud of living in a city with natural beauty integrated throughout.

Best regards,  
Dorothy Rasener

## LETTER 708

From: Rachel Ravitch  
Email Address: rravitch@gmail.com  
Subject: Ft. Lawton Affordable Housing

Hello,

I cannot believe any other options for this land are even being considered given the desperate need for affordable housing in Seattle. We need thousands of affordable housing units NOW. These kinds of public comment opportunities are a ridiculous display of neighborhood NIMBYs and real estate developers. This land must be used to build affordable housing for the city's most vulnerable, not just slightly below market rate. We have a duty to assess our city's needs based on evidence and fact, not suspicion and hear-say. Tonight's public commentary should be a lecture to present factual evidence as to why affordable housing is our responsibility to provide to our citizens. As a city that contains some of the wealthiest companies and individuals in the world, the housing and homelessness crisis is inexcusable. Any community that blocks affordable housing is directly contributing to the crisis we have labeled a state of emergency. I hope you make the right choice based on our city's factual needs in spite of "neighborhood" commentary that you may receive tonight.

Many Thanks,  
Rachel



## LETTER 709

From: Annie Raymond  
Email Address: [anniemiekeraymond@gmail.com](mailto:anniemiekeraymond@gmail.com)  
Subject: Fort Lawton affordable housing

I'm writing in support of the city creating homeless and affordable housing options at Fort Lawton. We need housing options at all income levels more than ever in this city.

Regards,  
Annie Raymond

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## LETTER 710

From: Kim Raymoure  
Email Address: [kiminoa@gmail.com](mailto:kiminoa@gmail.com)  
Subject: Fort Lawton

"Hello! I'd love to add my voice to the many neighbors who want to see more affordable housing built in Fort Lawton. And I was at the Town Hall for our WA state congress district last weekend, and it sounds like as soon as they find a compromise on the water rights issues, the budget will likely have \$5m to reopen Magnolia Elementary School, which will help relieve pressure around large elementary classroom concerns.

Thank you for your service to the city!  
-Kim Raymoure, 98119."

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## LETTER 711

From: Helen Read  
Email Address: [hwread@me.com](mailto:hwread@me.com)  
Subject: Affordable Housing

To Whom it May Concern:

I'm writing to strongly urge the decision makers here in Seattle to do all they can to increase the number of affordable housing units.

It's been almost a year and a half since our former mayor declared Seattle's homelessness situation an emergency.

We need to do all we can to make housing here in Seattle more affordable and more accessible.

Thank you for your work,  
Helen

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PS I first moved to Seattle in 1991 and was fortunate to be able to buy a house in the Central District in '93. My heart goes out to all the

folks who have moved to our fair city in the last 10-15 years and have not been able to buy a house like me.

## LETTER 712

From: Whitney Rearick  
Email Address: whitnuld@gmail.com  
Subject: Fort Lawton

Greetings -

I'm thrilled that affordable housing is going in at Fort Lawton - I only wish there were more units!  
I'd like to see the EIS evaluate the impact of NOT building affordable housing there - likely without housing there, more people would be forced to move to the suburbs, and into a car-based lifestyle. This would have a much more detrimental impact on the environment than building housing at Fort Lawton.  
I'd also like to advocate for a mix of uses (grocery stores, restaurants, etc) to support the families living in the Fort Lawton area.

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Thanks -  
Whitney

## LETTER 713

From: Simha Reddy  
Email Address: sreddy@gmail.com  
Subject: In support of affordable housing at Fort Lawton

As someone who cares for homeless Veterans, I see daily the human toll that our community's lack of affordable housing takes.

I am in favor of the proposed plan to build affordable housing at the Fort Lawton site, and anywhere else in Seattle.

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Yours  
Simha Reddy MD  
206-384-9053  
3556 S Hudson St  
Seattle WA 98118

## LETTER 714

From: Leslie Reed  
Email Address: lesizmor12@yahoo.com  
Subject: Fort Lawton. +1 to add to Discovery Park

Writing to add my vote to please add the Fort Lawton parcel to Discovery Park. I live in Magnolia near the park at 39th and Emerson. 3646 39th Avenue West. Thank you for taking our feedback.

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## LETTER 715

From: Irene Reep

Email Address: noreply@123formbuilder.io

Subject: Irene Reep says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

-The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).

-For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city – the “Auburn” alternative discussed in the hearing on January 9th.

-For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

-If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

We have the technological and financial ability to have affordable housing and a big dent in the homelessness and environmental crises in Seattle and environs. Now we need the imagination and will of the Seattle City government to make it happen.

Sincerely yours,

Irene Reep

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## LETTER 716

From: Joni Reeves  
Email Address: jonialt@yahoo.com  
Subject: Fort Lawton DEIS Comments

I am a resident of Magnolia, near Fort Lawton. I am opposed to the development at FLARC and I have some comments about the Draft EIS for the Fort Lawton Redevelopment:

### Inaccurate Description of Supportive Housing

The DEIS states on Page 2-17 that an objective of the proposal is to provide Approximately 85 units of permanent supportive housing for homeless seniors, including veterans. When questioned at an EIS scoping meeting, city representatives at public meetings, and Steve Walker of the Office of Housing stated that the supportive permanent housing would not be limited to seniors or veterans. He stated that the housing would only "target" seniors as well as veterans of any age.

The DEIS fails to accurately describe the supportive housing and has been misleading when discussing the actualities of who these tenants can and will be. The EIS should clearly identify the population served by the supportive housing.

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### Flawed Alternatives at the Talaris Site

The DEIS states that the Talaris site is provided in order to conceptually analyze probable adverse impacts.... and that Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing.

The State Environmental Policy Act Handbook states For public projects, alternative project sites should also be evaluated. An example that is only conceptual, as noted with Talaris in the DEIS, does not meet the definition of an alternative project site and is not a reasonable alternative. The City has shown no intent to build affordable housing at Talaris. he City does not own Talaris and has not made an attempt to purchase it. In fact, the Seattle Times reported on January 19, 2018 that there is an agreement for Quadrant Homes to purchase the site for market rate homes. Alternatives #2 and #3 are not bonafide, feasible, or reasonable.

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In addition, Alternatives 2 and 3 are not reasonable alternatives as the City did not engage with the Laurelhurst community. The City did not send out scoping notices, solicit comments, or hold meetings near the Talaris site as they did with the Magnolia community. Without outreach to the neighboring community, there can be no constructive, realistic analysis of the site and renders the evaluation invalid. The DEIS fails to analyze reasonable alternatives as required under WAC 197-11-786 and also fails to evaluate an alternative project site as described in the SEPA handbook. The EIS should identify reasonable alternatives that meet the stated objectives of the project. The DEIS is incomplete without discussion and disclosure of both the rationale and citations for the use of an unfeasible, conceptual example rather than actual feasible alternatives that could be selected.

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### Underestimated Cumulative Growth Effects

Page 3.10-4 states there is little growth from new development expected in the immediate vicinity. Currently, legislation is proceeding which will significantly increase population density in the vicinity as well as the City as a whole. The effects of the implementation of Mandatory Housing Affordability zoning changes and changes to Accessory Dwelling Unit regulations have not been adequately addressed in the Draft EIS. Specifically, future development of the Interbay corridor and Expedia headquarters will also significantly impact transportation and public services. The analysis in the DEIS underestimates the effects of the action alternatives on the community and should clearly identify and manage to obvious growth and density changes foreseeable in the near future including future-state planning to mitigate density issues BEFORE they become challenges for the neighborhood and city.

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### Transportation

The DEIS study area includes only intersections in the immediate vicinity of Fort Lawton (page 3.10-10). The DEIS does not adequately consider and analyze significant traffic and transportation impacts to the community of additional traffic that will result from the Fort Lawton proposals. Magnolia is served solely by three access points which are where congestion occurs. The DEIS Magnolia study area should include the impact of the redevelopment to the access points in addition to the neighborhood streets surrounding Fort Lawton. Furthermore, the DEIS should address the impacts of the redevelopment on the aging Magnolia bridges. The City is already reviewing alternatives for a bridge closing that will divert traffic to the only 2 entrance points to the neighborhood. This includes Emerson, which has already had challenges due to the bike lane recently added removing parking and road lanes (which also wasn't reviewed in the DEIS). The DEIS study should include impacts in the event that one or more of the bridges fails or is out of service.

6

### Magnolia Housing History

The DEIS oversimplifies and misrepresents Magnolia's housing history. The DEIS asserts on Page 3.14-9 that Magnolia is among the neighborhoods that used restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low-incomes. Although certain plats may have had such restrictive covenants in the past, most plats in Magnolia had no such covenants according to Seattle Civil Rights and Labor History Project, Racial Restrictive Covenants as cited on page 3.13-16. Many areas in Magnolia were affordable to all income levels and the plats in the immediate vicinity of Fort Lawton had no racial restrictive covenants. The Draft EIS ignores the fact that Magnolia was home to three large significant military installations for many years up until the late 1960s. Besides Fort Lawton, the Pier 91 Naval Station, United States Coast Guard Base, fishing, maritime, railroad, and lumber industries housed many diverse and low income populations in Magnolia. A more complete study of Magnolia housing history should be included or the selective historical data mentioned should be deleted as it is incomplete and misleading.

7

The DEIS is incorrect in its assertion that Magnolia has little to no access to affordable housing choices. As an example, the Seattle Housing Authority currently operates two affordable housing sites within walking distance of Fort Lawton: Fort Lawton Place with 24 affordable apartments as well as the Pleasant Valley Plaza Apartments with 41 affordable apartments.

8

## Conclusion

From reading the DEIS, it appears that it was determined that the proposals will have no significant impacts and no mitigation is necessary. The addition of approximately 600 residents to Fort Lawton in a high density development with the provision of services for 85 units will indeed have a significant impact in an area that is now zoned single family. The DEIS fails to consider practical and feasible alternatives and underestimates the effects of the preferred alternative to the surrounding area.

9

Regards,  
Joni Reeves

## LETTER 717

From: Nicole Reid  
Email Address: nvreid@hotmail.com  
Subject: Ft. Lawton

Please please PLEASE put a school in that area or at least school and housing. Our schools are bulging at the seams with no end in sight. As much as this city needs affordable housing, is a remote part of the city with almost no transportation services, grocery stores, hospital, etc, the best place to put it? And if you do put housing in there, please think hard about where you're going to find seats for the children in that housing.

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Sincerely,  
Nicole Reid  
Magnolia Resident

## LETTER 718

From: Susan Reilly  
Email Address: susankayreilly@gmail.com  
Subject: Fort Lawton Army Reserve Development

As this city grows we need more park space, and the chance to add 34 acres of park land not should not be missed. Thinking ahead 50 to 100 years, the future residents of this area and of the city will benefit much more from park space than they will of the building or more houses. I hope that the City of Seattle follows the wishes of Friends of Discovery Park, and the Discovery Park Community Alliance and support them.

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This is the future of our beautiful city, let's keep a park that is safe and usable for all the residents of Seattle.

Discovery Park represents the largest city park and largest open space in a large, booming city becoming denser by the week. There is no realistic prospect of ever adding a space of similar size inside the city

2

should this one be whittled away by development. Although it is by no means a “pristine” wilderness, Discovery Park is dominated by undeveloped, natural space and contains several distinct ecosystem types representative of the region, from rocky tide pools to sandy beaches to moss-draped forest, to boggy wetlands, to wildflower-spangled meadow. From its highest vantage points, one can take in an unobstructed view of both local mountain ranges—the Cascades and the Olympics.

The park is especially important for lower income Seattle residents, who may not be able to easily access the large natural areas outside the city due to the expense and the need for a car. All you need to transport yourself to the park’s green and peaceful landscape is to hop the #33 bus from downtown. Seattle does need large natural public space, and we must protect what remains for generations to come. These passions and well-meaning intentions are better served strengthening similar and existing facilities around Seattle. Ones that are already operational and welcome the attention and help.

Best regards,  
Susan Reilly  
san Reilly

## LETTER 719

From: William Reilly  
Email Address: william.c.reilly@boeing.com  
Subject: Fort Lawton Proposed Development

As the only large park available to City of Seattle residents/taxpayer, the development of Fort Lawton for the building of homeless housing would be a horrible idea. There are plenty of other sites in the City available for this type of use. It would be as if the City of New York had allowed this in Central Park. And if this use were put in place there would be no going back. Although this sounds like a compassionate and good thing to do, it would ruin the only large park we have.

Sincerely,  
William Reilly

## LETTER 720

From: Rae Rein  
Email Address: raerein@gmail.com  
Subject: Fort Lawton

Hello,

I work in a non-profit at the front desk. A large part of my job is giving referrals to people looking for services. Every single day, people come in looking for housing. They are trying their hardest to get off the street and connected into a home. They are doing everything right.

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However, I have no solution for them. All low-income or transition housing has a wait list. My advice to them is to get their name on as many wait lists as possible, and then check back in with them every week. As I watch these people walk away without a clear path to the housing they're searching for, I feel like I've failed them.

But I haven't failed them. This city has.

We need more affordable housing. We need these 240 units at Fort Lawton. We need to have housing available for those who are seeking it out, trying to improve their lives. So many individuals and families want to change their situation, but the system pushes them back onto the street. We need to change that.

Please don't listen to the naysayers and fear-mongers who want to shut down this project. We need these units of affordable housing.

Thank you,  
Rae Rein

## LETTER 721

From: Don Reising  
Email Address: donreising@hotmail.com  
Subject: Fort Lawton housing development

As a 20 year Magnolia resident, count me as one firmly opposed to the city's proposed development of Ft. Lawton.

The site is isolated (the nearest supermarket is Metropolitan Market), not near services or transportation links and will only further burden local schools.  
Don Reising

## LETTER 722

From: Linda Reiter  
Email Address: reiterl@comcast.net  
Subject: Fort Lawton proposal

I recently attended the public hearing on this issue. While I agreed with many of the statements, I was concerned that the people of Magnolia whom this impacts, were not given an adequate chance to voice concerns. Over and over people from non-profits agreed that this is the best option. However, they don't live here and many of them sounded like they hadn't even looked at the plan for development. The one thing they all had in common was that this is the perfect place to put housing for the homeless and not in their back yard.

I am a widow, have social security and my pension and am one of the "ordinary" people one speaker said we need more of. Good grief, what an insult.

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I walk in the park on a regular basis because we seniors need to keep active and it is a quiet reflective place to be. I don't object to establishing a community in the area that would serve the needs of more of us "ordinary" people. But there are several things I am concerned about. Unless the people living there have a car (and hopefully you will provide parking) it will be a long walk to the bus and then a bus ride to any grocery shopping. Yes, the MetoMarket is close but even I can't afford to shop there. The food bank, which is a great source for homeless and low income residents is in Ballard. That would mean taking at least two buses to get there. Has a local church or the city offered to establish a food bank closer to the housing?

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I am also concerned because the city can't seem to stay on top of "campers" who destroy any area they camp in and yet feel that they can monitor and screen residents. How do we trust you when there are certain areas in the park that locals know aren't safe now?

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I heartily endorse housing for low income families and transitional housing for veterans and single people. If counseling services to help them find jobs if necessary, get education, whatever it takes to help them get on their feet, were provided, that would be the best option. Will that be included? My last concern is the nature of the park open space. Discovery Park was established as a passive park - no sport fields, large events or extended playgrounds. Not every neighborhood has to have a playground with sports courts, etc. Our children (and in my case, my grandchildren) have to go to the playground near the Magnolia community center. There is a playground - well, should be one, in the park already. It needed repair and is taking two years to redo. While it is definitely not big, it will have equipment for children.

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I will advocate for an off lease dog park. Hopefully that will encourage people to take their dogs there instead of letting them run wild in the park and on the beach. Yes, it is not allowed but when did that ever stop a dog owner. I would love to see more patrolling to curtail that situation. Not all of us have dogs, there are a few of us cat people around that don't appreciate stepping in dog leavings. I am also aware that my comments are both nonessential or perhaps even read. However, writing makes me feel better.

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Linda Reiter

## LETTER 723

From: Brian Retford

Email Address: bretford@gmail.com

Subject: Please use Fort Lawton for Affordable Housing (Alternative 1)

Please select Alternative 1.

I urge the city to use all available options to provide housing to indigent populations. In light of the current, longstanding, and ongoing housing and homelessness crisis it would seem nigh criminal to not proceed with this project.

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The DEIS clearly indicates Alternative 1 as having similar impacts to 2 & 3. The sadly missing option is option 5, which would involve using both sites for affordable housing, the lack of which and inclusion of the alternative site in this design seems indicative of a broader sickness in our collective will to provide people experiencing poverty with a dignified existence, which I fully believe is the proper responsibility of our prosperous city.

2

Please stand up for human dignity and help ensure Seattle can be a beacon for solving this problem, rather than an example of decades of talk and inaction.

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Sincerely,  
Brian Retford

## LETTER 724

From: James Reynolds

Email Address: jbreyl21@gmail.com

Subject: Against Magnolia Housing Plan - these letters say it all - Magnolia Resident (34th Ave W)

1. Scott says:

January 15, 2018 at 10:20 pm

The meeting was a joke. Many came to voice opposition to the plan and were denied the opportunity. It was clearly a coordinated effort by a few special interests to pack the speaking schedule to prevent opposition from being heard and to give the appearance that everyone supports it. Got to give them credit for knowing how to game the system within the rules.

The truth is that this housing project is a theft of public resources to benefit a few private interests. The land, with its beautiful views of Salmon Bay, the Salmon Bay Bridge, and the Ballard Locks, is used as a park by many now. This prime land will be stolen from public use to benefit a few developers and a few individual families. Once this land is private and title shifts to the homeowners, they will benefit with multi-million dollar lots. Just look at the property values of current homes overlooking Salmon Bay to see what is being taken from the public to give a windfall to a few public individuals.

Seattle desperately needs housing, both homeless housing and affordable housing. This housing needs to go everywhere, including Magnolia. But the theft of public resources should not be the means by which these ends are sought.

The benefit of adding a few temporarily affordable homes does not even come close to balancing the cost of depriving the residents of the city use of this public gem.

To make things worse, this housing plan is terribly short sighted. Absolutely no thought has gone into where these additional families will go to school, drive their cars, etc. Schools, sports fields, and other public resources in the area are already over capacity with no solution to the upcoming projected growth (e.g., Expedia) that is to come. The city has already declared that the Magnolia bridge is "susceptible to catastrophic failure" and no plan for it's replacement is in the works. Once the bridge falls, the additional housing is going to exacerbate these already substantial problems.

People should make their voices heard to our city officials know that we want affordable housing and homeless shelters, but we don't want to squander public resources with short sighted plans that benefit only a few developers and individuals.

Reply

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2. Pat Craft says:

January 18, 2018 at 12:09 pm

There was No reason to hold that meeting in Magnolia the other night. If you missed it, ... It was a total Farce as a neighborhood focused meeting. But it was a brilliant display of democracy. Which means, to have your voice heard, use it.

Several Social Services Organizations coordinated their efforts. They brilliantly arrived early, and in large numbers, and strategically signed up for nearly all of the time slots for Public comments. And they expressed their passions, and concerns, and perspectives directly to the City Officials in attendance. And they hoped to make an impact.

In fact, Sally Bagshaw went to her very next Council Conference and told members she now believed 1000 units was an even better idea.

That evening Magnolians were strategically shut out of the Public Comments, save for a few who could wait three hours. They were under represented.

And unfortunately, many remarks also included directly disparaging the residents of Magnolia. And when that is recorded at the meeting, by the City stenographer for the Public record, there is no rebuttal, nor spot fact checking, nor context. Public comments are simply duly noted, and then marked as pro or con to building the development. For instance, the City officials sat silently and allowed the Public to repeatedly refer to it as Free land. And several individuals demanded, "the City must take advantage of this Free land." In fact, only a small portion might be construed as free.

It is disingenuous to pit Magnolians interest in supporting social services against the City efforts to steam role a poorly planned housing idea. No mater how many years they have fixated on it. Good Real Estate investments are based on Location, location, location. And taking an isolated section of an amazing City asset for a wistful idea is irresponsible. There can be No logical, empirical, nor anecdotal comparisons made between investing in Yesler Terrace and the back side of Discovery Park.

Magnolia, Queen Anne and Interbay need schools. And at the same time, the City could expand the incredibly unique Discovery Park.

Years of chasing a bad idea in life, does not make it a good idea.

Geographically, Magnolia is surrounded by water on three sides, and it sits away from any major flow of city commerce or services. Magnolia has only three roadways out, and all three involve compromised bridges. Magnolia has limited City support in transit, police, fire, and social services and endures over capacity schools. Go online, and Examine what the City refers to as "Heat Maps" for City investment/Budget wide, for both current and future spending and you will see, Magnolia has long been left out of all of these discussions. This particular level of City investing should demand far better locations.

If you have an Opinion or Concerns, for or against development of this area in Magnolia, or any variations thereof, I encourage you to take a very brief moment and email the City a simple comment, so that your voice is duly noted.

And when the development goes in, you will know that you were indeed part of the process.

Of course you are a part, ... whether you use your voice or not.

Reply

3. Lorraine says:

January 21, 2018 at 8:54 pm

This does not seem an accurate account of the meeting. In fact this account is stacked with the very same DEIS paid employees/staffers "SET UP" as the meeting it self!

**1 cont**

An adjacent room was reserved by these paid pro-groupies, who met to organize a complete takeover of the so called Public Hearing with an opportunity for the public to comment.

Why was this tiny venue reserved when attendees at the previous meeting couldn't fit into the much larger Day Break Center? Obviously to fill the seats with the pre-arranged Housing Development Consortium, who were "HAPPY TO GO OVER YOUR TESTIMONY IF YOU WERE FEELING NERVOUS", OH YES! and completely fill the sign up sheet for "PUBLIC COMMENT LIMITED TO 3 MINS EACH "

Dear Fellow Magnolians

Please join me in my opposition of the homeless housing in Discovery Park, while I support finding a sustainable and long term solution to the growing homeless population that is creating havoc in our city, I feel strongly that Discovery Park should remain a park. I have joined this group and invite you to join me: <http://discoveryparkcommunityalliance.com/about-us.html>

I attended the Public Hearing on the Draft Environmental Impact Statement (DEIS) for the Fort Lawton Army Reserve Center Redevelopment in Magnolia on January 9th. The meeting was stacked with questionable arrangements. (Came across as VERY UNDEMOCRATIC to this third worlder !)

1. The organizers pre-arranged to sign up and fill the agenda with pro project speakers, intentionally leaving little or not opportunity for "THE PUBLIC" to weigh in.
2. I respectfully request a copy of the sign up sheet and track how many of these speakers and attendees at the meeting are actually residents of Magnolia. Does anyone know how to do this?
3. The news media later reported that Magnolians were all in favour of the project. Where did they get that idea? It is not true.
4. I resent the tone the meeting took , that "Magnolians are all rich folk with no diversity". Anyone against the idea was publicly boo'd

Please support any effort to fight this initiative.

:

<http://discoveryparkcommunityalliance.com/about-us.html>

1 cont

## LETTER 725

From: Jordan Reynolds

Email Address: [jordanreyn@gmail.com](mailto:jordanreyn@gmail.com)

Subject: EIS for Fort Lawton

To Whom it May Concern:

I support a wholistic approach to this redevelopment which includes desperately needed School land. The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

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Thanks,

Jordan Reynolds

1807 11th Ave W

Seattle, WA 98119

## LETTER 726

From: Serena Rice  
Email Address: serenar@vision-house.org  
Subject: Fort Lawton Comment

Hello,

I would like to say that the idea of building affordable housing on Fort Lawton is an amazing idea, and could impact so many lives in King County, especially the ones experiencing homelessness. I work 2 jobs involving the homeless community, one for families with children, and one for youth. Seeing how there are not that many options in the area for affordable housing, or how a family can be on a wait list for 10 years to receive a section 8 voucher, I am hoping to see a change in the future. The biggest part of my job is the children. Children should not be homeless. A lot of parents experience domestic violence or abuse until their only option is to hit the streets to protect their life and their children's lives. Homelessness is not a choice for everyone, but more like an escape from abusers and from paying \$2000 for a one bedroom apartment. People can argue and say "why don't the homeless just get a job so they can save to get a home?" A lot of people are actually experiencing homelessness because of disabilities and backgrounds that cant get them hired anywhere.

"I would like to see more affordable housing to reduce the amount of children experiencing homelessness in King County. No child should be homeless".

Thank you,

--

Serena Rice  
Youth and Family Advocate  
(206) 812-8834  
NoHomelessKids.org

## LETTER 727

From: Shawn Richards  
Email Address: shawn@sitkagold.com  
Subject: Fort Lawton comment

Hello Seattle Office of Housing,  
Please accept this comment in opposition to your current preferred plan for the Fort Lawton site.

The project that would provide the most public benefit would be to develop the site for a public High School.

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Shawn Richards  
Fremont, Seattle, WA

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## LETTER 728

From: Rob Ricketts  
Email Address: robertricketts@live.com  
Subject: Fort Lawton

Hello:

The Fort Lawton redevelopment proposal is an awful idea.

Why would the City want to turn a beautiful park into a place where health and safety will be compromised??.

The point of having a park within the city is to provide respite from the din of the city.

If it is the goal to provide homeless shelter, why not do it closer to jobs, transportation, and services ??  
Such housing should be centrally located, and not encouraged.

Regards,  
Rob Ricketts

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## LETTER 729

From: Yucca Rieschel  
Email Address: yuccarieschel@yahoo.com  
Subject: Comment on Adding Fort Lawton to Discovery Park

Morning, city council members,

I am a resident of Magnolia. I agreed with the view points of the Friends of Discovery Park.

I think the city should expand Discovery Park for the enjoyment of the 3.8 million people who live in the metro Seattle area, and not to use the land for far less than 1% of them. There are other places to build low income housing or shelters for the homeless people, there is only one Discovery Park!

Once developed, green space will be gone forever. Seattle is known for its trees, its mountains, its wildlife, its natural beauty, and the fact that these natural spaces are intertwined with our daily experience. Development is occurring quickly and Seattle is already losing tree canopy, wildlife, and all that makes Seattle a beautiful place to live. Affordable and homeless housing is vital. I would just like to see options for alternate locations in Magnolia. In addition, the proposed development is scheduled to be completed over 7 years. That is not going to alleviate the urgent need for housing today. Discovery Park should stand as a legacy forever and for all.

Thanks.  
Regards,  
Yucca Rieschel

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## LETTER 730

From: Chad Rinehart  
Email Address: rinehartchad@hotmail.com  
Subject: Support for Proposed Housing Development at Fort Lawton

Hi,

I am a Magnolia resident, Discovery Park supporter, and a supporter of the low income senior housing development proposed for Fort Lawton. I can't think of a finer setting for housing our needy elders and veterans.

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My wife and I are also looking forward to volunteer opportunities with our children on the Habitat for Humanity for-ownership homes.

After significant housing needs are addressed, it would be good for the city to integrate a new school campus, if space allows.

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Kind regards,

Chad Rinehart  
206-999-2887

## LETTER 731

From: LaVar and Andrea Riniker  
Email Address: abriniker@msn.com  
Subject: Fort Lawton DEIS

My husband and I own property at 5422 40th Avenue West, near the proposed development. I am writing to ask that you consider 2 amendments to your preferred proposal for the site at Fort Lawton. First, our city's experience with publicly supported, low income housing developments has shown that mixing market rate housing into developments has been a great success. High Point, in West Seattle, is an example of what I hope this development could be, but it has almost a third of the units at market rates.

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Second, setting aside land for the future school district uses should include a potential school site, not just recreation facilities operated by the district.

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I am aware that you have significant time pressure to make this decision, but I hope you will take the time to include the nearby residents input into the final plan.

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Thank you.  
Andrea and LaVar Riniker

## LETTER 732

From: LaVar Riniker  
Email Address: abriniker@msn.com  
Subject: Fort Lawton

Please add market rate housing into the mix at Fort Lawton. It has been shown that including some market rate units is a key to community success.

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Also, improve public transit access and on site support services.

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Since Laurelhurst is no longer a viable alternative in your EIS, should you realistically consider another location?

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LaVar Riniker

## LETTER 733

From: Phil Ritter  
Email Address: noreply@123formbuilder.io  
Subject: Phil Ritter says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

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For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the

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"Auburn" alternative discussed in the hearing on January 9th.

- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.

- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Phil Ritter

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cont.

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## LETTER 734

From: Michael Roberto  
Email Address: robbertom@gmail.com  
Subject: Ft. Lawton development comments

To whom it may concern,  
I am writing in support of Seattle's redevelopment plan of Fort Lawton. Seattle needs more affordable housing, and this is a creative plan that will have some great benefits for our city and community.

Thanks!  
Michael

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Michael Roberto

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## LETTER 735

From: Kim K. Roberts  
Email Address: jkplus2@gmail.com  
Subject: Fort Lawton housing

With the number of people needing affordable housing skyrocketing, we should take every advantage of available space. I support the development of housing for the homeless and low-income seniors at Fort Lawton, and hope the city will too.

Kim K. Roberts  
3409 NE 60th St.  
Seattle, WA 98115  
206.527.4864

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## LETTER 736

From: Jason Robideau  
Email Address: jasonrobideau@gmail.com  
Subject: Fort Lawton redevelopment

My name is Jason Robideau I live at 1019 Terry Ave 98104. I wanted to give my support to the building of all affordable housing being offered by the city, catholic charities, and habitat for humanity. In fact, I would encourage the city to develop the site to an even fuller capacity! Two simple reasons being: Firstly, our homelessness state of emergency will not be solved by creating 238 homes at a time over a 7 year period; secondly, it is more cost effective, humane, and less likely to lead to displacement to keep people at risk of homelessness, housed. Adding more homes to the project would help our fellow Seattle neighbors for generations!  
Thank you for allowing me to share my input.

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## LETTER 737

From: Roxanne Robles  
Email Address: roxymrobles@gmail.com  
Subject: New Magnolia development

I am so happy that the City of Seattle is investing resources into housing for veterans and seniors. However, I would like to see more than 200 units on such a large site and hope that the City can do more for the housing crisis.

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## LETTER 738

From: Diana Rocha  
Email Address: dcrochaa@gmail.com  
Subject: Build affordable housing!

Hello,

My name is Diana Rocha, a Seattle resident, voter and political organizer. I have shown up to city hall to speak for the HOMES tax, to stop the sweeps, to mourn the homeless people we have lost (130+ last year) and to press the absolute urgency for providing people housing. Begging developers for affordable units had not worked. Not having rent control hasn't worked. Surprisingly, closing down many of the service centers houseless neighbors rely on has not worked. Let's try something new....like giving people housing so that they might be able to keep from getting sick, experiencing violence and sleeping outside. I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

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In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock..

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cont.

Surplus public land should be used for public goods, not sold off to developers.<<<< Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.

## LETTER 739

From: Dawn Rodney

Email Address: dawn@deepplaya.com

Subject: Fort Lawton redevelopment plan

Hello,

I would like to voice my support for the Fort Lawton redevelopment plan. Seattle needs to more low-income housing and support for our Veterans with low-income needs. Please add me to the list of supporters!

Thank you,

Dawn Rodney

Seattle Resident

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## LETTER 740

From: Marissa Lynn Roesijadi

Email Address: mroesijadi@gmail.com

Subject: Fort Lawton - Housing for the Homeless and Affordable Housing – vote

I am writing to support Alternative 1, the building of affordable housing at Fort Lawton.

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I understand how it feels to lose the ability to support oneself as an adult. I was diagnosed with cancer just before I turned 30 and was not able to work for 1.5 years. I am certain that if it weren't for the privilege I have via the support of my family, I would've become homeless during that time. The disability benefits I received during this time simply did not cover housing costs and when I applied for affordable housing I was put on a waiting list and was told it could take years before something would be available to me. Luckily family took me in. Because I had a place to call home, I was able to focus on my healing process and putting my life back together, I was able to go back to school and begin working in a new industry. I'm healthy now and have been working and supporting myself for over 4 years. Still my wages as a non-profit worker do not leave me with enough income to afford market rate housing. See, I still have the privilege of renting at a family owned property below current market rates.

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Many people don't have the same privileges as me and their lives are at risk because of it. It is my opinion that we need to do more to help our community members in need and an affordable housing

complex is a move in the right direction to do that. I believe we need to build much more than a couple hundred units, but I think this is a good start.

As well, I understand that by federal law, the land at Fort Lawton is free to the City of Seattle if the city uses it to house those experiencing homelessness.

Because of the opportunity to use free land, because Discovery Park belongs to all Seattle citizens and because of the impact that availability of affordable housing has on the cost of living for everyone in Seattle, comments (votes) for this decision should be weighed equally for all Seattle citizens.

Thank you for taking the time to consider my feedback.

Best Regards,

Marissa

Marissa Lynn Roesijadi

2000 Alaskan Way

Apt 151

Seattle, WA 98121

## LETTER 741

From: Christine Walsh Rogers

Email Address: Christine.WalshRogers@homestreet.com

Subject: Fort Lawton

Hi,

I am highly in support of affordable and low income housing at Fort Lawton. This would be an ideal use of this valuable space and should not be used for high end homes unless 100% of proceeds are funneled to an alternate site.

This crisis will not heal itself and the folks are already in Magnolia, Interbay and Ballard so let's take care of them. None of us is good unless our whole community is good. This is for the betterment of all and a bonus for public health.

Christine Walsh Rogers

First Vice President, Consumer Loan Administration

NMLS# 1283269

HomeStreet Bank

601 Union Street | Suite 2000 | Seattle, WA | 98101

P: 206.753.3732 | C: 206.379.4050

2,  
cont.

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## LETTER 742

From: Trace Ronning  
Email Address: trace.ronning@gmail.com  
Subject: Fort Lawton

Just writing in to say I'm Seattle citizen who supports using Fort Lawton for affordable housing or housing for those experiencing homelessness.  
Thank you,  
Trace

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## LETTER 743

From: Gilbert Rooth  
Email Address: grooth007@gmail.com  
Subject: Fort Lawton Redevelopment

To Whom It May Concern -

I'm not for the housing project at Fort Lawton as the infrastructure does not appear to exist to support such a project (roads, schools, affordable shopping in walking distance, quick bus service to downtown, etc). Additionally, I believe we should protect and create more green space in our city. This land is wonderful and should be left open for all to enjoy.

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4420 36th Avenue  
Seattle, WA

Gilbert Rooth

## LETTER 744

From: Jennifer Rooth  
Email Address: jmcrooth@yahoo.com  
Subject: Against Fort Lawton Affordable Housing

Dear political officials,

I wanted to let you know as a resident on 36th Ave W, across from Fort Lawton, I do not support the development of Affordable Housing for a variety of reasons.

1. The neighborhood cannot support an influx of children. The schools are already at capacity or over capacity. An influx of kids with no school support puts even more strains on a challenged public school system.
2. There is little accessibility to other neighborhoods for jobs.
3. There are no Affordable grocery stores in our neighborhood. Like many parents, we are constantly traveling off the island to other neighborhoods to find affordable grocery stores.

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4. The public transportation to and from Magnolia, especially Discovery Park area is deplorable. It would take us 90 minutes on the bus to reach our jobs in downtown/south lake union. This again coincides with accessibility to other neighborhoods.

5. There are no jobs in Magnolia. How would these families benefit from living in a far location with little access to schools, jobs, healthcare, etc.

6. There is little to no affordable childcare in Magnolia.

7. The roadways cannot support the addition of more bussing and cars. The influx of a bike lane and removal bus lanes hav been a nightmare. Adding more cars and buses would only make it much worse.

Honestly, there are no services in Magnolia that support low income housing for a long period of time. It's great if the city plans to start the process but this is a long term issue that needs constant support, not short term.

There are many more issues that can be brought up but these are pretty big.

Concerned citizen,  
Jennifer Rooth

## LETTER 745

From: Todd B. Rosin

Email Address: joepinstripe@hotmail.com

Subject: Affordable Housing at Fort Lawton

To Whom it May Concern:

The opportunity to develop affordable housing is a tantalizing one, but I have concerns around whether it is the right choice for the people who will ultimately reside there. Let me be clear from the start: I have no patience for residents who don't want to live near "poor people" or who think that affordable housing is a snakepit of crime and degradation. My concerns are around the following issues:

- Can residents of the new affordable housing easily access affordable food, health care and other basic services?

- Can residents and their network of family and friends access one another -- is transit sufficient to move people in and out of the area with frequency? If not, will the city commit to increase transit into and out of the area at all times of the day to support people working late shifts, folks visiting friends for dinner, etc.? I am concerned about isolation of the affordable housing residents.

- Will police be able to swiftly address issues that will arise? Police calls to affordable housing developments can be at a higher volume than other areas, so what is the city's plan to ensure residents remain safe and the housing remains attractive to people versus living outside or leaving the area entirely?

- Would it make more sense to sell the land for market rate housing and for the city to use the proceeds to build affordable housing in the Magnolia village center (or at least closer to it) and thus nearer to vital services/transit? Is this legally an option?

Obviously I have a number of questions but if they can be satisfactorily addressed I would support the Ft. Lawton affordable housing plan. We need housing terribly in this city - but let's not instinctively grab at the first shiny thing...let's think it through and make sure the end result ensures success for the people who will call these units home.

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Thank you,  
Todd B. Rosin  
2643 NW 64th Street  
Seattle, WA 98107

## LETTER 746

From: Betsy Ross  
Email Address: betsylross@gmail.com  
Subject: Fort Lawton DEIS Comment

I am a resident of Magnolia and I have some comments about the Draft EIS for the Fort Lawton Redevelopment:

### Supportive Housing

The DEIS states on Page 2-17 that an objective of the proposal is to provide Approximately 85 units of permanent supportive housing for homeless seniors, including veterans. When questioned at an EIS scoping meeting, Steve Walker of the Office of Housing stated that the supportive permanent housing would not be limited to seniors or veterans. He stated that the housing would only "target" seniors as well as veterans of any age.

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The DEIS fails to accurately describe the supportive housing. The EIS should clearly identify the population served by the supportive housing.

### Flawed Alternatives

The DEIS lists four alternatives. Alternative #2 and Alternative #3 describe on Fact Sheet ii the construction of homeless and affordable housing at the Talaris site. Page 1-1 states that This site is included only as an example of a possible off-site alternative for the affordable and formerly homeless housing. The DEIS also states that the Talaris site is provided in order to conceptually analyze probable adverse impacts.... and that Additional more detailed SEPA review of the Talaris site, or another off-site location, would be required should that or another site ultimately be selected for the affordable and formerly homeless housing.

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WAC 197-11-786 states that "Reasonable alternative" means an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. The State Environmental Policy Act Handbook states For public projects, alternative project sites should also be evaluated. An example that is only conceptual does not meet the definition of an alternative project site and is not a reasonable alternative as the Talaris site cannot ultimately feasibly be selected. The City has shown no intent to build affordable housing at Talaris. The City does not own Talaris and has not made an attempt to purchase it. In fact, the Seattle Times

reported on January 19, 2018 that there is an agreement for Quadrant Homes to purchase the site for market rate homes. Alternatives #2 and #3 are not bonafide, feasible, or reasonable. The City has misled the public with the Talaris alternatives and has spent substantial taxpayer funds on a site that they never had any intention of considering.

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In addition, Alternatives 2 and 3 are not reasonable alternatives as the City did not engage with the Laurelhurst community. The City did not send out scoping notices, solicit comments, or hold meetings near the Talaris site as they did with the Magnolia community. Without outreach to the neighboring community, there can be no constructive, realistic analysis of the site and renders the evaluation invalid.

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The DEIS fails to analyze reasonable alternatives as required under WAC 197-11-786 and also fails to evaluate an alternative project site as described in the SEPA handbook. The EIS should identify reasonable alternatives that meet the stated objectives of the project. The DEIS is incomplete without discussion and disclosure of both the rationale and citations for the use of an unfeasible, conceptual example rather than actual feasible alternatives that could be selected.

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#### Discovery Park

The Friends of Discovery Park has issued a position paper below which I support:

The following statement is a consensus opinion by the Board of Trustees of the Friends of Discovery Park regarding the nearby Fort Lawton Army Reserve Center (FLARC) parcel, currently undergoing review by the City of Seattle's Department of Housing.

We believe that the Army Reserve parcel in its entirety, should be incorporated into Discovery Park. To accomplish this, we urge that all man-made structures at the site be removed and the site be completely reforested with native trees and understory.

The 30 acre Army Reserve property is now heavily urbanized, with many acres of paved surfaces, buildings, and overlapping fences. As such, it is distinctly unfriendly to the wildlife that live and reproduce in the nearby forests of Discovery Park and Kiwanis Ravine. The property is uniquely situated between the Kiwanis Ravine and the larger green spaces of Discovery Park.

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Growing a forest across this site would create a much needed wildlife corridor between the ship canal, the Ravine and Discovery Park. We recognize that there are a variety of competing interests for the use of this property. Suggestions include low income housing, a school and other uses like playgrounds, baseball fields and tennis courts. If one or some combination of these uses become implemented, we ask that any man-built environment on the site be appropriately and sensitively incorporated into a forested canopy, using a mosaic of legally protected indigenous plant communities distributed across the entire property.

In conclusion, we believe the best use of the Fort Lawton Army Reserve property would be full incorporation into Discovery Park and management according to its Master Plan.

Sincerely,

Board of Trustees of the Friends of Discovery Park



## Transportation

The DEIS analyzes transportation and concludes that no significant unavoidable adverse transportation-related impacts are expected. However, the DEIS fails to consider the impacts of likely bridge closures as described in the Seattle Department of Transportation study released November 10, 2017 entitled Magnolia Bridge Traffic Maintenance During Bridge Closure.

The EIS should analyze the effects of a Magnolia Bridge Closure on the operation of the supportive housing services either in the short term or permanently. Also, the EIS should study the impacts of the Alternatives on the Emergency Bridge Closure Transportation Plan and the Short-Term Transportation Plan as described by SDOT. The SDOT study states that Until an alternative facility is constructed, there is a chance that the existing Magnolia Bridge could be closed to traffic, either for a short time or permanently, and traffic would be detoured to alternative routes such as W Dravus St and W Emerson St. SDOT could also limit the weight of loads allowed on the bridge, requiring trucks to find alternative routes. Also, If a catastrophic event affects roadway capacity elsewhere in the Elliott Avenue corridor or the City, then strategies that substantially reduce traffic may be needed. These could include limiting single-occupant vehicle travel and incentivizing carpooling, transit and bicycles modes of travel. The DEIS fails to adequately analyze the impacts of a Magnolia Bridge closure both during the construction phase and operations phase and omits any mention of the Seattle Department of Transportation recent study of the Magnolia Bridge Traffic Maintenance.

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Betsy Ross

## LETTER 747

From: Chuck Ross

Email Address: chuckaross@gmail.com

Subject: Fort Lawton DEIS comments

I am a lifelong Magnolia resident and neighbor of the Fort Lawton property. I reviewed the Draft EIS for the Fort Lawton Redevelopment and have several comments:

### Other Reasonable Alternatives

The Talaris alternative is not reasonable or legitimate. The Talaris site is an unreasonable alternative as the cost of the property is prohibitive. Legitimate alternatives would include sites that are feasible and attainable. Although the Talaris site is a similar size and would accommodate a similar redevelopment, the stated goals could be met on smaller parcels located throughout Magnolia, the vicinity, or the city. Existing structures should be considered as practical and feasible alternatives rather than proposing new construction only.

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### Discovery Park Master Plan

The DEIS dismisses the Discovery Park Master Plan. Page 3.6-47 states: the 1986 Master Plan created no enforceable right or duty. It is unreasonable to not consider the Discovery Park Master Plan as the park is located immediately adjacent to Fort Lawton. The Master Plan is integral to the existence and operation of the park and contains specific guidance regarding development within and around the park. The DEIS fails to disclose that the Fort Lawton redevelopment proposals are inconsistent with provisions of the Discovery Park Master Plan. Many scoping comments requested that the Discovery

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Park Master Plan be considered as any development of Fort Lawton would have a direct significant impact to Discovery Park.

In contrast to the Discovery Park Master Plan, the City of Seattle 2035 Comprehensive Plan is quoted repeatedly throughout the DEIS. The 2035 Comprehensive Plan also has no enforceable right or duty. A comprehensive plan is not usually legally binding. A community's ordinances must be amended in order to legally implement the provisions required to execute the comprehensive plan. The DEIS should not contain references to only selective plans for guidance. It is unreasonable to apply the enforceable right or duty standard solely to the Discovery Park Master plan and not to the 2035 Comprehensive Plan. The DEIS is incomplete unless all relevant plans and policies that pertain to Fort Lawton are considered.

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#### Cumulative Effects

Various conclusions included in Alternative 1 ignore the cumulative impacts that result from the incremental impact of the proposal when added to other past, present, and reasonably foreseeable future actions and population increases. Page 3.10-4 states there is little growth from new development expected in the immediate vicinity. Currently, legislation is proceeding which will significantly increase population density in the vicinity as well as the City as a whole. The effects of the implementation of Mandatory Housing Affordability zoning changes and changes to Accessory Dwelling Unit regulations have not been adequately addressed in the Draft EIS. Specifically, future development of the Interbay corridor and Expedia headquarters will also significantly impact transportation and public services. The analysis in the DEIS underestimates the effects of the action alternatives on the community and should identify and mitigate obvious growth and density changes foreseeable in the near future.

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#### Transportation

The DEIS study area includes only intersections in the immediate vicinity of Fort Lawton (page 3.10-10). The DEIS does not adequately consider and analyze significant traffic and transportation impacts to the community of additional traffic that will result from the Fort Lawton proposals. Magnolia is served solely by three access points which are where congestion occurs. The DEIS Magnolia study area should include the impact of the redevelopment to the access points in addition to the neighborhood streets surrounding Fort Lawton. Furthermore, the DEIS should address the impacts of the redevelopment on the aging Magnolia bridges. The DEIS study should include impacts in the event that one or more of the bridges fails or is out of service.

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#### Magnolia Housing History

The DEIS oversimplifies and misrepresents Magnolia's housing history. The DEIS asserts on Page 3.14-9 that Magnolia is among the neighborhoods that used restrictive covenants in the past and has remained a relatively exclusive neighborhood with little to no access to affordable housing choices for those with low-incomes. Although certain plats may have had such restrictive covenants in the past, most plats in Magnolia had no such covenants according to Seattle Civil Rights and Labor History Project, Racial Restrictive Covenants as cited on page 3.13-16. Many areas in Magnolia were affordable to all income levels and the plats in the immediate vicinity of Fort Lawton had no racial restrictive covenants. The Draft EIS ignores the fact that Magnolia was home to three large significant military installations for many years up until the late 1960s. Besides Fort Lawton, the Pier 91 Naval Station, United States Coast Guard Base, fishing, maritime, railroad, and lumber industries housed many diverse and low income

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populations in Magnolia. A more complete study of Magnolia housing history should be included or the selective historical data mentioned should be deleted as it is incomplete and misleading.

The DEIS is incorrect in its assertion that Magnolia has little to no access to affordable housing choices. As an example, the Seattle Housing Authority currently operates two affordable housing sites within walking distance of Fort Lawton: Fort Lawton Place with 24 affordable apartments as well as the Pleasant Valley Plaza Apartments with 41 affordable apartments.

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#### Magnolia Housing Cost

The DEIS is contradictory when it states on page 3.13-15 that The Magnolia neighborhood is generally a high cost neighborhood... The support given indicates that average rent of \$1,710 in the Fort Lawton vicinity is actually lower than the average citywide. In addition, the median list price per square foot given for Magnolia is only 2 1/2% higher than the city of Seattle average. Given the facts provided in the DEIS, Magnolia in fact appears to be an average cost neighborhood in Seattle and not the high cost neighborhood described. A more accurate depiction is needed.

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#### Conclusion

From reading the DEIS in its entirety, it appears that it was determined that the proposals will have no significant impacts and no mitigation is necessary. The addition of approximately 600 residents to Fort Lawton in a high density development with the provision of services for 85 units will indeed have a significant impact in an area that is now zoned single family. The DEIS fails to consider practical and feasible alternatives and underestimates the effects of the preferred alternative to the surrounding area.

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Thank you for your consideration, Chuck Ross

**LETTER 748**

From: Diane Rudholm

Email Address: diane.rudholm@gmail.com

Subject: Strong support for housing at Fort Lawton

To whom it may concern,

I'm thrilled by your vision of building affordable housing at Fort Lawton, and I am writing to voice my strong support for building affordable housing at Fort Lawton.

For the first 15 years of my life, my family moved at least once every single year. It was chaotic and immensely stressful. My parents both had high school educations and limited job prospects. On several occasions, my stepdad pawned the carpentry tools he needed to work just to get rent paid on time. I spent many months on end without a home, living in places like a renovated bus, relatives' homes, the back room of my mother's small sewing business, a van, motels, and friend's couches. While my parents did the best they could to ensure that I felt safe and loved, hopping from place to place took an exhausting toll on our family and at times put me at risk of harm from other less trustworthy adults. Housing stability is absolutely critical for every single person, especially every young person. We are now in a position to break this cycle for hundreds of people. Wow. It seems like an understatement to write this, but what a tremendous impact this project will have.

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Let's build as many units as possible, as quickly and as well as possible. Please.

Sincerely Yours,

Diane Rudholm 206-849-8874

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## LETTER 749

From: Tere Ryder  
Email Address: taryder@earthlink.net  
Subject: Homesless Housing Magnolia

Hello and thank you for your time and your work. I am hoping that this is a grand opportunity to start addressing the homeless population of Seattle. If not NOW, WHEN???...... the homeless population is shamefully HIGH, when??? This is an opportunity that doesn't come along too often and I think we should all look to our humanity to start the path to housing people that have long been living, sleeping on the streets.....I am reminded that great nations take CARE of their most vulnerable - Let's be that great CIVILIZED nation again. That's what CIVILIZED nations do....take care of their most vulnerable.

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Again, thank you for your work and for taking a moment to read my comment....I was a lifelong Seattleite until a few years ago and it is shameful the souls living on the streets now.....Seattle certainly never thought I would see the thousands.....without shelter. Let's ALL look to our humanity and do the right thing at this moment!

Thank you again  
Tere Ryder  
401 2nd Avenue North  
Edmonds, Wa., 98020 "

## LETTER 750

From: Abe Saeed  
Email Address: abesaeed@gmail.com  
Subject: Fort Lawton Redevelopment Proposal

I am a Magnolia resident with 2 young children (ages, 2 and 4). In regards to the proposed options for redevelopment, I am very disappointed that this site wasn't more strongly considered for a new high school/middle school. As this serves a critical need for our kids and the tax paying Seattle community. At this point the only option I can endorse is DEIS ALTERNATIVE #3 (34 acres of public park). While I fully understand the appeal and thinking behind the redevelopment projects that include housing for homeless/low-income people, the Fort Lawton site/Magnolia community is a poor choice for this purpose. On the surface, this location choice appears to be one made out of convenience and availability by the city and not what is best suited for the homeless and low-income community.

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Some the immediate issues I see with the site are as follows...

- Poor public transportation in/out of Magnolia
- Lack of affordable grocery stores nearby
- Lack of sufficient medical services nearby
- Degradation of Discovery park
- Safety concerns in community w/little police presence in area

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While unrelated to the actual proposed projects themselves, as a member of the Magnolia community feel like we've been given the shaft on these entire proceedings related to the redevelopment project. This a project that will have a major affect on our community and do not feel that we have been engaged in a manner that acknowledges and respects the fact that we are the people who are living with the outcome at the end of the day. Everything from the lack of input upfront in last summer's meetings and the concerted effort by the activist community to ensure Magnolia community members/those with other takes on the issue were unable to speak at the 1/8 community meeting.

Thank You  
Abe Saeed

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## LETTER 751

From: Lindsay Saeed  
Email Address: lindsaykatherine@gmail.com  
Subject: Preferred Alternative for Fort Lawton Redevelopment

To whom it may concern,

I write in support of DEIS ALTERNATIVE #3 (34 acres of public park) for the Fort Lawton Army Reserve Center redevelopment. This is the preferred alternative of the majority of Magnolia residents. We are tired of the cities unpreparedness and lack of proper planning before moving forward with initiatives. DEIS Alternative #1 (diverse mix of affordable housing units) doesn't properly address Magnolia's infrastructure deficiencies. It's no secret that we already have a bevy of obstacles that need solving before we can even start to think about diving into such a project.

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Transportation options on and off Magnolia are minimal. Traffic is getting exponentially worse, especially with the unnecessary bike lanes that were recently added without community engagement. Restaurants and retail establishments struggle to stay in business. Emergency resources and employment opportunities are limited. There is minimal police pressence in the area, while crime is undoubtably on the rise. The public schools (namely middle and high) are at full capacity with no functional plan in sight. Ideally Fort Lawton Army Reserve Center would be used for a middle and high school along with playfields and public parks, but that doesn't seem to be an option. These crises are not being properly addressed, and residents of Magnolia and the surrounding area will be left to pick up the pieces if DEIS Alternative #1 is approved.

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I attended the redevelopment meeting on January 8, 2018 and was literally sick to my stomach after witnessing how particular city official(s) highjacked the proceedings. It was clear that well a orchestrated collection of activists and advocates for affordable housing were brought in to silence Magnolia residents. Wouldn't it have made more sense to hear what Magnolia residents and business owners think about the options at hand?

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As a mother of two young children who lives near the Fort Lawton Army Reserve Center, PLEASE think about the logistics and move forward with DEIS Alternative #3.

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Thank you,  
Lindsay Saeed  
425-503-3276

## LETTER 752

From: Andres Salomon  
Email Address: [dilinger@queued.net](mailto:dilinger@queued.net)  
Subject: I support affordable housing at Fort Lawton

Hi,

I couldn't make it to the public hearing earlier this month, but I wanted to express my support for building affordable housing at Fort Lawton. This city is in the midst of a housing (and homeless) crisis. Both are due to a low supply of housing, and we should be building more housing at Fort Lawton. As a matter of fact - we should be building thousands of housing units there. I would encourage the City to look into vastly increasing the amount of housing to build there, to make up for the decade-long delay in this project as well as the current lack of low-income housing in Seattle.

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Thanks,  
Andres Salomon

## LETTER 753

From: Saunatina Sanchez  
Email Address: [saunatina@gmail.com](mailto:saunatina@gmail.com)  
Subject: Use Fort Lawton for Homes

The homelessness crisis is caused by a lack of places for people to live. The Fort Lawton space is an opportunity to make a dent in this situation. It's only unfortunate that this project doesn't provide more homes for more people.

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## LETTER 754

From: Andrew Sang  
Email Address: [andrew.sang32@gmail.com](mailto:andrew.sang32@gmail.com)  
Subject: Housing built on Ft Lawton

Dear Office of Housing,

I would like to support public housing on Ft Lawton. I believe that the number of units we're building is frankly unacceptably low. We should be building hundreds more units. In that vein, have a suggestion - please look into building mix income public housing, where there are a number of market rate units, and instead of deriving a profit, we use those revenues to build additional housing and to subsidize the rents of the low income folks.

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Best of luck

Andrew Sang

## LETTER 755

From: Bradley Scarp  
Email Address: brad@montgomeryscarp.com  
Subject: Proposed Fort Lawton Development

To: City of Seattle Office of Housing  
Attn: Lindsay Masters  
Re: DEIS Fort Lawton / Proposed Redevelopment of Army Reserve Center

1. The public hearing on January 9th did not provide a reasonable opportunity for neighbors to be heard regarding the proposed redevelopment project. Having the speakers list packed with advocates for the project who were brought in from distant parts of the County – to reiterate their same well-coordinated comments – was not productive and primarily served to prevent the local people from expressing their comments. It worked. Virtually all of the neighbors realized they would not have a meaningful chance to talk, and left.

2. Also, why wasn't a hearing of this size and magnitude scheduled at a school auditorium or someplace with enough room to safely allow all of the people to attend. The Seattle Fire Department arrived, said the building was overcrowded, and a number of people already crowded together like sardines simply left. Put simply, it was not good planning.

After attending the hearing and having to wait hour after hour for the opportunity to speak, briefly at that, these are my substantive comments to your department.

3. While the housing proposal has admirable intentions, the logistical problems alone will make it terribly impractical if not outright unworkable.

4. The Fort Lawton site is remote and largely inaccessible to and from the rest of the city and has very limited public transportation available.

5. Lower or low income residents who rely solely on public transportation would have an extremely difficult time accessing necessary services, medical treatment or getting to work.

6. The Fort Lawton site on Magnolia is bordered by a railroad right-of-way that limits access to only three roadway overpasses – for the entire area of Magnolia.

7. The current number of (three) roadway overpasses cannot be increased.

8. The existing (and growing) traffic congestion results in long delays every day, if not gridlock, trying to reach the arterial at 15th Ave. West or attempting to go north onto the Ballard Bridge.

9. The only grocery market in the vicinity of the proposed development – a specialty foods store – is too expensive for many current Magnolia residents.

10. How and where are lower or fixed income residents supposed to shop for groceries and necessities on Magnolia?

11. Alternative locations for housing that allow access to public transportation and services would be far more beneficial to those residents of a proposed development.

12. More centrally located alternatives for low income housing would be far more cost efficient to the City, as well as accessible and beneficial to the residents of such a development.

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The proposed Seattle Parks expansion has no definitive or well-reasoned purpose, no apparent source of funding, and would be expensive, redundant and impractical.

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13. What happened to the proposal for the Seattle Parks proposed expansion? That apparently was not thought out at any level, let alone well-conceived.

14. Is that off the table now? If so, why was the proposal brought in just before the June hearing? The Parks Dept. representative in attendance was baffled by the entire proposal.

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15. Is the Seattle Parks portion just another bait and switch, like much of the discussion about the housing development and prospective residents?

16. If not, why would the City want to add an 18-acre park adjacent to the more than 500-acre Discovery Park?

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17. Where would the City get the funding to build a redundant 18-acre park next to the 500-acre Discovery Park?

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18. The stated proposal of the Parks Department facility for Seattle Parks vehicles and equipment is impractical, inefficient, if not simply unfeasible.

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19. Again, the proposed Fort Lawton location is remote and is isolated with access limited to only three overpass routes onto or off of Magnolia.

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20. Parks Department vehicles destined to or from the maintenance/storage facility would be subject to the increasing traffic congestion that impedes access to 15th Ave. West.

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21. All Parks Department employees attempting to leave Magnolia would be subject to the existing gridlock at the Emerson St. overpass that is a daily occurrence in the late afternoon.

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22. If this proposal is not already abandoned, it should be. Like the housing project, centrally located facilities for Seattle Parks vehicles and equipment should be utilized.

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In summary, Fort Lawton is not easily accessible to someone with limited means and restricted to public transportation. There are no public services there which the homeless rely on. It makes no sense to isolate people in an out-of-way area with little or no access to services. Centralized locations for housing that allow access to public transportation and services would be far more beneficial to those residents of a proposed development and far more cost efficient to the City of Seattle. Finally, from a personal perspective, the negative overall impact such a project would have on Discovery Park – which is indeed a rare jewel savored by many – would be substantial. Other attempts to develop it have failed for good reason.

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Thank you for listening to my comments.

Bradley Scarp

3501 W. Commodore Way  
Seattle, WA 98199



## LETTER 756

From: David Scheer

Email Address: noreply@123formbuilder.io

Subject: David Scheer says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

My wife Marilyn and I are both 'FOR' "MORE" affordable housing, whenever and wherever that can happen!

Sincerely yours,  
David Scheer

## LETTER 757

From: Gilbert Scherer  
Email Address: gilbert@schererhome.com  
Subject: Ft Lawton housing development

To Whom It May Concern,

I am a Magnolia resident and homeowner. Magnolia is essentially a destination neighborhood, not a neighborhood through which anyone passes to get anywhere, other than perhaps to Discovery Park. Discovery Park is one of the reasons I moved to the neighborhood. It is an amazing amenity for the city of Seattle, of course not just the residents of Magnolia. It is a park of true grandeur that few other cities can offer their residents. It must be preserved for future generations, as there will never again be an opportunity to establish such an expanse of green space within the city. With the growing density of Seattle this green space in our midst will only grow in importance and use.

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I agree that housing is a staggering problem for our city. The proposed plan approach #1 seems to be a reasonable step in use of land adjacent to the park under the terms now structured. I am particularly supportive of the plan in terms of its use to house seniors and veterans.

However, it seems utterly contrary to common sense to place low-income families and young adults in this location. There are no support services for them, no efficient transportation links to anywhere but downtown, no convenient business district to supply their daily needs, and no employment opportunities in proximity to the site. It seems to me to be a formula for segregation, distress and failure to place low-income families this far away from the source of all the daily needs they have, and essentially ghettoize them in a pretty setting. Yet, for seniors and veterans in need it does seem to be more appropriate. As I understand it, Catholic Charities will be supportive of the seniors and that bridges the challenge of their separation, in large part.

2

Of central importance, the limited nature of the proposed development, 238 units, does not appear to have a negative effect on Discovery Park. I can support the city's proposal at this scale. BUT I am totally opposed to any expansion of the number of units, whether through increased density of the site or expansion of the site. This would challenge the character of the neighborhood and threaten the use of the park for the city. We cannot allow any precedent to be set that allows any park space to be consumed or undermine its community use. And it is simply not reasonable to expect the residents of Magnolia to be comfortable with the degradation of their neighborhood with an ill-founded development that undermines its legacy and essential charter. Increasing diversity is one thing, but emphasizing a concentration of a social strata that is not indigenous to the neighborhood would be destructive to it.

3

Gilbert Scherer  
Seattle, WA 98199

## LETTER 758

From: Steve Schimmelman  
Email Address: steveschimmelman@gmail.com  
Subject: Re:Discovery Park Development?

To whom, we are all concerned:

Discovery Park is a beloved Seattle Park which should be held as such for the long term and not for short-sighted local government and developers to come in and change it for a profit then leave. This land should be protected for all to come and enjoy and not become private for those that can buy it and fence it off. This park has historical value in itself and should have protection against any future development!

We've enjoyed the park for decades and it should not become a place for private residents but a place for the public and visitors to enjoy along with their kids from here on out.

Thanks.

Best regards,  
Steve Schimmelman

## LETTER 759

From: Gwynne Schnaittacher  
Email Address: gwynnes@gmail.com  
Subject: Letter in support of Fort Lawton Housing

Hi,

I am writing to state that I am in full support of low-incoming housing at Fort Lawton. These individuals are in such dire need to have affording housing in the actual city they work in. Please consider this!

Gwynne Schnaittacher

6702 Dibble Ave NW  
Seattle, WA 98117

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"We do not stop playing because we grow old, we grow old because we stop playing."

~~Author Unknown

## LETTER 760

From: Karen Schneider  
Email Address: karensc2011@gmail.com  
Subject: Housing for Unhoused folks at Fort Lawton

Hello,

As a third generation Seattleite and recently retired from working with families in transitional housing I ask that the City make the most compassionate, ethical and practical decision around the land at Discovery Park and use it to build supported housing. I live in the Greenwood area within three and four blocks of low income housing developments and there has never been any problems to the neighborhood. In fact, many folks do not even know it is low income housing! In general, people have such deeply embedded bias' against People of Color and folks that are poor that we who know better, need to make decisions based on reality, not their fears!

I would like a response to this e-mail and I pray you move us in the right direction of building housing for those who are unhoused. As someone who has worked in the area of homelessness for decades, building housing should be one of the main priorities. Furthermore, I can attest to the importance of having support staff available to help people maintain their housing!

Sincerely,

Karen Schneider

Retired from Compass Housing Alliance

1

## LETTER 761

From: Karen Schneider  
Email Address: noreply@123formbuilder.io  
Subject: Karen Schneider says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

1

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity). | 2
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th. | 3
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners. | 4
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future. | 5

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well. | 6

Yes, As someone who has worked with families and singles in transitional housing I know close up the desperation these folks feel when they are not adequately housed. The children really suffer and are doomed to keep the cycle of poverty going in the next generation! Please maximize the use of the property to build as much affordable housing as the site can tolerate. | 7

Sincerely,

Karen Schneider

Sincerely yours,

Karen Schneider

## LETTER 762

From: Arwen Schreiber

Email Address: arwen\_schreiber@yahoo.com

Subject: Fort Lawton School Option

Hi Guys,

I know that homeless advocates have been bused in from all over the city to make it impossible for people who live in Magnolia to be heard at the Fort Lawton Meetings. | 1

But I as an actual person living in Magnolia and paying taxes here would like a school for my children to be built instead housing. | 2

Thank you,

Arwen Schreiber

Magnolia Resident and voter

## LETTER 763

From: Jen Schripsema  
Email Address: jennifer.schripsema@gmail.com  
Subject: Fort Lawton

Hello,

The housing and opiate crisis in Seattle is one of the worst in the nation. It's unconscionable that the city might turn down free land earmarked for low-income housing. I strongly support the usage of the Fort Lawton property for affordable housing. Don't let NIMBY-ism treat some of the most vulnerable members of our community with cruelty. They deserve a chance at more stable, healthy lives.

1

Jen Schripsema

## LETTER 764

From: Dave Schuldt  
Email Address: dave.schuldt@me.com  
Subject: Fort Lawton Habitat

These building have been empty for far too long. Given Seattle's housing crisis they should've have been put to good use a long time ago. The Magnolia locals will just have to live with poor people. If they go to church on Sunday then they should be OK with it. Please do all you can to make this happen.

1

Dave Schuldt  
dave.schuldt@me.com  
This is my new email.

## LETTER 765

From: Ari Schumer  
Email Address: ari.schumer@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

BUILD HOUSES PLEASE IT'S VERY IMPORTANT

1

Ari Schumer  
ari.schumer@gmail.com  
Enumclaw, Washington 98022

## LETTER 766

From: Nathan Schumer  
Email Address: nss2108@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing.

Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. We need lots more housing right away, this is a crisis. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Nathan Schumer  
nss2108@gmail.com  
866 West End Ave, Apt. 1B  
New York, New York 10025

## LETTER 767

From: Penelope Scordas  
Email Address: pmscordas@msn.com  
Subject: Ft Lawton

I want affordable housing at Fort Lawton. I read what was proposed and I agree with the proposal for affordable housing!

Thank you!

Penelope Scordas  
515 West Smith street  
Seattle, WA 98199  
206-406-7728  
Sent from my iPhone

## LETTER 768

From: Ben Scott  
Email Address: [ben.scott@nwpropertytax.com](mailto:ben.scott@nwpropertytax.com)  
Subject: Fort Lawton redevelopment

I want to lend my voice in support of affordable housing on the Fort Lawton site. The city needs more housing everywhere and in Magnolia in particular. The lack of affordable housing in the area is a blight on the city and perpetuates the perception of Seattle as being "only for the rich," a view espoused even by commenters on this project (asserting other, "better" locations such as Auburn or South Seattle).

Not only are mixed income neighborhoods one of the best tools to combat rising and concentrated poverty and homelessness but the lack of displacement caused by development of this property makes it a win-win.

The City should decide in favor of redeveloping this area and disregard the baseless cries about property values (ask the King County Assessor if they'll be reducing property values in the face of redevelopment, facts and data find no such decreases), increased traffic (between transit and Magnolia's surfeit of free on-street parking), and crime (Magnolia already receives outsized attention from SPD regarding minor property crimes).

Build housing, please!

--

Ben Scott

-----  
Northwest Property Tax Consultants  
E: [Ben.Scott@NWPropertyTax.com](mailto:Ben.Scott@NWPropertyTax.com) | O: 425.502.9068 | M: 206.395.5236  
[www.nwpropertytax.com](http://www.nwpropertytax.com)  
810 Third Avenue, Suite 228  
Seattle, WA 98104

## LETTER 769

From: Shaun Scott  
Email Address: [theseatofempire@gmail.com](mailto:theseatofempire@gmail.com)  
Subject: Fort Lawton - We should be thinking in the 1000s of units.

Greetings, Office of Housing:

I'm Shaun Scott a local writer for City Arts Magazine who recently wrote a column about how I think we should be thinking about the opportunity that exists at Fort Lawton. I will paste the column below to have it officially entered into the record of responses. But suffice it to say, in truncated form: I think think we should not only pursue Option 1--the option for 238 units--but I also think we should be thinking about how to build 1000s of units there.



As D6 Councilmember Mike O'Brien recently pointed on on Twitter, The Puget Sound Regional Council projects that our region will swell to 5.8 million people by 2050. Citizens need to be getting the sense that our leadership and bureaucrats are doing everything they can to prepare for that growth.

Please find way to build as many units on this parcel of land as possible, and read on to see what I wrote about this topic in City Arts Magazine:

####

"The Debate About The Debate About The Housing Crisis"

City Arts Magazine, January 17th, 2018

(<http://www.cityartsmagazine.com/debate-debate-housing-crisis/>)

With the City of Seattle's Office of Housing uncertain about what to make of 34 acres of unused land in Magnolia, the bureau held a public hearing on Tuesday, Jan. 9 to solicit suggestions from the public. Similar housing summits have historically been dominated by affluent owners of single-family homes in proto-suburban neighborhoods, but this hearing turned into a bullhorn for pro-housing interests in the city.

Attendees who expected a fair and balanced display of multiple viewpoints were disappointed early and often. Not only was crowd support overwhelmingly in favor of the city's proposed 238-unit development, but the point was often made—most vociferously in a leaflet circulated by Kshama Sawant—that the tally of affordable units in question should number not in the hundreds but in the thousands.

The deluge of pro-housing speakers who stepped to the microphone to testify before Office of Housing officials often peppered their commentary with individual anecdotes and observations, most pointing to the same conclusion: It's time for the city to honor its recognition of the "housing crisis" with appropriately urgent action.

In the saga surrounding rising rents and rampant unaffordability, single-family homeowners have taken on the role of villain.

Single-family homes are the least efficient use of space in terms of density of residents in a given space and single-family homeowners are often the most vocal anti-development players on the political landscape. Resistant neighborhood groups like the Wallingford Community Council have been described as maintaining "prejudice towards renters" and single-family zoning itself is rooted in racism.

Even as several single-family homeowners testified at Fort Lawton in favor of affordable housing development, the polarization of Seattle's housing debates—in addition to the dynamics of the housing market—have pitted camps against one another in a clumsy, unsubtle battle.

The city's discourse about housing often passes out of politics and enters into something resembling a culture war, replete with memes, Twitter celebrities, foundational texts, and now, with the Fort Lawton hearing, seminal historical spectacles. The symbols and social circles of Seattle's housing debates are indeed tightly wound, but calling them a subculture is not quite correct. The discourse more closely resembles professional sports, where local teams with their own fans and beat reporters belong to a broader federation that includes other cities. The contours of Seattle's discussion are replicated in every liberal city where simpering politicians cater to a white-collar avalanche at the expense of working-class concerns, giving away large swaths of square mileage to luxury condos and homeowners while preserving precious little for renters, students and service workers.

As widely shared as Seattle's condition is, discerning the historical how motivating the political why is difficult.

Along with *In Defense of Housing* (2016) and *Evicted* (2016), Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* has emerged as a touchstone text in Seattle's housing debates. An Amazon bestseller, the book relays the racist roots of America's housing policy, dispensing firebrand solutions and bombshell historical insights along the way.

Rothstein writes that the Woodrow Wilson administration, frightened by the Russian Revolution, propagandized the American public into private home ownership in 1917, a tactic designed to keep socialist ideas from taking hold in America. Franklin Roosevelt carried on the mantle decades later, providing home loans and generous subsidies to aspiring white homeowners while barring Blacks and other undesirables from the same social welfare. Rothstein's analysis implicates Seattle, where racially restrictive housing covenants in neighborhoods such as Sandpoint and Ravenna suppressed minority home ownership for generations.

With race and class disparities written deep into the material fabric of cities like Seattle, Rothstein concludes that a housing policy geared towards correcting racism would involve the federal government purchasing available homes and land plots, then selling them to historically marginalized peoples at a 80% discount. Progressive Seattle has much of the rhetoric and even some of the institutional leverage to author such a radical solution.

Seattle's Race and Social Justice Initiative was established in 2007 with an eye, in its words, towards "working with community-based organizations to support the movement to end structural racism." The Initiative features a plan titled "Equitable Development – Seattle 2035" on its website, promising to "close racial and social disparities with capital and program investments" while "[analyzing] the impacts of proposed growth strategies on the city's most vulnerable communities." This equity-focused framework was apparently forgotten in the last decade, as Seattle grew to have the worst per-capita rates of homelessness in the country. Moving forward, the RSJI toolkit exists as a method of bureaucratic accountability that can guide the city into an actively re-distributionary mode of governing. All across Seattle, plots of city-owned surplus land sit vacant, underutilized, or else sold to the highest corporate bidder.

Politicians who value process over people have allowed these spaces to pass out of the public trust and into the hands of for-profit developers. Seattle could cultivate such spaces into public housing, or else enter the market as a broker who could skim off prohibitive land prices for non-profit housing consortiums, then distribute the land to civic-minded developers to turn these spaces into desperately needed affordable housing. The city, as its officials like to say, is in the midst of a housing crisis, which it should do everything it can to alleviate.

As for single-family homeowners, the challenge is to differentiate vulnerable house-dwellers from lucky millionaires. The former, often seniors on fixed incomes or recent entrees to the middle class, are gouged by Seattle's regressive tax structure and endless stream of property tax levies. The latter saw their collective net worth and property values explode simply because they had the good fortune of owning property after the 2008 recession. Additionally, single-family homes in neighborhoods like the University District absorb a large share of the city's rental market, with students in non-traditional housing arrangements living on lots owned by absentee landlords.

The city could start a comprehensive community land trust program that would afford young renters—especially renters of color—a middle way between owning and renting. Such a program could come with financial services and labor instruction designed to prepare young people for the dynamic, complicated roles the domestic sphere will play in their lives as they mature. In these city-stewarded land trusts, modeled, perhaps, after the Sherwood Co-Op, men in particular could be encouraged to learn tasks

**2,  
cont.**

related to domestic upkeep that are too often offshored onto women. The public disparities of race and class are much discussed, while remedying the often privatized, domestic disparities of gender are not. And as we strive to build the political will for citywide and statewide income taxes, we should make sure that property taxes disproportionately impact rich homeowners while sparing their poorer counterparts. All the while, we need to take a hard look at the impact that single-family zoning has on the cultural and economic life of Seattle. As relics of segregation and avatars of unearned privilege, NIMBY activists are often the face of resistance to social programs, affordable housing and mass transit. Seattle's housing debates seem like the terrain of wonks, insiders and elected officials. But the learning curve shouldn't scare anyone away.

At their heart, conversations about home are about who the city will and won't hold space for in the future. Anything short of a social commitment to the downward redistribution of access and resources is window dressing.

--

Shaun Scott  
Filmmaker. Historian. Writer.  
206.437.7826  
www.shaunscott.biz

## LETTER 770

From: Ann Scranton  
Email Address: stargazer\_503@hotmail.com  
Subject: Fort Lawton redevelopment

Hi,

I've been a Magnolia resident for nearly 15 years, and I'm the parent of a child at Lawton Elementary School. I think it's great that the city is looking at Fort Lawton for a low-income housing site - we desperately need it! However, the neighborhood schools are already jam-packed, and I'm concerned that such a potentially large influx of families would overwhelm the existing schools. That wouldn't serve anyone well, least of all the kids in the new development who may already have been traumatized by poverty and homelessness.

In order for housing developments to be truly successful, appropriate educational infrastructure must be in place. Please, PLEASE include Seattle Public Schools in the redevelopment of Fort Lawton. Low-income housing AND a school are both sorely needed in the neighborhood! Surely we can find a way for both needs to be met.

Thank you,  
Ann Scranton

## LETTER 771

From: Edward Seafeldt  
Email Address: edwardseafeldt@hotmail.com  
Subject: I select Option 4, No homeless housing or any other Seattle Office of Housing Projects at Fort Lawton

I select Option 4, No homeless housing or any other Seattle Office of Housing Projects at Fort Lawton. Edward Seafeldt Magnolia Resident, 4023 34th Ave W., Seattle, since 1974.

2,  
cont.

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## LETTER 772

From: Margie Seafeldt

Email Address: r8mr@hotmail.com

Subject: I select Option 4, No homeless housing at Fort Lawton, Magnolia, Seattle

I select Option 4, No homeless housing at Fort Lawton, Magnolia, Seattle

1

Your project offers me nothing but fear of all the issues your Consortium failed to mention about how dangerous homeless people and their friends are, endangering our entire community; consuming our police and fire resources and undermining my decades of work to have a retirement location free of criminal activities, high crime rates, graffiti and constant threats to my safety. Your actions represent what you and your Consortium want, not what Magnolia residents like myself, want.

2

Your Consortium uses a wide variety of underhanded, unethical means to accomplish your goals. Your actions are self-serving.

The Homeless Option 1, is very unfair to our community.

It appears that you control the outcome of this proposal, no matter what we say as Magnolia residents. This is unfair.

Pre-signing up pages of pro-Homeless Housing members of your Consortium group, to speak and dominate recorded testimony at the last Church Meeting on January 9, 2018, was a highly unethical, unprofessional act, indicative of the many other acts you have already taken to ensure your planned Homeless Center gets approved. This is not how public officials are supposed to conduct Seattle City Business. Several of your speakers indicated their loathing, contempt and hatred of Magnolia residents. This is a harbinger of bad things to come, when you and your Consortium openly voice your anti-social feelings regarding Magnolia community residents. Seeding our community with homeless people filled with rage, violence and a need to take out their anti-social feelings on our community and residents, is not acceptable.

3

I have dedicated over four decades of my life to building a residence in Magnolia. Your project serves to strip me of my home and ruin my life, with crime, drugs, violence gangs, litter and fear of being killed, raped, beaten and robbed. This is unfair to me as an elderly disabled senior.

Margie Seafeldt, resident of Magnolia since 1974. 4023 34th Ave West, Seattle, WA 98199

## LETTER 773

From: Allegra Searle-LeBel  
Email Address: allegra@allegrabliss.com  
Subject: Yes for Ft Lawton low income housing

Dear Seattle

The city should welcome the gift of Ft Lawton land, and the requirement for it to be used as low income housing is a benefit for our city. We're struggling, and have been for years, about this issue. Forward motion, which this definitely would be, comes when we have creative and caring solutions that are acted on, not just considered. The people of Seattle want and need low income housing. I urge you to do the right thing and accept this land.

Regards,  
Allegra Searle-LeBel  
98122

1

## LETTER 774

From: Roseann Seeley  
Email Address: RoseannSee@msn.com  
Subject: Please add Fort Lawton to Discovery Park

To whom this may concern,

I am writing today to request that the Fort Lawton property be added to Discovery Park. As our city has grown our parks have become more crowded. Discovery Park has always been a unique and critical location where our city tax payers and city dwellers can escape and breath freely. Adding the Fort Lawton property will be important to assist with preventing over crowding in our parks.

It is rare that we have an opportunity to do something that will make such a big difference in the quality of life for all of our citizens.

Please accept this request to add Fort Lawton to Discover Park.

Roseann Seeley

1

## LETTER 775

From: Michael Seiwerath  
Email Address: mseiwerath@gmail.com  
Subject: Yes to Affordable Homes at Ft. Lawton

Hello,

I am writing to express my support for the city's vision to include affordable housing at Fort Lawton. In a time when Seattle's affordable housing needs are greater than ever, this surplus land presents a unique opportunity to both house people affordably and create valuable community assets in the form of new parks and open spaces.

We need to take full advantage of every opportunity to meet our affordable housing need. Please ensure that future development of the site includes affordable homes.

Thank you,  
Michael Seiwerath  
318 26th Avenue, Seattle, WA 98122

1

## LETTER 776

From: Carrie Sellar  
Email Address: shagreh@gmail.com  
Subject: Fort Lawton

I'm so excited for this opportunity to the city of Seattle!  
We can lead, rather than continue trailing, the nation in being proactive in our approach to homelessness.  
Please do accept the windfall of the gift of property. Please also accept the responsibility we have to our fellow humans, and house the homeless.  
Carrie Sellar  
Proud City of Seattle resident.

1

## LETTER 777

From: Alain Semet  
Email Address: laserir@aol.com  
Subject: Comments on Ft Lawton DEIS

Dear Ms Lindsay Masters,

Regarding the document -Draft Environmental Impact Statement Prepared for Fort Lawton Army Reserve Center Redevelopment Project- which clearly should address the environmental impact of the Fort Lawton site,

it not clear why so many references are made to the Taranis site which is not owned by the City, nor is it clear that the City has an option to buy. So when in Alternative 3, park, it is suggested that " new buildings would be constructed on the site as well." It is not clear why this statement which could be interpreted as purposely contradictory is added in this Ft Lawton DEIS.

1

Park space is special, and the opportunity to complete the park will never come back. so certainly that option should be given priority. There are plenty of Seattle spaces in great need of redevelopment in areas better suited for affordable housing with existing transportation and services. So Alternative 3 is my preferred alternative, but it should not be subject to redevelopment of the Taranis site exclusively. Rather it should be tied to the redevelopment of land that can be easily acquired if that is necessary to acquire the Ft Lawton property for parks.

Alternative 2 would be deplorable, because it is essentially the same as Alternative 4, but here the City would be complicit in diverting prime park property to speculators.

2

Alternative 4 appears to suggest that the land would go directly to speculator developers. Why not propose at the minimum for the City to put perfectly usable, sound, and some extremely attractive buildings to use for any purpose such as offices, education, recreation, temporary housing, homeless services, etc, rather than destroying them in every other options. there are a lot of old decrepit buildings in Seattle in need of being leveled and the area redeveloped.

3

Alternative 1 does not put any size limit for future expansion, and is not thus is in opposition to a healthy park future.

4

Respectfully,  
Alain Semet  
4424 36th Ave W  
Seattle, WA 98199

## LETTER 778

From: Marva Semet  
Email Address: marvadoll@aol.com  
Subject: Comments on the Fort Lawton Redevelopment and Proposed EIS Alternatives

Ms. Lindsay Masters  
Office of Housing  
City of Seattle  
PO Box 94725  
Seattle WA 98124-4725

Dear Ms. Masters,  
I am a resident of Magnolia

I support the EIS Alternative 3.

1

I support expanding Discovery Park by the City of Seattle to acquire Fort Lawton for a Public Park only.

2

Developing Fort Lawton with any type of housing will contribute to more habitat pollution and loss. Tall trees are critical to the Great Horned Owl, Blue Heron, Eagle, and Hawk population I frequently observe in and around Discovery Park. Presently, the trees in Fort Lawton serve as a resting place for these birds as they fly from their nesting and feeding habitats around the Ballard Locks, Kiwanis Ravine, and Discovery Park.

3

The availability of adjoining foraging habitats are critical to successful breeding of these birds. Additionally, of extreme importance is the protection of adjoining vegetation for nest security, roosting and perching of adult birds and fledglings and collection of nesting materials.

More housing developments in the sensitive areas next to Discovery Park, and the Kiwanis Ravine will escalate the use of anticoagulants that poison wild life to control the existing rat population in Discovery Park and near homes. The increased use of herbicides in developed areas around Discovery park will contribute to more habitat loss and pollute the watershed storm water flowing from these urban areas.

4

This will result in salmon stocks and Orcas to be at greater risk of extinction.

It is critical to the natural environment that the City of Seattle preserve and create as much open space park as possible.

The chance to acquire Fort Lawton for park land should be a priority.

Let's not add to President Trump's agenda to systematically roll back environmental protections. In the face of climate change, and wild life's overwhelming habitat loss, we should insure a dedicated effort to retain as much urban park land as possible and acquire Fort Lawton as an extension to Discovery Park.

Respectfully Yours,  
Marva Semet  
marvadoll@aol.com  
818-448-0901

## LETTER 779

From: Phil Sewell  
Email Address: philipsewell@gmail.com  
Subject: Fort Lawton

I strongly support the building of affordable housing at the fort Lawton site. The development should offer thousands rather than hundreds of units.

This is a unique opportunity to address our housing shortage.  
PSewell

## LETTER 780

From: Amit Shah  
Email Address: amit@intlnewsinc.com  
Subject: Fort Lawton

Madam

I oppose the city desire to create a low and transition housing in the pristine park . The city has skewed the studies to present the very limited options .

Creating a colony that has more humans than what currently exists in the neighborhood today without any regard to services

What assurance do security, safety, cleanliness, transportation are budgeted by the city to mitigate such large migration

With gratitude and respect,  
Amit@intlnewsinc.com  
Seattle.

"Network news has become so partisan, distorted and fake that licenses must be challenged and, if appropriate, revoked. Not fair to public!"

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## LETTER 781

From: John Shao

Email Address: shenji@gmail.com

Subject: Please add Fort Lawton to discovery park

Please add Fort Lawton to discovery park

John Shao

The plans for Fort Lawton are great and I support them. What I am suggesting goes farther to address homelessness with an integrated and more detailed plan which goes beyond what many perceive as the spaghetti approach which appears to throw money and programs onto the wall to see what sticks.

Seattle alone: 63 million budgeted for 2018

Piecemeal and individual programs are good but the issue is gigantic and complex and needs to be unified, one that is able to uplift as many as possible, long term, into a new life for the rest of their life.

I purpose you consider this as a starting point for discussion and action.

The vacant seemingly abandoned port of Seattle property near or on Harbor Island, is a very large piece of land where the tiny homes that are sometimes used for the homeless could be placed until the port or another use reclaims the property. The homeless residents that would live there, after some practice could manufacture their own homes, on site with the support of volunteers, maybe manufacture them to sell to other cities.

Portable bathrooms, showers, laundry, and cooking units similar to mobile homes could be brought in.

Of importance is South Seattle Community College, two miles away. Mobil classrooms could be added with instructors and volunteers coming from there. Begin education and on the job training at this site. A volunteer job placement center on site. Seattle does not have enough subcontractors and trades people to support the current growth; some from this site might move in that direction if it were properly planned and coordinated.

The site is fairly close fairly to the water taxi and downtown resources. I believe Seattle residents would support a well thought out solution with the potential to turn lives around, just as Fare Start, Habitat for Humanity, Catholic Community Services and others do. There is a culinary/food service program at South Seattle Community College with the potential for students from there to intern at a mobile kitchen placed in this very large area.

This seems like an ideal location to begin a program such as this. If this location is ever reclaimed and the program has been successful I know of other large areas that could work in Seattle with some cooperation.

What I am proposing is not a complete detailed plan but a starting point dealing with a very complex issue. I know there are chronic alcohol, drug, and mental issues that make the aggregate issue very complex. Also there is a small chronic component that may never be able to be helped. I feel as a society we are as strong as our weakest link. We owe it to ourselves, God, to our city and our Country to uplift fellow human beings and to attempt to uplift the seemingly unlift-ables.

Baby boomers are retiring and might want to volunteer and be part of a plan that could change the streets of Seattle. It is very sad to go downtown at night a see something that looks like a nightmare or living hell with a near constant red flashing lights and sirens from emergency response vehicles.

The days of throwing spaghetti onto the wall to see what sticks needs to end [Band-Aid] [Whack-a Mole]. A new beginning which leads to permanently changing lives needs to begin. We will see the changes when blue tarps start disappearing from the neighborhoods and when we can go downtown and feel proud of our city, not embarrassed and saddened. Greg Shaw, 206-579-5475

## LETTER 783

From: Aaron J. Shay  
Email Address: shay.aaron@gmail.com  
Subject: RE: Fort Lawton

Hello! I'm a Seattle voter from Ballard, and I support Option 1 for more low-income housing!  
And please, consider building MORE than a few hundred units. We can think bigger! We need to think bigger. People are getting sick and dying in the streets because of a lack of affordable housing. Seattle can and should do better!

Thank you for your time.

-Aaron

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## LETTER 784

From: Mesa Sherriff  
Email Address: mesa@atelierjones.com  
Subject: Support letter for Fort Lawton Redevelopment

Letter of support for Fort Lawton Redevelopment – Alternative 1

I would like to lend my voice to support the purposed actions for the Fort Lawton site. In my view, the first alternative is the most appropriate because it focuses the development on the Fort Lawton site. The alternatives that depend on the Talaris site are an unfortunate example of kicking the can down the road. Though this site could provide a site for a similar development in the future, it will be faced with equal or greater NIMBYism to the resistance facing the Fort Lawton site. This means effectively starting over and being no closer to responding to the housing crisis.

Sincerely,

Mesa Sherriff | atelierjones llc  
office 911 Pine Street Suite 200 Seattle, WA 98101  
office 206.624.9966 fax 206.624.9957 mobile 805.908.1997  
mesa@atelierjones.com www.atelierjones.com

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## LETTER 785

From: Becky Shields  
Email Address: shieldsbecky@gmail.com  
Subject: Please include Seattle Public Schools in the Ft. Lawton re-development

Greetings:

It is imperative that Seattle Public Schools be included in the re-development plan for Ft. Lawton.

There are many reasons such as:

- Seattle Public Schools are already bursting at the seams in the Magnolia/Queen Anne Cluster.

The development will go to neighborhood schools that are in the most rapidly growing area in SPS-

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schools are already at or over capacity with over capacity for all schools in the next few years even with the addition of Magnolia Elementary that will open at capacity.

- With further development in the Ft. Lawton area- there needs to be schools to support this growth of new families.
  - Seattle land grows more expensive every day- Seattle Public schools cannot afford to compete with developers- this is once in a lifetime opportunity to get much needed land
  - I support Seattle Public Schools being included in the redevelopment of Ft. Lawton!
  - We support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a school campus.
  - it is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows
  - The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.
- Including schools and creating more seats for students is a positive outcome for all! Thank you for including Seattle Public Schools in the Ft. Lawton project.

Best,  
Becky Shields

## LETTER 786

From: Jeannine Shingler  
Email Address: jaycali@gmail.com  
Subject: YES to Ft. Lawton Housing project

YES to Ft.Lawton housing project!

If not now, then when?

Do we keep kicking this can down the road?

We need to start somewhere .. and grow from there.

It is to try standing up for every citizen, not just the affluent.

Thank you  
Jeannine Shingle r  
1544 19th Ave S  
360-693-7711

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cont.

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## LETTER 787

From: Miya Cohen-Sieg and Ross Sieg  
Email Address: miyacs\_1@msn.com  
Subject: Ft. Lawton

To Whom It May Concern:

We are Magnolia residents, and we fully support the construction of subsidized housing for sale and for rent in Fort Lawton. Seattle in general, and Magnolia in particular, has been losing what little diversity it possessed with the recent and precipitous rise in local housing prices. We welcome this housing proposal, not only as a way to provide lower income persons with places to live, but to prevent Seattle from becoming a bastion of only wealthy white people. When we listen to the complaints against this housing, what we hear is irrational fear, especially fear of the homeless. As soon as people are housed, they no longer qualify as homeless.

Please put us down as two "Yes" votes for subsidized housing in Fort Lawton.

Sincerely,

Miya Cohen-Sieg and Ross Sieg

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## LETTER 788

From: Jenette Sifuentes  
Email Address: jmsifuentes9@hotmail.com  
Subject: Fort Lawton - Support of the Preferred Alternative for Affordable Housing

Jenette Sifuentes  
1400 E Mercer St #7  
Seattle, WA 98112

Good Afternoon,

I hope this email reaches you in time, as I understand today is the deadline for comments on proposed affordable housing at Fort Lawton.

I am a Seattle native, born and raised. In 2000 I had the opportunity to live in transitional housing at the old navy base on Sand Point Way. As a young mother, this gave me an opportunity to get a head start on my new life; and that was back when housing in Seattle was actually affordable.

I have worked in multi-family property management since 2001 and have been a property manager in the industry since 2006. Since about 2010 I have seen housing costs in Seattle go out of control. All new products in the market have provided nothing but high-end luxury housing, unaffordable to even most property managers that manage those buildings. I believe that in addition to more market rate housing, the City of Seattle has the obligation to help build and supply the market with affordable housing that the private market is not willing to supply. The land at Fort Lawton is a huge opportunity to do so. If Seattle decides to forgo this opportunity, the goal of eradicating homelessness and fostering a diverse city will be nothing but a farce. Please consider how important this opportunity is for those of us that are feeling left out of Seattle's growth.

Thank you,

Jenette Sifuentes

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## LETTER 789

From: John Sillcox  
Email Address: johnsillcox@gmail.com  
Subject: Fort Lawton housing

Hello,

I am writing to share that I am strongly in favor of affordable housing at Fort Lawton for people experiencing homelessness. I live in West Seattle near the Junction and I am grateful to be able to have my own housing, but it disappoints me that the people of our city could make a decision that makes it harder for others to have their own as well.

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Thank you,  
John Sillcox

## LETTER 790

From: Laura Silverton  
Email Address: laura.silverton@gmail.com  
Subject: Fort Lawton

Hello.

I strongly support the use of the Fort Lawton property for low-income housing. There is an incredible shortage of affordable housing in this city, and the idea that the city might turn down free land earmarked for that purpose is mind-boggling.

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The homeless are some of the most vulnerable members of our community, and they should not be denied any chance at a more stable life because they are viewed by some as "undesirable".

Thank you.  
- Laura Silverton

## LETTER 791

From: Tyler Simpson  
Email Address: tylsimp@uw.edu  
Subject: Build Housing for People Experiencing Houselessness on Fort Lawton

There's no excuse. We're in housing crisis. It's stolen indigenous land in a city and country with a disproportionate share of unhoused indigenous people. Don't cave to the evil and selfish demands of millionaires. Do the right thing.

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Thanks,  
Tyler

## LETTER 792

From: Brian Sindel  
Email Address: sindawg77@gmail.com  
Subject: Fort Lawton Affordable Housing

Yes! I support the construction of affordable housing in this location, thank you!  
Brian Sindel

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## LETTER 793

From: Avani Singh  
Email Address: avanislamba@gmail.com  
Subject: Fort Lawton Affordable housing  
My Vote for affordable housing at fort Lawton - No

Hello,

I completely support affordable housing for homeless, but not at Fort Lawton.  
As a home owner and parent of two in Magnolia, I vote to let the area be as is to maintain the integrity of the Discovery park and the neighborhood, or utilize that land for school or playground, and let it be a safe neighborhood for families with kids.

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Hoping my voice is heard.

Thanks  
Avani

## LETTER 794

From: Egill Skall  
Email Address: egillskall@gmail.com  
Subject: The meeting last night

As a Magnolia resident I cannot conceive a worse fate for the remnants of Fort Lawton than to become a site for the homeless. The latter are homeless for a reason, typically addiction, mental health issues, or because they prefer it to the alternatives. And to adulterate Seattle's largest and most magnificent park with this kind of monstrosity makes one almost physically ill.

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But it is Seattle where political correctness prevails and so I suppose this will prevail also. What a shame.

Egill Skall

## LETTER 795

From: Egill Skall  
Email Address: dieterplapp@gmail.com  
Subject: Discovery Park and the homeless

I am appalled that you are going to put the homeless in a facility adjacent to Discovery Park. It will be a disaster for the park as well as for surrounding communities. The homeless are in that condition largely through their own doing not because they can't get jobs or assistance or whatever is the current popular rationale is. There are zero facilities in Magnolia to assist them in any event. And the infrastructure will be seriously impacted in a negative way by their presence and their needs. Please reconsider

Egill Skall  
Magnolia resident

## LETTER 796

From: Erica Sklar  
Email Address: erica.sklar@gmail.com  
Subject: Fort Lawton Affordable Housing

Dear Lindsay Masters and the Office of Housing,

I'm writing to express support for the Fort Lawton Redevelopment. I urge you to create affordable housing, supported by improved infrastructure, for our vulnerable neighbors.

No matter who you are or where you live in Seattle, part of your daily life is thinking about our housing crisis. Whether you're housed or unhoused, experiencing instability in your housing or thinking about how you'll never be able to buy a house, or wondering about the property value of the house you do own, it's at the forefront of everyone's mind.

Part of what comes with living in a city is these questions and concerns—space is at a premium. But with over 1,000 people moving to our city every week and a housing crisis that has left far too many displaced and unable to afford any housing, to say nothing of stable housing, we need to take action now.

My values and community have always taught me that ensuring safety and stability for the most vulnerable is how we create a city that doesn't leave people behind, that offers generosity in the face of suffering. Affordable housing created for people experiencing homelessness is necessary now. In Ballard, fear of property value was a chief complaint, but during the time that Nickelsville was situated there, property value not only failed to decline, it skyrocketed. Fear for the neighborhood dominated those public hearings, but two years later, residents of Nickelsville kept their word to leave and did so in spite of the fact that the vast majority of their neighbors—renters and homeowners in Ballard—would have happily invited them to stay.



Instead of giving in to fear, I hope you'll consider that all of us might be just one accident, one health crisis, one layoff away from needing support from our community. If that day comes for me, I'd want to know that people were with me—not against me.

Thank you, Erica Sklar

--

Erica Sklar  
she/they pronouns  
@\_sklarface\_

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cont.

## LETTER 797

From: Pob Sloat  
Email Address: pob2764@gmail.com  
Subject: Disco Park

Why not just add the Fort Lawton property - the vacant buildings - to the park. The park should be the most important consideration for everyone.

1

## LETTER 798

From: John Vander Sluis  
Email Address: j\_vandersluis@hotmail.com  
Subject: Fort Lawton Housing

I'm afraid I missed the deadline for submitting comments on the Fort Lawton Housing project, but in case these are still considered, I wanted to voice my support for the project. The city needs more affordable housing, and an underutilized site like Fort Lawton would be a good candidate site.

Thanks,  
John Vander Sluis

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## LETTER 799

From: Carolyn J Smith  
Email Address: carolynj3@comcast.net  
Subject: Re: Fort Lawton

On Jan 28, 2018, at 3:04 PM, Clark Smith <cs1979@comcast.net> wrote: >

Hello

>

> I am a 58 year old Magnolia Resident, born and raised here. My Husband has already voiced his concern but now I am adding to that.

>

> I am more than opposed to the prospect of having low income and homeless housing at Discovery Park / Ex-Fort Lawton.

> We have raised our daughter in this great community and have (until the last few years) felt safe here.

> The crime rate on Magnolia has greatly increased and the current proposal for the housing at Fort Lawton will only make things worse.

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- > Please reconsider the Fort Lawton housing!>
- > A school - Yes!!! We REALLY need another School - High School for sure!
- > Park - Yes!!!
- > Additional housing? NO !!!
- > Thank you.

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Carolyn J Smith,  
2653 35th Ave West  
Seattle, WA 98199  
206-898-0104

## LETTER 800

From: Clark G. Smith  
Email Address: cs1979@comcast.net  
Subject: Fort Lawton

Hello,  
I am a 59 year old Magnolia Resident, born and raised here.

I am more than opposed to the prospect of having low income and homeless housing at Discovery Park /  
Ex-Fort Lawton.

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I work in Ballard and I see the mess that is out there on a daily basis.

We have raised our daughter in this great community and now our Granddaughter is having the  
opportunity to live here also.

The crime rate on Magnolia has greatly increased and the current proposal for the housing at Fort  
Lawton will only make things worse.

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Now consider the traffic also! With the recent changes and the bike paths installed, traffic in and out of  
Magnolia is ridiculous. If additional housing was added to this area, car traffic and bus routes will be  
even worse.

3

Please reconsider the Fort Lawton housing!

4

A school - Yes!!!

Park - Yes!!!

5

Additional housing? NO !!!

Thank you.  
Clark G. Smith,  
2653 35th Ave West  
Seattle, WA 98199  
206-375-0752

January 14, 2018

Lindsay Masters,  
Project Manager  
Seattle Office of Housing

Re: Draft EIS for Ft-Lawton Comments

**I'm writing in support of alternative one** building housing on the Ft Lawton BRAC space. I have no substantive comments on the environmental impact analysis which demonstrated no significant negative impacts. Instead, my comments are focused on the nature of the project itself and are as follows.

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1. Alternative one is a timid proposal. It is staggering that the City is receiving 34 acres of land, for free, and chooses to develop only 39% for housing and related infrastructure. Land is the most precious commodity needed to build more new affordable housing. The lack of affordable land is the greatest obstacle facing developers of non-profit housing.

2

2. The housing crisis facing the city is alarming with increasing unaffordability for all levels of housing but especially for those of low and moderate incomes. This crisis has been building for several years, exacerbated by rapid economic growth and stagnant wages. Seattle is now losing its small supply of naturally occurring affordable housing to development faster than new affordable housing can be built.

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3. Alternative one focusses primarily on building single family structures, the least efficient use of the land. Two thirds of the proposed 238 units are single family dwellings that are either work force rental housing or home ownership.

4

4. The proposed single family rental dwellings will be three story and not built to universal design principals. By building three story walk-up structures, the usefulness of this housing will be limited to able-bodied people. Publicly held housing must be held to a higher standard: physically accessible to all over the human life-span.

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5. Developing this land inefficiently now may take away the option to develop the property more intensively later. At the very least it will likely make it more expensive to develop later because of infrastructure changes built in response to Alternative 1.

6

I would urge the City to expand the amount of housing in Alternative 1 units by mostly utilizing flat-style rental apartment units. Much more, housing can be provided using 5 story wood frame construction within the approximate area proposed for the row houses and town homes. Importantly, the flat-style apartment

7

housing would be accessible to all through the life span. While this would increase the percent of land devoted to housing and impervious surface, most of the space identified in Alternative 1 would still be available for park and open space uses.

**7,  
cont.**

The increased need for parking created by additional units can be mitigated, in part, by the addition of some structured parking. Much of the proposed site for housing, to the East of Texas Way, is sloping, making single level structured parking an option for some buildings, without extensive excavation.

**8**

I live close to the site and look forward to the improvements this will make in the neighborhood and to welcoming a diverse group of new neighbors.

Thank you for considering my comments.

Sincerely,

George Smith

## LETTER 802

From: Jennifer Smith  
Email Address: jenni.ayn.lynn.smith@gmail.com  
Subject: Yes on the affordable housing project near discovery park

Hi!

I can't make the meeting tonight about the housing project. So I wanted to take a moment to offer my comments.

I'm fairly new to Seattle but absolutely love this city. We are a one income, middle class family and struggle every day to figure out how and if we can stay in the city. I often try to put myself in the shoes of people who aren't as fortunate as we are and wonder how on earth they could stay in or close to the city. If we want the city to stay vibrant and diverse (economically, racially, etc.), we need to have affordable housing. I say this as a resident of the Columbia City area and would easily welcome a similar project in my back yard.

Thank you for all your hard work and dedication to the city. As a public servant, I know the work is often unappreciated and overlooked. You are doing a great job!

Take care,  
Jennifer Smith  
4229 49th Ave S  
Seattle, WA 98118

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## LETTER 803

From: John Smith  
Email Address: johnsmith1022@hotmail.com  
Subject: I support EIS alternatives #4 first, then #3 for Fort Lawton

Please do EIS alternative #4 first, then #3 if necessary.

The Army Ft Lawton have always been "good neighbors" to the intent of the Master Plan for Discovery Park and a sanctuary area for peace and quiet.

That will be totally destroyed if you build "homeless and affordable" housing in the Ft Lawton space. The process of construction, the buildings and the homeless will not honor the Master Plan intent in the park nor in the surrounding neighborhoods. Given the city council current pushing to let the homeless stay anywhere and do anything they want without any legal way of moving them on deeply distresses me let alone formally sanctioning that by building them housing using my tax dollars without my approval.

I go through Ballard regularly and observe the uncontrollable mess and behavior of the homeless. I don't believe the city will control that for the homeless the city so desperately wants to move into Discovery Park.

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## LETTER 804

From: Postyn Smith  
Email Address: postynsmith@gmail.com  
Subject: Build housing at Fort Lawton

Hello,

Please build hundreds of units housing at Fort Lawton. Thank you.

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Postyn

## LETTER 805

From: Travis Smith  
Email Address: tsmith3205@me.com  
Subject: NO VOTE ON DISCOVERY PARK DEVELOPMENT

As the subject line says, myself and everyone in my household is STRONGLY opposed to the this proposed housing development.

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I am in support of adding the last parcel of fort lawton to discovery park.

Travis

## LETTER 806

From: Jessica Smits  
Email Address: jessicasmits@gmail.com  
Subject: Fort Lawton EIS

Thank you for the opportunity to comment on the Fort Lawton Redevelopment EIS.

I respectfully ask that you consider using at least part of the land for a school. Our community and schools are bursting at the seams, with no indication that this will let up--only get worse. If this land is redeveloped with housing of any kind, our schools will be even more overcrowded. We need to be forward thinking and proactively prepare for these capacity challenges.

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I am saddened by the homeless crisis in Seattle and the lack of affordable housing. I think all avenues must be explored, including the Ft. Lawton land. My concern is that this area is cut off from services, affordable grocery stores, frequently-running bus lines, etc. Please be sure that you have thought this through before you add housing for a vulnerable population in this location--we need to get this right.

2

Thank you.  
Jessica Smits

## LETTER 807

From: Jeff Snyder  
Email Address: jeffrey.a.l.snyder@gmail.com  
Subject: Ft. Lawton

Hi Office of Housing folks!

I am writing to express my strong support for building affordable housing at Ft. Lawton. I urge the City to expand the scope of the EIS to cover an additional option where more housing is constructed so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. The answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% AMI. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. The Ft. Lawton plan is one small step in the right direction. We can't wait any longer. Please approve and expand upon the current plan. Housing is a human right.

Sincerely,  
Jeff Snyder

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## LETTER 808

From: Andrew Soderland  
Email Address: andrew.soderland@gmail.com  
Subject: Fort Lawton Project

Hello,

As a resident of Seattle I am writing to you to express my support for the Fort Lawton project. I honestly don't think the project does enough as proposed but we gotta take what we can get, right?

Thanks,  
Andrew

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## LETTER 809

From: Daniel Sohn  
Email Address: Daniel.Sohn@spl.org  
Subject: Fort Lawton Comment

Hello,

I attended the public meeting in Magnolia a few weeks ago, and submitted a written comment, but I want to make sure my voice is heard in this round of comments.

I am a Magnolia homeowner. I live on 22nd Ave W, on the bus line that any new residents will use to get to their new homes.

I'll be brief: Please do not give in to the forces of "Not in my backyard" and their less-than-genuine environmental concerns.

We must build this project, and we must do it quickly.

This is an unparalleled opportunity to make use of "free" land.

To give in to the comfortable homeowners who want nothing to change except their equity would be irresponsible.

Approve this project, and build even bigger!

Thank you,  
Daniel Sohn  
3023 22nd Ave W  
Seattle W 98199

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## LETTER 810

From: Melissa Sokolowsky  
Email Address: Melissa Sokolowsky  
Subject: I support low-income housing at Fort Lawton

Hello,

I'm a resident of Seattle and I support the effort to build affordable housing at Fort Lawton. There is an attitude that low-income people are inherently bad citizens and that is just not true. Give people some heart and a chance and quite often they surprise you. It would be foolish to let the property sit unused or worse, go to a less noble purpose. Let's be smart and compassionate, Seattle!

Thank you,  
Melissa Sokolowsky

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## LETTER 811

From: Ruth Solnit  
Email Address: rpsolnit@msn.com  
Subject: Development of army reserve land at Fort Lawton

I would like to voice my support for alternative 1. I would like to suggest that more parking spaces be included. Expecting people to ride bikes to jobs outside of Magnolia is unrealistic, especially if they have children that need to get to school/childcare and errands need to be done on the way to and from work. There are very large hills in Magnolia (and the rest of Seattle), that only the most fit and hardy people can deal with every day. Also, as everyone knows, the weather can be challenging to bike in, here in Seattle.

In the same vein, the bus service to this area is sparse, with buses coming once a half hour, at best. This is also not optimal for people who need to get to and from work, school, childcare.

It would be great if a childcare facility/community gathering area were included in the planning.

I also heard that some people at the last meeting were advocating for many more housing units to be included (2,000??). This does not seem to fit into the area around Fort Lawton and I would be very much against this change.

Thank you for all your work.

Sincerely,  
Ruth Solnit

## LETTER 812

From: Troy Sorensen  
Email Address: Troy\_Sorensen@msn.com  
Subject: DEIS Comments - Fort Lawton Army Reserve Center Redevelopment Project

Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

City of Seattle:

This letter is in response of request for community comments for the Draft Environmental Impact Statement for the city of Seattle's proposed Fort Lawton Army Reserve Center Redevelopment Project.

I believe Option #4 is the appropriate option for the City of Seattle to pursue for the following reasons:

1) the city (and any government entity for that matter) should not be in the housing business at all. These government programs always end up being full of redundant bureaucracies, waste, fraud and corruption. Private charities should be leading the effort.

2) insufficient infrastructure support for the proposed units of subsidized housing. Traffic is already a mess on 15th Ave W (the only arterial street supporting Magnolia) heading North towards Ballard and especially South towards Downtown and will only get worse once the viaduct is removed and the cars will have to battle the already clogged downtown surface streets which will be further burdened as road lanes are replaced by bike lanes and buses moved from tunnel to streets.

3) crime continues to increase in the Magnolia area from the city's prior social experiments with establishing tent cities in Interbay and lack of enforcing illegal encampments all over the area. This study does not address how the other alternatives will address this problem that will grow with more homeless housing in the area.

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4) If the city continues to insist that it must be in the low-income/homeless housing business, then it should first direct those efforts towards the parts of town where such a development would improve the blight (such as Aurora Ave North which also is major transportation feed to Seattle jobs) rather than reducing the value of the properties surrounding Discovery Park.

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5) I could support Option #3 if I felt that the City of Seattle could maintain it properly within its current resources (no tax hikes to cover), but already the city can't keep the current parks maintained very well and with the constant whining and complaining by the city government about not having enough money, then it should let it go to highest bidder and let the federal government pay down a few seconds worth of the debt mountain they are creating. By selling to the highest bidder while Seattle would not directly gain from sales proceeds which would go to Army/Federal Government, it will gain from increased tax base as higher income people would likely buy the houses a private developer builds.

6

Based on the recently announced sale of the Talaris site to private developer, was that really even a viable option being presented? It sure looks like a very disingenuous action to make it look like you looked at alternatives besides the recommended option you want to cram down the throats of the Magnolia community and at the expense of all City of Seattle taxpayers.

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Since these comments are being directed to go to the Seattle Office of Housing, I highly doubt that it is worth any more time to submit comments against the city pursuing this project. I do not believe that the City of Seattle nor any government entity should be in the Housing business at all and thus your department should actually be eliminated. Having public comments directed to be submitted to the city department with more to gain and whose livelihood's are dependent on increasing taxpayer subsidized housing despite the unintended consequences that your organization has failed to recognize that by needing to increase taxes to pay for this, you are making it more likely that more people, especially fixed income seniors, will find themselves taxed out of their own homes as well as making it more expensive to live and work in Seattle.

8

Sincerely

P. Troy Sorensen

City of Seattle Taxpayer -- Magnolia

**LETTER 813**

From: Nicole Southwell

Email Address: southwellnicole@gmail.com

Subject: In Support of Affordable Housing Project

Hello,

I am writing in support of the affordable housing project at Fort Lawson. We DO NOT need more market-rate housing in Seattle. We need to protect and provide housing for those that are low-income.

Thank you for your consideration.

Sincerely,

Nicole Southwell

1

## LETTER 814

From: Cameron Sparr  
Email Address: cameronsparr@gmail.com  
Subject: I support building housing in Fort Lawton

Please don't let a vocal minority sway the decision to build housing at Fort Lawton, affordable housing is needed and every neighborhood in Seattle must do their part to help!

1

## LETTER 815

From: Erica Sponsler  
Email Address: ericasponsler16@gmail.com  
Subject: Support Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to voice my support for the development of low income housing at Fort Lawton. The homelessness crisis facing Seattle is exacerbated by the lack of affordable housing options as residents are being pushed out of the city or out of housing altogether. The City should take the opportunity it has with the Fort Lawton land to maximize the benefit to the community that low income housing options could provide. An area of the city that is adjacent to Discovery Park, one of the largest parks in Seattle, is in less need of additional park land than the people of Seattle are in need of affordable housing solutions.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Erica Sponsler  
ericasponsler16@gmail.com  
Seattle, Washington 98102

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## LETTER 816

From: Jennier Spriggs  
Email Address: jenniferlspriggs@gmail.com  
Subject: Affordable Housing at Ft. Lawton

Hi Office of Housing folks!

I am writing to express my strong support for building affordable housing at Ft. Lawton. I urge the City to expand the scope of the EIS to cover an additional option where more housing is constructed so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. The answer to homelessness is housing.

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The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% AMI. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. Option 1 at Ft. Lawton is one small step in the right direction. We can't wait any longer. Please approve and expand upon option 1. Housing is a human right.

Sincerely,  
Jennier Spriggs

2,  
cont.

## LETTER 817

From: Patricia Springer  
Email Address: pas1050@icloud.com  
Subject: Discovery Park

Please preserve Discovery Park by adding the Fort Lawton parcel to the Park

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## LETTER 818

From: Brent Stach  
Email Address: brent@primeteampartners.com  
Subject: Discovery Park

Please do not develop any part of Discovery Park. It is a treasure for all and if we start developing it, we'll never get that land back. In 100 years, it would be great to have this green space in the city.  
Brent Stach

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Director, Business Development  
Tel: 206.257.2919 | Mobile: 206.650.0573

## LETTER 819

From: Amanda Stanek  
Email Address: amandastanek@gmail.com  
Subject: Opposition of Fort Lawton Housing

I, Amanda Stanek, oppose the proposed housing development adjacent to Discovery Park and Kiwanis Ravine. Please help protect these natural jewels of Seattle by considering my email!

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## LETTER 820

From: Megan Stanley  
Email Address: meganostanley@comcast.net  
Subject: Public housing in Magnolia

I am a Magnolia resident and I am strongly opposed to redevelopment of the site near Discovery Park for low income housing.

Magnolia is purely a residential area with none of the infrastructure, services or transportation needed to support low income families with many needs.

Our schools and buses in Magnolia are already over crowded. The best choice for this property would be a middle school as there is no middle school in Magnolia.

Please listen to Magnolia residents rather than housing advocates who have no knowledge of the needs of this neighborhood.

Thank you,  
Megan

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## LETTER 821

From: Neal Starkman  
Email Address: NealStarkman@msn.com  
Subject: housing in Fort Lawton

I've lived in Magnolia for several decades, and I do not want to see housing in Fort Lawton. I am all for public housing, particularly as it applies to those unable to afford other housing. And this is not NIMBY (Not In My BackYard). I live down the block from both a church and playfields, and I'd be fine with housing there.

But Discovery Park is special. It's a 500-acre virgin forest. I don't want to see construction, traffic, litter, and everything else that comes with a human community--public or private. And what's next? Should a grocery be built there so that the tenants can have easy access to food? How about a gas station? And a bank? Maybe several banks! And restaurants, too! And barber shops! And . . .

The wonderful thing about Discovery Park--unique in Seattle--is how green and lush and generally untouched it is (the sewage plant notwithstanding). Please, are there not other locations, even in Magnolia, that are more suitable for public housing?

I'll be attending the hearing on January 9 to get more information, but I really would like to preserve the park as is--a place to walk, to hike, to look out over the Olympics, maybe even to work (I worked at United Indians of All Tribes for several years), but not to build apartments.

Thank you.  
Neal Starkman  
206/281-1153  
nealstarkman@msn.com

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I've lived in Magnolia for several decades, and I do not want to see housing in Fort Lawton. I am all for public housing, particularly as it applies to those unable to afford other housing. And this is not NIMBY (Not In My BackYard). I live down the block from both a church and playfields, and I'd be fine with housing there.

But Discovery Park is special. It's a 500-acre virgin forest. I don't want to see construction, traffic, litter, and everything else that comes with a human community--public or private. And what's next? Should a grocery be built there so that the tenants can have easy access to food? How about a gas station? And a bank? Maybe several banks! And restaurants, too! And barber shops! And . . .

The wonderful thing about Discovery Park--unique in Seattle--is how green and lush and generally untouched it is (the sewage plant notwithstanding). Please, are there not other locations, even in Magnolia, that are more suitable for public housing?

I'll be attending the hearing on January 9 to get more information, but I really would like to preserve the park as is--a place to walk, to hike, to look out over the Olympics, maybe even to work (I worked at United Indians of All Tribes for several years), but not to build apartments.

Thank you.

Neal Starkman  
206/281-1153  
nealstarkman@msn.com

## LETTER 823

From: richard starnes  
Email Address: richardnstarnes@icloud.com  
Subject: Ford Lawton Redevelopment

Hi,

I am a Magnolia resident, and I am in option of Option , as I believe we need to offer more forms of affordable housing in Seattle.

Richard

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## LETTER 824

From: Mary Steele-Klein  
Email Address: marysk@hotmail.com  
Subject: Discovery Park Opposition

OH\_Comments@seattle.gov

www seattle.gov/housing/ft-lawton , housing@seattle.gov Seattle Housing,January 25, 2018

Re: Development of Discovery Park

1 your public comment session of January 9th 2018 was not comply with the requirements for “public comment of residents ‘impacted’, living nearby (environmental impact),” where the overwhelming numbers of individuals and comments came from ‘shipped in’ socialist workers party ( under the direction of (other area counselor) Sawant and also included multiple ‘vendors’ of ‘change’ who reside in other distant areas of the city who took up the overwhelming majority of comment time.

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2. There was no opportunity for the local residents to even enter the building (at least 50 were standing outside as I tried to entire) and most were excluded from any seating or comment by the ‘socialist’ packed -nonresidents and because the socialists also filled out the comment list there was no equal opportunity for the impacted ‘Magnolia Community” to speak to the panel.

3. Where Opposition to park development is well founded:

First, everyone is for affordable housing and prevention of homelessness, and effective treatment of drug and alcohol addiction and profound mental disability of veterans.

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Second, there has to be a strict rent control ordinance passed immediately to prevent further displacement of low income resident.

Third, new ordinance mandating provision of any residential development of over two units to include 25 to 30 per cent of housing to low income residents of Seattle. Scattered site housing of low income individuals and families is the only way for them to move up into the middle class. There is no fund exception, and additional taxes on properties held less than five years should be heavily taxed.

3

Fourth, the current proposed plans is absurd and serve no none: by isolating a community in Discovery Park of the 2000 units as the socialist want, or nearly 5000 new individuals, will overwhelm the Magnolia -already overbuilt community of only 5000- and its limited services. This is an obvious attempt to ‘gerrymander’ and add votes and gain political control by the socialists of the entire city.

4

The isolation will result in a gang filled, crime ridden ghetto with parents commuting long hours which means unsupervised children and teens and which will require enormous additional police housing and fire protections, There is no 'up side' to this plan.

5

4. However, careful planning should include as priority, moving the disadvantaged above into normal society, scattered site housing, instead ad clearly predictable here, the creation of a permanent dependent impoverished, low income, crime ridden ghetto, which provides no model for accession to improvement of their circumstances.

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5. Your proposal of isolating these unfortunates in setting with no transportation (a one hour commute to downtown), no employment and no educational opportunity ( where schools already overcrowded and transferring out students); where provision extensive complete treatment facilities. However, these features are very easily already provided in other areas of the city - the Sodo, South Park are especially good for access to employment, educational and training (the port authority), harborview hospital and veterans administration services with a full nearby facility. The employment and traianing and treatment possibilities are particularly relevant to the homeless group here.

7

What you are proposing for Discovery Park is apparently, from the multiple references of the socialist workers speaker who "packed' your 'comment' meeting on ... merely motivated by some kind of envy of the pristine quality of the park and the very few expensive homes in other areas of the park - remember Macklemore, and "Thrift shop' funded his 3.5 million dollar Magnolia home by dint of his hard work. This is meaningless pure envy and undermines the socialist agenda.

8

Please reschedule a hearing for 'impacted' local Magnolia residents protecting their rights for "comment"

9

Sincerely, Mary Steele-Klein /S 3401 West Government Way, Seattle 98199  
marysk@hotmail.com, maryhsteele@hotmail.com



PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT

Date 22 January, 2018  
Address\*: 3215 35<sup>th</sup> Ave W Seattle WA 98199  
Signature\*: Karen Stefano  
Email (optional) karenstefano@icloud.com

- 1) I prefer the following alternative (check all that apply):
- ☐ Alternative 1 – Mixed Income Affordable Housing and Public Park
  - ☐ Alternative 2 - Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere
  - ☒ Alternative 3 - Public Park Onsite; Affordable and Homeless Housing Elsewhere
  - ☐ Alternative 4 – No City Action; (Army likely sells the site to highest offer developer)
  - ☐ Addition of a school along with one of the above (include in Final EIS Study)
  - ☐ None of the above

2) The brief reason for my selected preference(s) above:  
This is a rare opportunity to add 30 acres to Discovery Park. We need more green space. As Seattle grows we need more parks - find housing in more consolidated areas.

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Environmental Health / Air Quality
<input checked="" type="checkbox"/> Recreation/Open Space	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Housing/Socioeconomics/	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Environmental Justice	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Historic/Cultural Resources	<input checked="" type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Aesthetics/Visual Resources	<input checked="" type="checkbox"/> Biological Resources
	<input checked="" type="checkbox"/> Geology/Soils

- 4) Which of the alternative(s) do you have concerns about, and why?  
[Alt. #1] Their are limited services in the Fort Lawton area where the affordable /homeles housing will go. There is limited schools, limited transportation, limited police, limited shopping, ei How will ADA individual function with such limited services. Who will fund long-term services?  
☒ Mark here if you have more comments in the back.

comment: integrate affordable and homeless housing in a multi-level socioeconomic housing community with middle income, low income + homeless housing - which includes services + infrastructure



Name(s):

Cyrena Stefano

LETTER 826

**PUBLIC COMMENT FORM FOR FORT LAWTON ARMY RESERVE CENTER  
REDEVELOPMENT**

Date 22 January, 2018

Address\*: 2227 5<sup>th</sup> Ave Seattle WA 98199

Signature\*: CS

Email (optional) Cyrenasp@gmail.com

1) I prefer the following alternative (check all that apply):

- ☐ Alternative 1 – Mixed Income Affordable Housing and Public Park  
☐ Alternative 2 – Market Rate Housing Onsite; Affordable and Homeless Housing Elsewhere  
☒ Alternative 3 – Public Park Onsite; Affordable and Homeless Housing Elsewhere  
☐ Alternative 4 – No City Action; (Army likely sells the site to highest offer developer)  
☐ Addition of a school along with one of the above (include in Final EIS Study)  
☐ None of the above

2) The brief reason for my selected preference(s) above:

We need more greenspace + to preserve  
+ increase the limited parks + green space we have

3) My concerns (question 4) regard the following Environmental Impacts (check all that apply):

<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Environmental Health / Air Quality
<input checked="" type="checkbox"/> Recreation/Open Space	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Housing/Socioeconomics/	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Environmental Justice	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Historic/Cultural Resources	<input checked="" type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Aesthetics/Visual Resources	<input checked="" type="checkbox"/> Biological Resources
	<input type="checkbox"/> Geology/Soils

4) Which of the alternative(s) do you have concerns about, and why?

[Alt. # ] place affordable housing in high density,  
downtown areas with high rises, where there  
are resources like schools, buses, markets  
services, ect

☒ Mark here if you have more comments in the back.

Name(s):

Cyrene Stefermo

[Alt. #2] Keep the acreage as a park  
Do not put Any housing in park

[Alt. #3] we need more greenspace  
The environmental impact study is old.  
+ needs to be redone

[Alt. #4] There limited services in the  
area - not enough schools, police,  
transportation, shopping. ADA individuals  
will have limited access. EPS is too odd

[Alt. # ]

[Alt. # ]

The City of Seattle Office of Housing comment period ends at 5:00 PM January 29<sup>th</sup>, 2018.  
Comments are to be submitted via email to [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)  
or via mail to: Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725.  
These comments will help the City to improve the completeness, accuracy, and objectivity  
of the analysis.

## LETTER 827

From: Stephanie Stein  
Email Address: srstein90@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

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Thank you.  
Stephanie Stein  
srstein90@gmail.com  
3324 Hamilton Way  
Los Angeles, Washington 98107

## LETTER 828

From: Jake Steinberg  
Email Address: steinberg.jake@gmail.com  
Subject: Ft. Lawton housing development comment

I am writing in support of affordable housing development at Fort Lawton. Seattle's housing shortage has reached crisis levels: medium through low income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. This problem needs to be addressed by providing affordable housing on various levels to help those struggling on various levels. The City should consider bold steps to create more public and affordable housing. The City's Preferred Alternative plan at Fort Lawton devotes only a fraction of space for development of affordable housing thus passing up an opportunity to build more affordable homes, and to truly replenish housing for those being driven out of the city by increasing rent prices.

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Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.

## LETTER 829

From: Tonya Ricks Sterr  
Email Address: tonrix@gmail.com  
Subject: Fort Lawton Housing

To whom it may concern,

I am in full and complete support of the Fort Lawton housing project. I'm a homeowner in Seattle and I know that we need more places for people to live. I'd prefer more than 200 homes; why not make it 2000, but let's get housing in there as fast as we can. I had to explain to my 3-year-old this weekend about homelessness and how people who were living in tents on the street were not camping. He didn't understand and I wish he didn't have to. We should be building much more dense and affordable housing to shelter all of our neighbors.

Thank you.

Tonya Ricks Sterr

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## LETTER 830

From: "Lori Stevens"  
Email Address: lori.23.stevens@gmail.com  
Subject: Add Ft Lawton to Discovery Park

The benefits for the city long-term far outweigh the special interests lobbying to fill their own short-term agendas (each with their share of less-than-altruistic motivations.)

All this talk of homeless or displaced people--can we consider homeless and displaced wildlife? Beings without any say or control of the circumstances being forced upon them?

Real estate development - whether affordable or low-income alternatives or homeless 'shelters' -- will still profit a few versus many and insure no protections for the environment or management of resources in that area...

At least a school and public use places maintain some ecological integrity and control over its' handling and appearance and symbiotic relationship with Nature.

Greenbelts here are disappearing and yet majorly packed cities such as New York, San Francisco, Chicago and even Los Angeles have managed to carve out and protect LAND used for/near/ and ADD to Parks & Recreation and keep Nature as a priority in their growth and population expansions!

Never would you see such a large special-interest benefiting agenda-item infringe on Golden Gate Park, Central Park, Lincoln Park or others.

On a separate issue - Gut and wipe out the existing homeless orgs who pocket resources more than benefit recipients. Seattle deserves a brand new start run by brand new faces and a complete and utter purging of the old, corrupt homelessness bureaucracy and so-called 'charities' ripping us off.

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Get tougher on crime for individuals who choose homeless as a lifestyle rather than an unavoidable circumstance.

Worry about fighting legal and political battles to increase healthcare costs to put homeless mentally challenged into facilities that help them - not investing time and money defending building 'shelters' that are short-term fixes.

Mandate a portion of all these ugly vanilla box-units going up around town by wealthy developers have a couple of floors toward the easy-access bottom floors where elderly and families with children facing homeless have affordable living options -- legit people who want to better their circumstances or at least appreciate integration into a community of supportive neighbors.

You've got 3 homeless populations to segment and address plus an ENTIRE city of tax-paying residents and citizens relying on a quality of life filled with respect for and appreciation of Nature, too. The ENTIRE city should stop being second banana to a clearly tiered population of homeless.

We don't need the military in Ft Lawton, so Discovery Park now needs the land to help special interests stop carving into its own borders. Ft Lawton is the parcel that can make our community thrive with schools and a place of community--not stashing marginalized populations, many of whom do not desire to contribute to Seattle society long-term. The ones that do can be integrated into better areas to support their growth and participation.

Meanwhile, we have furry, finned, and feathered residents who need someone looking out for their interests, too! An ecosystem does not thrive without variety. The locks and everything delicate around there has suffered from enough illegal dumping/ squatting/ sewage contamination and so forth. 'If a man loses his reverence for any part of life, he will lose his reverence for all of life...' Dr Albert Schweitzer.

Start with NATURE folks, not HUMAN NATURE, period.

--

-Lori Stevens

## LETTER 831

From: Rachel Stevens

Email Address: [stevens.j.rachel@gmail.com](mailto:stevens.j.rachel@gmail.com)

Subject: fort lawton

As a Seattle resident, I feel required to write in my support for the development of Fort Lawton for lower income citizens.

I have been a homeless, unemployed couchsurfer before, but with adequate resources I became able to contribute back to society.

There is an increasing amount of folks living on the streets in Seattle these days, and they deserve a place of safety and recuperation. Please, follow through with the development in Magnolia. I'm sure there will be complaints, but complaints will be preferable to tent cities and sweeps.

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## LETTER 832

From: Libby Stevenson  
Email Address: baileyfinch@comcast.net  
Subject: Ft Lawton

Hello. I am a Magnolia resident who is in favor of alternative #1 at Ft Lawton. I believe in integrated affordable housing, so please don't just agree to put it somewhere else. Please consider the transportation needs and ensure these folks can get where they need to go. Magnolia needs more classroom space so please keep this alternative open to the School district. It is such a great place to live but the lack of adequate public school classrooms is appalling. Make sure that Catholic Services holds up to their promises. At a community meeting least I heard a lot of frustration from people who lived near DESC on 15th. They really felt like DESC had lied and misled them. I have no personal knowledge but these were folks who support Ft Lawton but are still feeling burned by a bad experience. Sadly the City has a reputation problem. This is a great opportunity to do something amazing and do it well. Let's do the right thing and change some lives for the better. Good luck!

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Libby Stevenson  
2850 35th Ave West.

## LETTER 833

From: Erin Stewart  
Email Address: erinleestewart@yahoo.com  
Subject: Fort Lawton housing

I'm writing in support of the Fort Lawton housing. If the city doesn't correct our moral compass to point toward Housing For All, now, we are lost. The time for excuses has passed, and we know all know this in the corners of our conscience.

Maslow's Hierarchy is very real. The need for shelter, security, and stability is fundamental. Without these, a person, a family, a relative, a veteran, a native american, a wretched refugee, an artist, a young student are unable to advance much less experience 24 hours of peace.

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Fort Lawton redevelopment is a worthy vision and must continuously and robustly be nurtured and championed. There are thousands like me ready to help.

Let us be bold -- aim for 2,000 units. Swing the pendulum back to workers and the systemically oppressed. "The dream you dream alone is only a dream. The dream we fream together is a reality" [Yoko Ono].

2

Let us recognize that our City is bigger than bricks and mortar, our City has a conscience in pain. Let us focus on the possibilities of kindness and responsibility.

Thank you for your time,  
Erin Stewart  
Seattle worker and consumer

## LETTER 834

From: Lindsay Stewart  
Email Address: grr123455589@gmail.com  
Subject: Fort Lawton Army Reserve Center Redevelopment Draft EIS Comment Form

To Lindsay Masters

Comments on the preferred housing option.

To be completely honest, I am very surprised that I have to even write this. I am not sure how the city of Seattle could possibly justify not accepting free land to build more affordable housing. I suppose our richer, white neighbors in the area have decided that they do not want this in their "backyard". I am sure that the excuses they come up with are everything from "poor people use drugs" to these people are not vetted", which are both things I have heard said about why concerned trolls don't want these developments to happen in the areas they live.

None of those assumptions or accusations about affordable housing people are correct. And the city needs to stop ignoring the reality of our housing situation. These desperate gasping last breaths of people who fain concern to cover racism and elitism need to be shouted down. This is why I am writing. We need housing. NOW- and frankly waiting 7 years for this development is too long, but it is what we have at this point. We need housing that is affordable to the majority of the people who live in this city. We need to stop pushing out people who do not rise to the standards of rich, white people. Cause let's be honest, that is the only reason that this has taken so long. We have allowed these people to override and destroy desperately needed housing and development. I am asking that you stop this and do not allow this to continue.

Let's work together as a community to develop this land. Let's work to pull more transit and help businesses grow in these areas to support the people who live here. Let's add more jobs, more money and infrastructure to our city. Let's stop allowing a small percent of Seattlelites dictating how our city looks and develops. Let's ignore the misinformation and make choices based on common sense and facts. We need to get back to this for our community and the survival of our city. We also need to acknowledge that this is stolen land. I truly hope that the voices of our people of color are being heard and heeded.

I believe that it is important for us to build Affordable Housing at Fort Lawton. I wish we could build more than 234 units, but if that is the best we can do, we cannot miss this opportunity.

Thank you for listening. I appreciate your ear.

Lindsay Stewart  
11726 Greenwood Ave N  
Seattle WA 98133



## LETTER 835

From: Erik Stinson  
Email Address: erikdstinson@gmail.com  
Subject: Queen Anne resident in support of housing at Fort Lawton

Hi,

I live in Lower Queen Anne, very near a men's shelter (which is totally fine—it seems to do more good than harm, even in my mixed/upscale/arts/family neighborhood home to—I assume—many NIMBYs). If a men's shelter can exist without much trouble in very-conservative-yet-arty Queen Anne, why not affordable housing anywhere in the city?

I support all additional affordable housing initiatives in Seattle, especially those directly funded by progressive taxes. The inability to produce any kind of affordable housing at a meaningful scale is deeply disturbing to me. There's no reasonable argument against housing, zoning and rental regulation efforts that assist people with fewer economic resources. The character and economy of the city depend on financial diversity and inclusion programs, which can—and will—be funded by historically reasonable taxes on the wealthiest individuals and organizations. These groups provide little or no value to the community if they don't share the wealth they are able to extract from the economic system through cheap labor, retail biz, national-level manufacturing, software, etc.

Please push for Fort Lawton and other affordable housing infrastructure now and in the future.

Thanks  
Erik Stinson, copywriter, POP  
Frm. media director NY OWS & Berkeley Grad Student Union  
(New-ish Seattle resident)  
--  
erikdstinson.com  
Writer & commercial creative

1

## LETTER 836

From: Elliot Stoller  
Email Address: elliotstoller@gmail.com  
Subject: Fort Lawton Public Housing Proposal

I support the Seattle City proposal for 240 units at Fort Lawton. And we should do a lot more than this.

Elliot Stoller  
Wallingford

1

## LETTER 837

From: Steph Stone  
Email Address: stephstone@gmail.com  
Subject: Supporting Fort Lawton

Re: Public Comment Period for Fort Lawton

I support the recommended alternative for the Fort Lawton redevelopment as proposed in the 3rd (third!) DEIS. This is the only option which includes on-site affordable housing. I live in a neighborhood which was upzoned a few years ago, and the rest of the neighborhood is recommended for upzone as part of HALA. I can appreciate the palpable fear from magnolia residents, as this has happened in my own neighborhood. I can't, however, condone the actions of a few privileged (and litigious) citizens and their demonizing of lower socioeconomic classes. There is no data to support claims of a ruined neighborhood or increased crime. Public open spaces do not belong to wealthy individuals (have we learned nothing from those whose lands we colonized?). I am frustrated by the delays and tax spend incurred at my expense due to their fear, and disheartened by their ability to support legal action through privilege (and the city's kowtowing). Those without resources don't have as great a voice, such that dissenters are de facto increasing the wealth and privilege gap in this city. It's time to stop the vicious cycle of white privilege, greed, and entitlement, and start improving housing options in our city. This is a no-brainer. Please do the right thing for your whole city, not just a few wealthy magnolia residents. And yes, please do this in my backyard too.

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S. Stone

Madison-Miller neighborhood

## LETTER 838

From: Ian Strader  
Email Address: ian.strader@gmail.com  
Subject: Build public housing

Hello,

We need as much public housing as possible. Build it now at Fort Lawton.

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Thanks,  
Ian Strader  
8243 4th Ave NE, 98115

## LETTER 839

From: Kesterson Strople  
Email Address: kestersonstrople@gmail.com  
Subject: Fort Lawton Meeting  
Greetings,

Unfortunately I was not able to attend the meeting tonight, however from what it sounds like it wouldnt have mattered anyways.

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My family has lived in Magnolia since the 1920's and it has always been a more expensive place to live even then. While I agree Seattle needs more affordable housing, how about we stop letting developers build huge condo buildings that no one can afford to live in so they sit half empty rather than put people already struggling in an area with no services.

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I don't trust metro to have the money to increase bus routes, we have zero public services near by and because of recent road changes it can take way longer than it should to get out of magnolia. My mother worked for non-profits till she retired and she said it in 2005 and I say it now, you will set these people up for failure when you are trying to set them up for success.

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I'm not rich, I work my butt off and it saddens me to hear that the meeting was over run by people who dont even live in magnolia, but seem to think their voices should be heard over others.

In all likely hood the city will probably move forward with listening to those who don't live near by and do it anyways. Example the "Path to nowhere" behind the houses that boarder the dog park on 28th. The city ignored them and listened to people who dont live near by so why should I have any faith you will care about the people who have worked hard to get where they are. All the city seems to care about is the image.

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I'm sure this will be ignored but at least I have put in my word in.

And if someone actually reads this thank you.

## LETTER 840

From: Kesterson Strople  
Email Address: t16kesterson@gmailc.om  
Subject: Re: Fort Lawton meeting

I too have lived in Magnolia for many years and I this is very nicely put, and I very much agree that there few if any services convinant to the park by bus. Yes there services but they are downtown. I have not seen the plans but THEY PROBABLY DO NOT INCLUDE AT LEAST ONE PARKING SPACE PER UNIT. Also the roads off of Magnolia are not setup to handle that much traffic and they would not be easy to upgrade. Thank you for your time.

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## LETTER 841

From: Lucinda Stroud  
Email Address: Lucinda.stroud@gmail.com  
Subject: Support for Fort Lawton affordable housing

I am a resident of Lower Queen Anne and a frequent visitor of Discovery Park. I have lived in Seattle for 9 years and am increasingly concerned by the changing character of the city - more and more people are being forced from their homes, and income inequality is soaring. The market will not resolve this problem. We have to do it ourselves, and I think that developing Fort Lawton into affordable housing is an essential step in saving Seattle.

I think that this plan will be an improvement to the neighborhood, the city, and the school system. Thank you for your consideration.

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## LETTER 842

From: Terri Suess  
Email Address: tsuess05@yahoo.com  
Subject: Fort Lawton Low Income and Affordable Housing \_EIS

To the Office of Housing,

I support low income housing and affordable housing to be built at Fort Lawton. I think there should be many more than 253 units. Given our current housing crisis, the project should also include some dorm-like co-housing built as pods around common living areas for temporary transitional housing.

I also firmly believe that Native American's whose land this really is, should be at the top of the list and invited first for the housing units that are built. This housing will be close to the Day Break Center and would be a fitting tribute to our friends and neighbors who have traditionally been the most rejected and least served. This could be a chance to take at least a tiny step to right many historic wrongs. This is one aspect of the Environmental Impact Statement/Historical Record that has not been fully addressed.

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Terri Suess  
11720-20th Avenue NE  
Seattle, WA

## LETTER 843

From: Hannah Sullivan  
Email Address: hsullivan33@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

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In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Hannah Sullivan  
hsullivan33@gmail.com  
PO Box 35  
WA, Washington 98267

## LETTER 844

From: Max Suman  
Email Address: gusstorm132@gmail.com  
Subject: Fort Lawton Redevelopment into Low-Income Housing

If you're gonna do something with the already developed part of Disco Park, please do something productive with it. Low-income housing is the best use of that land and will support many families who need it. Not to mention there've already been tons of attempts at targeting wealthier people for those homes, and it failed miserably. I'm sure there's a bunch of stuck up rich folk who will complain that "poor people will bring in drugs and ruin the park" but where is the evidence to validate this claim?

Please make a kind choice and help people to in return help society,

Max

## LETTER 845

From: Noelle Sun  
Email Address: nsun1106@gmail.com  
Subject: Fort Lawton - Option 1

As a resident of Seattle I am writing to you to voice my support of Option 1 of the Fort Lawton proposal. I believe it is imperative that the city of Seattle takes this critical opportunity to address the city's affordable housing crisis and to protect its most vulnerable communities.

Thank you,

Noelle Sun

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cont.

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## LETTER 846

From: James Sutter  
Email Address: jameslsutter@gmail.com  
Subject: Fort Lawton community feedback

Hello! My name is James Sutter, and I'm a Seattle resident. I can't make it to the public hearing tonight, but I wanted to ask you to please, please move forward with the proposal to use the Fort Lawton land to create more affordable housing for the poor and homeless.

Seattle has the third-highest homeless population in the nation, and while I understand (if not sympathize with) why Magnolia residents would be reluctant to have more affordable or transitional housing in their neighborhood, the job of the city government is to do what's best for our populace as a whole, not just a few wealthy residents. Our city continues to grow, and we can't stop our neighborhoods from changing—we can only try to make that change a positive one. A society is ultimately judged by how well it treats its least fortunate, and the fact that we can get this land for essentially free makes it a comparatively easy way to help ameliorate the suffering of Seattle's poor. Getting people off the streets and into safe housing is something that all of us, regardless of neighborhood or economic status, should be able to get behind. As a voter and a homeowner myself, I'm happy to pay more taxes or increase density in my neighborhood if it means creating a more affordable, compassionate city.

Thank you so much for your work!

Best,  
James

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## LETTER 847

From: Karen Sutton  
Email Address: [ksutton1234@icloud.com](mailto:ksutton1234@icloud.com)  
Subject: Low income housing

I vote no

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## LETTER 848

From: Joseph Swain  
Email Address: jfswain@gmail.com  
Subject: Ft Lawton Housing DEIS

Dear City Official,

I'm writing in support of the Fort Lawton Housing Development proposal (Preferred alternative). As a 10-year resident of the city, I have witnessed the need for more affordable housing first-hand, and the concrete needs of the growing homeless population should unquestionably trump nebulous claims for neighborhood character, traffic, parking or crime prevention.

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If I had a criticism of the proposed development, it's that the plan does not include enough housing units for the size of the site. Zoning could allow for hundreds more units with an impact that would be a fraction of the impact in virtually any other part of the city.

Please move the preferred alternative forward to build more housing stock for those who need it. This project is such a slam dunk. I appreciate the Department of Housing's initiative on this, but I do not want to live in a city that cannot take advantage of such an opportunity in the face of unfounded opposition from a wealthy few.

Thank you very much,  
Joseph Swain  
4462 Whitman Ave N, Lower  
Seattle, WA 98103

## LETTER 849

From: Kara Sweidel  
Email Address: reside.outside@gmail.com  
Subject: Fort Lawton Affordable Housing

Hello,

I am writing to express my desire to see Fort Lawton turned into affordable housing. I don't need to tell you about the housing crisis in Seattle. We need to do what we can immediately to fix it, and getting the land free from the federal government for housing the homeless is a no-brainer. I'd like to see the development work with the Chief Seattle Club, as a disproportionate number of our homeless population is Native American. This is especially damning in a city named after the chief of the tribe the colonizers pushed off their land. This development also needs to include increased access to food, preferably through growing space and an affordable market or a food bank.

Please do not let the shouts of a handful of wealthy homeowners drown out the common sense cries of the rest of us who want to see the most vulnerable in our city taken care of.

Thanks,  
Kara Sweidel  
4302 Meridian Ave N

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cont.

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## LETTER 850

From: Nick Szumlas

Email Address: noreply@123formbuilder.io

Subject: Nick Szumlas says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the "Auburn" alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the "alternative" Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,

Nick Szumlas

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## LETTER 851

From: Joe Szwaja  
Email Address: joeszwaja@earthlink.net  
Subject: Support Bold Action for Affordable Housing at Fort Lawton  
Lindsay Masters,  
Hi Mayor and City Council

I am writing to support the proposed redevelopment of Fort Lawton, although I would actually prefer the city use the site for much more housing than is currently proposed.

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Seattle is in the midst of a major housing crisis that is pricing most people out of the city. The root cause of this crisis are public policies that restrict the supply of housing. These same policies are directly tied to climate change: we need to build denser cities to lessen our reliance on cars and allow more people to live in a more sustainable way.

We have a unique opportunity to develop affordable housing at the site of Fort Lawton which should not be passed up. While among the alternatives I support alternative 1, I strongly urge the city to develop much more housing of all types on the site. There is no defensible reason for new 7200 SF single family homes to be developed on site: we need to be building denser housing for both economic and ecological reasons. Many thousands of people of all backgrounds and income levels should have the opportunity to live next to Discovery Park.

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Thanks Much ! Joe Szwaja

Joe Szwaja  
joeszwaja@earthlink.net  
2021 NE 75th Street  
Seattle, Washington 98115

## LETTER 852

From: Vicky Tamaru  
Email Address: vtamaru@gmail.com  
Subject: Ft.Lawton

As a home owner in Magnolia, I support the use of low income housing as well as for the school proposed on the Ft. Lawton land

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- Vicky Tamaru

## LETTER 853

From: Rosalind Tan

Email Address: ros\_tan2001@yahoo.com

Subject: Comments on the Fort Lawton Redevelopment and Proposed EIS Alternatives

Ms. Lindsay Masters

Office of Housing

City of Seattle

PO Box 94725

Seattle WA 98124-4725

Dear Ms. Masters,

I am writing in to provide my updated feedback on the Ft Lawton Redevelopment. I am residing at 3718 W Lawton Street, north of Ft Lawton and will be directly impacted by any development of this site.

I was initially in favor of schools, but I support the proposal for having the whole site designated for schools and not a combination of alternate 1,2, and 4 plus schools. (Alternative #3 + school is more acceptable.) Specifically, I do not like the piecemeal proposal of having alternate 1, 2 and 4 first and schools being a playfield for now till they get more funding for converting to schools in future. The Ft Lawton site CANNOT handle so much traffic from alternative 1 and schools. It'll be a nightmare getting in and out of the area. Anything the city does needs to be holistic.

In light of the situation, my updated support is for Alternative #3 public park. No school.

As mentioned in my previous feedback, this Ft Lawton site is not a good site for low income housing. The infrastructure surrounding this site is not sufficient. Infrastructure for transport is non existing (which is why I like this area as it's quiet and not so easy to get to). Schools are crowded (I'm not sure how many school kids will be added in alternative #1,2,4); how congested the roads will be (during and after construction); availability of other services....etc. SDOT is putting new bicycle lanes but magnolia is not flat, so it's not so easy to ride around. How are the residences of alternative #1 getting around? Will Magnolia Bridge be torn down in future?

Recently I've also read up more about the Discovery Park Master Plan. I'm surprised that developing this Ft Lawton site is even considered as it'll go against the core objective of the master plan.

From <https://www.seattle.gov/Documents/Departments/ParksAndRecreation/Parks/masterplan1.pdf>

### Park Objective

The transfer to Seattle of a major portion of the Fort Lawton site challenges this city to create within its borders a public park of unparalleled magnificence.

The site is one of breathtaking majesty. Lying at the northern tip of Seattle's crescent on Elliott Bay and thrusting westward into Puget Sound, this promontory commands dramatic views up and down the Sound and across the water to the snow-covered Olympic Mountains.

The seclusion of the site, the magnificent vistas, the stretches of tidal beaches, the stands of native trees, the meadowlands—all combine to make this site one of surpassing beauty and serenity. As a park site its potential is bounded only by the vision and resolution of those into whose hands it is entrusted.

The master plan, we believe, lays down guidelines which, if followed faithfully, cannot fail to create on this site a park which will be one of the great urban parks of the world—and a joy to this city forever. To reiterate, I'm in support of alternative #3 public park.

Sincerely,  
Rosalind Tan

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cont.

## LETTER 854

From: Charles Tang  
Email Address: cltang@google.com  
Subject: Housing at Fort Lawton

Hi Office of Housing folks!

I am writing to express my strong support for building affordable housing at Ft. Lawton. I urge the City to expand the scope of the EIS to cover an additional option where more housing is constructed so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. The answer to homelessness is housing.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% AMI. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. Option 1 at Ft. Lawton is one small step in the right direction. We can't wait any longer. Please approve and expand upon option 1. Housing is a human right.

Sincerely,  
Charles

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## LETTER 855

From: Erica Tarrant  
Email Address: ericatarrant@gmail.com  
Subject: Fort Lawton

I'm writing to ask that the Fort Lawton land be used to build as much affordable housing as possible, with an emphasis on family housing. Seattle is facing an escalating crisis, with skyrocketing rents and most market-rate development focusing on studio and one bedroom apartments, rather than spaces that can accommodate families.

Thanks you,  
Erica Tarrant

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## LETTER 856

From: Emily Taylor  
Email Address: emily@emilytaylorcounseling.com  
Subject: Approval for Affordable Housing at Fort Lawton

I am writing to express my support for Affordable housing in Magnolia at Fort Lawton. I am a current resident of Magnolia (3535 27th Pl W). This city needs more housing for people with fewer resources, and I hope Magnolia can be part of a solution toward that end. Thanks,  
Emily Taylor  
312-379-9339

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## LETTER 857

From: Gretchen Taylor  
Email Address: gretchen@gradygroup.com  
Subject: Fort Lawton comment

Our parks in Seattle are a cherished asset to every resident ...housed and unhoused. Do not build housing of any kind on this property ...this land should be for everyone...and should be a park where everyone can enjoy nature to its fullest extent. Once this land is gone and converted to housing then it will be gone forever.

Sincerely,

Gretchen Taylor

Vote NO on housing in Fort Lawton. Incorporate this land into Discovery Park.

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## LETTER 858

From: Jason Taylor  
Email Address: jason.morgan.taylor@gmail.com  
Subject: Comment: Fort Lawton Army Reserve Center Redevelopment Draft EIS

"Fort Lawton Army Reserve Center Redevelopment Draft EIS"

Comment Form Name:

Jason Taylor

Address:

1068 E Thomas Apt K Seattle WA, 98102

Telephone/Email:

206 851 6962

jason.morgan.taylor@gmail.com

Comment:

We need more housing for our City's homeless!!

Homelessness is the biggest issue facing our city. As a resident of the Capitol Hill neighborhood I will always support any effort to house our homeless. The more successful our city becomes the more homeless we seem to have. We must do a better job at providing shelter and services to our most vulnerable. This is not a political question but a moral one. That is why I support the development of homeless housing in Fort Lawton.

Thank you,

- Jason Taylor

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## LETTER 859

From: Karen Taylor

Email Address: ugali90@aol.com

Subject: Fort Lawton development must move forward

Seattle Office of Housing-

I am a poor Seattle city resident on Social Security Disability, now constantly on the brink of homelessness, writing to express my support for the affordable housing development proposed for the Fort Lawton site in Magnolia. It is a matter of life and death that more affordable housing in Seattle be the #1 priority for the city right now and I beg you to move this development forward.

Thank you,

-Karen Taylor

(206) 669-9718

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## LETTER 860

From: Patrick Taylor

Email Address: p.walchtaylor@gmail.com

Subject: Fort Lawton Draft Environmental Impact Statement Comments

To whom it may concern,

Seattle is a wealthy and growing city that has much to be excited and proud about. We are also a city in the midst of a housing crisis. This crisis is partially as a result of our great success - as people crowd in and rent soar many lower income folks have been left behind. Throughout the city we are seeing shocking levels of homelessness, rent stress, and large scale displacement. In a city as wealthy as we are there is no excuse for this condition.

The city, through the HALA process has been making great strides to try to ameliorate the housing crisis in multiple ways. One such way that has been identified is to utilize idle public lands for affordable housing - the proposed FT Lawton housing project is a perfect example of this as should move forward as proposed. While much market rate housing is being build that will help many people to continue to live in the city, this will not help the deeply poor and those struggling to get out of homelessness. For them the only answer is to build more public housing. We should build public housing in all corners of

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the city, including Magnolia. All neighborhoods should do their part to get us out of this crisis. I think that both the residents of Magnolia and the future occupants of the housing will benefit from it being located as proposed. The residents of Magnolia will gain new neighbors and greater economic diversity and the future residents will gain housing with access to one of Seattle's premier outdoor spaces and some of its best public schools.

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cont.

In summary, I support the project as proposed (or with even more housing). It is a small step towards a more welcoming and housing secure Seattle. It will also serve as a symbol that the way out of this crisis is for us all to work together and welcome peoples of all background into our neighborhoods. Let's share the city!

Thanks for your time,  
Patrick Taylor  
4633 S. Fontanelle ST  
Seattle, WA 98118

## LETTER 861

From: Anne Thomas  
Email Address: annie9808@aol.com  
Subject: Fort Lawton project

I think that there should be low income housing in the fort Lawton area. I am currently a resident in Magnolia and think it would be a great idea for low income housing to occupy that space, along with some parks :)  
- Annie

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## LETTER 862

From: Jan Thomas  
Email Address: jrthomas789@gmail.com  
Subject: Fort Lawton

Hello,  
I, as a citizen of Seattle and one very concerned about the terrible lack of housing, support the City's Fort Lawderdale Housing project.  
Thank you,  
Jan Thomas

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## LETTER 863

From: Peter Thomas  
Email Address: kiltale123@yahoo.com  
Subject: Discovery Park

I oppose the Housing Development in Kiwanis Ravine area.  
Peter Thomas

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## LETTER 864

From: Wendy Thomas  
Email Address: wendymossthomas@me.com  
Subject: Fort Lawton

As more and more people come to Seattle, our green space is shrinking rapidly. Please consider adding Fort Lawton to Discovery Park. The entire neighborhood uses the park as well as many, many residents outside the community and visitors to Seattle. If we keep shrinking our green space, we'll need to forgo calling ourselves The Emerald City.

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Respectfully yours,  
Wendy Thomas  
Magnolia resident

## LETTER 865

From: Chase Thompson  
Email Address: chasertthompson@gmail.com  
Subject: Public Comments for Fort Lawton

Hello and Good Day,

My name is Chase Thompson and I am a lifetime Seattle resident and homeowner near Fort Lawton in Magnolia. I am writing to voice my concerns regarding the city's plans for development of Fort Lawton into affordable and low income housing at Fort Lawton. I live in Magnolia with my Wife (who was born and raised in Magnolia), my 22 month old Son with a little one on the way. While I have concerns about the ability of the area to sustain the added growth of additional housing (our streets are falling apart and the roads weren't built for buses of the size the city uses). As I am writing this email, bus 24 just drove by and my house is literally shaking (like an earthquake). It was after living in our home (that we just bought) that our house was broken into not once but twice in a 5 day span. As a homeowner and tax payer in Seattle and Magnolia, I believe my voice should be taken into account regarding the use of Fort Lawton. Our City, in its growth and density is losing our green areas and with the plan to incorporate Fort Lawton into Discovery Park we are doing a huge disservice to our kids. Speaking of kids, our Seattle schools are packed, between Queen Anne and Magnolia, there are something along the lines of 3 elementary schools, 1 K-8 and one middle school and zero high schools. There are so many better uses for this space that will be more impactful to the community and City.

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I haven't even mentioned the fact that Magnolia has 3 access points and is most certainly considered in the corner of Seattle. This is why people love it here, you get the feeling of living in a rural neighborhood while also being 15 minutes from downtown.

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Thank you for your time!  
Chase

## LETTER 866

From: David Thompson  
Email Address: dowensea@gmail.com  
Subject: Fort Lawton Navy Reserve Center Redevelopment Proposal

My name is David Thompson. I live at 3502 Magnolia Blvd W. I was unable to attend the public hearing Tuesday night, but I want your office to know that I strongly support the preferred alternative, Alternative 1, that provides a mix of housing and social services on the Fort Lawton site. This proposal is good for the City and good for Magnolia. The City needs more affordable housing. Magnolia needs more density and diversity. Magnolia missed a chance several years ago to try innovative denser housing on the Briarcliff site near where we live. Discovery Park is a gem and can certainly absorb more use by neighbors who can walk to the park rather than drive there. More residents in that part of Magnolia will encourage more transit use and help us keep the bus service we need.

From what I've read about Tuesday night's hearing, there was ample support for Alternative 1. I add my voice to that chorus!

Thanks,  
David Thompson  
206-286-8635

## LETTER 867

From: Schuyler Thompson  
Email Address: me@schuyler.io  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,  
I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes. Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.  
Schuyler Thompson  
me@schuyler.io  
Seattle, Washington 98103



## LETTER 868

From: Matt Tilghman-Havens  
Email Address: mtilghmanhavens@gmail.com  
Subject: Fort Lawton - Please maximize housing!

I am writing to express my strong support for developing the maximum number of housing units possible at the Fort Lawton site. As you know very well, we have a housing crisis in this city. We desperately need to use all avenues available to provide affordable places for people to live in the city. That requires a mix of affordable housing and market rate housing, and there are precious few sites available in the city to do this. Please exercise your authority to maximize the ability to house people at this site. Thank you for representing ALL of the people of Seattle, not just the vocal current owners of property near the site.

And thank you so much for your service to our community.

Sincerely,

Matt Tilghman-Havens  
620 32nd Ave Seattle 98122

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## LETTER 869

From: Patricia Timmerman  
Email Address: westernwalady@gmail.com  
Subject: Fort Lawton Redevelopment Proposal/Low Income Crisis

The redevelopment proposal could bring much needed housing for low income/Social Security homeless seniors. In this economy, in the Puget Sound area, seniors have been forced into their cars, homeless. Working since age 14, "the working poor" are now "the low income/Social Security homeless". We don't income qualify, in this economy, in this area. Shame on the Magnolia man interviewed, speaking for local residents opposed to this proposal. Low income is not a synonym for criminals, drug addicts, sex offenders. Low income housing for the retired working poor isn't putting the public "his family" at risk. Why do the privileged hate us? Because we're "poor"? Thank you for the opportunity, for a low income senior to once again "beg" for a place to live out of her car and off the street.

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## LETTER 870

From: Phyllis Tobias  
Email Address: phyllisjordan@comcast.net  
Subject: Ft. Lawton

I attended the meeting last night in Magnolia regarding the low income housing and homeless housing that is being proposed at Fort Lawton. I am opposed for the simple reason that the leadership of this city continues to make promises that it cannot/will not keep. Adequate police, enforcing existing laws, infrastructure, schools, off-street parking, on-street parking, emergency services, wrap around services. And yes, the residents of Magnolia and the surrounding area will be left with whatever happens. I live here. 18 years.

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Ballard is a good preview. Promises made by Mike O'Brien in Ballard for additional security and control when homeless services were increased in Ballard, have simply been disregarded. I expect the same in Magnolia.

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cont.

Phyllis Tobias

## LETTER 871

From: Phyllis Tobias  
Email Address: phyllisjordan@comcast.net  
Subject: Ft. Lawton/Discovery Park

As a longtime resident of Magnolia, 18 years, I have seen a lot of growth and change. That is expected and required to accommodate the natural popularity, economic opportunity, and growth within a large metropolitan area.

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As a longtime Discovery Park user and lover, I believe that this area must be preserved and if we can add to it with the release of the federal land to add to the park, that would get my vote.

Phyllis Tobias

206-714-3911

## LETTER 872

From: Arthur Torelli  
Email Address: artptorelli@hotmail.com  
Subject: Fort Lawton project

Please do not build low income housing in Fort Lawton. That space should be used as a park. This city is growing and more housing will be added regardless. We will not be able to add more parks to serve the growing community though. This space can be used for sports fields and walking trails that would serve many more people than the low income housing. We will never get the open space back. The city needs to reconsider how low income housing is developed. Large scale projects don't normally function well after the fact. Please hold the developers accountable for building low income housing with there high rise builds so you don't just have one big building with only rich people living in it. Thanks Art T.  
Seattle home owner

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## LETTER 873

From: Jane Towery  
Email Address: jtow2345@aol.com  
Subject: Ft Lawton redevelopment

I have lived in Magnolia for over 20 years. Our community is at capacity. Traffic into and out of the neighborhood on the three routes is always congested. Facilitating over 250 families is unworkable. Magnolia is fully developed. There are no empty lots. Those of us here have paid a lot for our homes and pay a lot in taxes. It is simply not fair to do this to our small community. Moreover the park was meant to be a preserve. 250 families will stress the environment and will affect the value of my home. I protest this strongly. Seattle is more concerned about those who do not pay taxes than those of us who do pay all the taxes - and we pay a lot. I will do what I can to stop this or I will move - hopefully before the value of my property goes down. I am being forced out of my home and out of my park.

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## LETTER 874

From: Max Turner  
Email Address: maxwellholteturner@gmail.com  
Subject: In support of Ft Lawton low income housing plan

Hi,  
I'd like to express my support for the plan to build low-income housing units on the old Ft. Lawton land. This is a wonderful opportunity to do something concrete about the number one issue facing our city right now. This problem won't go away if we don't do anything about it, and we simply cannot afford to let chances like this slip away. Please do the right thing for our city.  
Thanks,  
Max Turner  
Seattle resident

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## LETTER 875

From: Arthur Torelli  
Email Address: artptorelli@hotmail.com  
Subject: Fort Lawton project

Please do not build low income housing in Fort Lawton. That space should be used as a park. This city is growing and more housing will be added regardless. We will not be able to add more parks to serve the growing community though. This space can be used for sports fields and walking trails that would serve many more people than the low income housing. We will never get the open space back. The city needs to reconsider how low income housing is developed. Large scale projects don't normally function well after the fact. Please hold the developers accountable for building low income housing with there high rise builds so you don't just have one big building with only rich people living in it. Thanks Art T.  
Seattle home owner

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## LETTER 876

From: Jane Towery  
Email Address: jtow2345@aol.com  
Subject: Ft Lawton redevelopment

I have lived in Magnolia for over 20 years. Our community is at capacity. Traffic into and out of the neighborhood on the three routes is always congested. Facilitating over 250 families is unworkable. Magnolia is fully developed. There are no empty lots. Those of us here have paid a lot for our homes and pay a lot in taxes. It is simply not fair to do this to our small community.

Moreover the park was meant to be a preserve. 250 families will stress the environment and will affect the value of my home. I protest this strongly. Seattle is more concerned about those who do not pay taxes than those of us who do pay all the taxes - and we pay a lot.

I will do what I can to stop this or I will move - hopefully before the value of my property goes down. I am being forced out of my home and out of my park.

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## LETTER 877

From: Alexander Tran  
Email Address: alexandertran@gmail.com  
Subject: Yes on Fort Lawton – Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. In the midst of this crisis, the City should be considering bold steps to create more affordable housing.

Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing. Thank you.

Alexander Tran  
alexandertran@gmail.com  
Seattle, Washington 98122

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## LETTER 878

From: Janis Traven  
Email Address: janistraven@comcast.net  
Subject: I support the Preferred Alternative at Fort Lawton

Greetings,

I am a 30 year resident of Magnolia, and current serve as Trustee of the Magnolia Community Council. I voted on Tuesday, January 16th, 2018, with the majority of the Board of Trustees of Magnolia Community Council (MCC) voted to support Alternative 1, the Preferred Alternative of the Draft Environmental Impact Statement for the Fort Lawton Army Reserve Development.

I appreciate the inclusion of land set aside for Seattle Public Schools; the need for more seats in our cluster must be addressed with any development.

This proposed development can be an opportunity for positive community input into our transportation needs and solutions, and provision of and access to community amenities, so that the development will be welcoming and successful for all.

Thank you,

--

Janis Traven  
3247 Magnolia Blvd West  
Seattle WA 98199  
206.285.7375  
janistraven@comcast.net

## LETTER 879

From: Chris Trimis  
Email Address: Christopher.Trimis@bush.edu  
Subject: Please Build Affordable Housing at Fort Lawton

This is an obvious and necessary first drop in what should be a large and brimming bucket of city plans for affordable housing.

This city needs a working class and is in crisis. Please do something about it.

Chris Trimis (he/him)

Middle School Music  
The Bush School  
bush.edu | 206.322.7978 ext. 7742 | christopher.trimis@bush.edu

## LETTER 880

From: Cheryl Trooskin-Zoller  
Email Address: [sev@byz.org](mailto:sev@byz.org)  
Subject: Fort Lawton

Seattle needs housing, especially affordable housing. Fort Lawton is a sorely-needed opportunity to provide housing opportunities for those who need it most.  
Cheryl Trooskin-Zoller  
Seattle homeowner

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## LETTER 881

From: Doug Trumm  
Email Address: [dmtrumm@gmail.com](mailto:dmtrumm@gmail.com)  
Subject: Build Affordable Housing PLZ

Hello,  
I support the plans to develop Fort Lawton as affordable housing. In fact, I support going further as Councilmember Sawant has suggested and building 1000 homes on the site rather than 238. But surely we can backslide from the modest proposal before us.  
If we take equity concerns at all seriously, wealthy neighborhoods need to accept social housing too. Concerns about transit are trumped up. It's easy enough to improve bus networks and frequency since they're not set in stone. In fact, Metro Transit is already planning to boost the frequency of the 33. This site is more than suitable for public housing.  
Please build more housing.  
Thanks,  
Doug Trumm, Fremont/Wallingford resident

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## LETTER 882

From: Jeffrey Tucker  
Email Address: [jatucker09@gmail.com](mailto:jatucker09@gmail.com)  
Subject: Build more housing at Fort Lawton

Dear sir or madam,  
I'm writing to support the construction of more housing at Fort Lawton. Seattle suffers from a severe shortage of housing right now, especially affordable housing, and we should use every available pathway to create more places for people to live. The objections of neighbors in Magnolia, that the new residents would lack for good places to shop and easy transit access, are obviously in bad faith, because those reasons did not make the neighborhood too undesirable for the current residents. The nearby presence of Discovery Park is all the more reason to build on the Fort Lawton site, as it means many more people will get to enjoy Discovery Park just by stepping out their front doors. In a perfect world we'd be building several thousand more housing units there, but several hundred is at least a step in the right direction.  
Sincerely,  
Jeffrey Tucker, 3827 53rd Ave SW.

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## LETTER 883

From: Hilary Turnberg  
Email Address: hilary.turnberg@gmail.com  
Subject: Please Support Low-Income Housing at Fort Lawton

I am a Seattle resident and I strongly support the proposed use of Fort Lawton to provide housing opportunities to the many low-income, disadvantaged, and homeless members of our community. Please choose the path that would uphold Seattle's reputation as a progressive city and demonstrate forward thinking leadership in these times of increasing disparity and countless systemic barriers to social and economic mobility for poor and low-income people.

Please favor economic justice over the arguments of the wealthy and privileged who seek to maintain their isolation from the realities of the have-nots in our community. It is the responsibility of government to work for all of the people.

Hilary Turnberg

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## LETTER 884

From: Max Turner  
Email Address: maxwellholteturner@gmail.com  
Subject: In support of Ft Lawton low income housing plan

Hi,

I'd like to express my support for the plan to build low-income housing units on the old Ft. Lawton land. This is a wonderful opportunity to do something concrete about the number one issue facing our city right now. This problem won't go away if we don't do anything about it, and we simply cannot afford to let chances like this slip away. Please do the right thing for our city.

Thanks,

Max Turner

Seattle resident

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## LETTER 885

From: Teresa Underwood-LeMoine  
Email Address: mzzte@hotmail.com  
Subject: Army Reserve redevelopment Fort Lawton

Re-use of Army Reserve Center, Fort Lawton

This letter is in response to the meeting held in regard to the redevelopment of Federal property by the City of Seattle.

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I have attended all three meetings regarding this project, and actually appreciate its use for affordable housing and senior housing. I think it is a good thing that some land is left in the natural state as well as some park being added.

My house is one block down from Harvey Hall. I have lived here since January of 1972. I doubt that my home value impact can be any worse than the million dollars homes that have replaced the older, smaller homes in this once quiet neighborhood. I feel much like the 76 year old women who was being driven out by increasing property taxes.

I also strongly support the comments of the gentlemen who stated “we only have so much open space left.” And people flock to it on nice weekends and we can barely get in and out of our neighborhood. Mostly I would like to address the whole atmosphere of this last meeting. It was apparent that many of those who spoke know little about Seattle and even less about Magnolia. They appeared to have been coached and were more interested in being inflammatory than constructive.

There is actually a long history of protesting developments that people felt would have a negative impact. We would not have Commodore Park. (late 60’s to early 70’s). We WOULD have a golf course in Discovery Park. Mayor Schell sold the land, for a song, to Amgen instead of extending the waterfront park, basically said it’s a done deal. Ursula Judkins viewpoint was the consolation prize. Neighbors tried to keep Briarcliff school property, but hey, lets sell it to developers, and build some over the top houses. There was an attempt made to have Lockview Nursing Home declared a historic building (originally Seattle Children’s Convalescent Home) but again expensive houses are better. Did we approve of Officer’s Row becoming private? No, again look at the history. Sold to a company in Vancouver, B.C. because no one could get grants or had money to do otherwise. This should provide some insight into the fact there have been many caring people who worked toward keeping Seattle a livable place. According to her bio Ms. Sawant has not been a resident of Seattle for very long. Many of the people who spoke out (obviously her crowd) have been here for an even shorter time. I heard dates of 1 year 3 years 6 years. When I ask people who have come here recently “why?”. Their response is that they HEARD there are jobs here. These are not IT people, they are people who are struggling, in shelters, or homeless. Apparently they fail to look at the cost of living that even a \$15 minimum wage, will not pay rent here. And yet the finger was pointed repeatedly at “Magnolia” like it created the homeless problem and should solve the homeless problem. I am assuming this accusation was a result of comments made at the first two meetings. I realize some of the comments were very “nimby”. But many more were reasonable comments and questions.

People should ask questions of a city that has been kissing up to developers for over a century. (think Denny Regrade). How many older affordable apartment buildings and family homes have been torn down in the last ten years and replaced by overpriced homes and tiny expensive apartments? Can you point the finger at one neighborhood? Why hasn’t Ms Sawant been active in District 3 helping the residents of the CD from becoming displaced. On the subject of District 3, how many of them would go for a plan of low income housing in their neighborhood? And then of course there is Amazon and Jeff Bezos.

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Seattle is not the only city in the US with a homeless problem. It is rampant, especially on the coasts. One small group of homes and area of housing is not going to fix the problem in Seattle. Why did the city just sell the property on Minor near Denny for \$11,000,000? How are they going to help the homeless with that money? Maybe they should have partnered with LIHI to build some low income housing for seniors who are being price out every day and workers who make less money. 100 Units maybe?

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Thankfully if this project goes forward at the reserve center, at least Habitat for Humanity and Catholic Community Services are likely to do a better job than the city.

Final comments. I think it unfortunate that the United Indians of All Tribes are not able to get back any land. Never did hear if the City will get their maintenance facility out of the middle of the park, after taking over the use of the Army Reserves Facility at the NE corner of the property. Doesn't seem like they should need both.

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## LETTER 886

From: Elizabeth Uselton

Email Address: elizabeth.uselton@gmail.com

Subject: Affordable Housing

Hi! I'm Elizabeth Uselton, Seattle resident of a decade. Please build lots and lots of affordable housing at Fort Lawton. I don't want to see it be luxury homes for a few, I want to see it be used to help our growing homeless population.

Thanks,  
Elizabeth

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## LETTER 887

From: Lisa Valent

Email Address: dr.lisavalent@gmail.com

Subject: Fort Lawton development

Hello,

I urge you to support the Fort Lawton development plan. More than ever, Seattle needs low-income housing support. I see the real struggles that occur for members of our community who have the ability to contribute greatly, given support.

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Please put this plan into action.

Thank you,

Dr. Lisa Valent ND

[dr.lisavalent@gmail.com](mailto:dr.lisavalent@gmail.com)

drlisavalent.com

206.240.6070

## LETTER 888

From: Janice Van Cleve  
Email Address: Janicevc@seanet.com  
Subject: Ft. Lawton opportunity

I support the conversion of the Ft. Lawton property to a mixed housing community – heavily balanced in favor of housing for the homeless. This is an opportunity to build low income housing and several Tiny Towns like the ones managed by the Low Income Housing Institute. There are plenty of hills in this town that offer views for rich people. Let's not waste this valuable land for more rich people views. We have a housing crisis and Ft. Lawton is a big opportunity to make a significant dent in the problem. We have a Tiny Town in our neighborhood at East Union and 22nd Ave East. I and many of the neighbors bring them food and supplies. They are well managed, well regulated, and clean. They are a welcome addition to our neighborhood.

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There is apparently some open space in the plans for the Ft. Lawton area that Seattle School District wants to use. So long as this space is open to the public and not sequestered for school use only, that would be okay. We have the same situation in my precinct at the World School, formerly TT Minor. Kids from the whole area play there, runners exercise on the track, and dogs frolic off leash.

One more thing. I hope in your plans you include a food store at Ft. Lawton. Let's not create a "food desert" for the residents. There is only one bus that serves Ft. Lawton and the nearest food store is a long way from the housing.

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Thank you for your consideration,  
Janice Van Cleve  
37th District Area 15 Captain  
PCO 37/1875  
206-322-2436  
[www.jvox.doodlekit.com](http://www.jvox.doodlekit.com)

## LETTER 889

From: Kelly Van Gelder and Alex Shapleigh  
Email Address: kmvangelder@gmail.com  
Subject: YES! Fort Lawton Redevelopment

Hello!

As decade long residents of Magnolia we whole heartedly support the redevelopment of the Fort Lawton site to "Mixed Affordable Housing and Park Use".

This is an excellent and honorable use of underutilized property in our city.

We hope you garner much positive feedback for this option.

Kelly Van Gelder  
Alex Shapleigh  
2659 West Bertona St  
Seattle, WA 98199

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## LETTER 890

From: Stevie VanBronkhorst  
Email Address: stevievanb@gmail.com  
Subject: Fort Lawton

Hi there,

I am a third generation Seattleite and I only make about 34k a year at a job I love and am qualified for. I can only afford to live in this city right now through an accident of luck--if my landlord dies, I'll have to move to Burien or Tacoma. I will not be able to make the meeting tonight because I will be working at my second job--because I have to have a second job to pay my bills.

We need affordable housing. We need it for the people who are currently denied housing, living on the streets; we need it for those who are but one lost paycheck or medical emergency away from the street; we need it for the service, administrative, labor, and medical workers in this city who can't afford to buy and can barely afford to save (hi!) and we need it for the offspring of those who live in Magnolia and Queen Anne Hill, if they don't all still live at home.

Do not let the (otherwise very nice if you meet them, I'm sure) people who live in \$500,000 to million-dollar homes tell you there is a better use for Fort Lawton than affordable housing.

I have spoken to such people when I was phone banking for Prop 1 for transportation a couple years ago and multiple people said to me "I won't vote for transportation unless they replace my bridge!", a bridge that gets 1/10 the traffic of any other road designated in that plan. I suspect there may be an overwhelming culture of "What have you done for me lately" that will continue to leave the lives of poorer Seattleites literally out in the cold.

Please stay the course and do what's best for the basic physical wellbeing of the not-rich, vulnerable people of this city and build affordable housing in Fort Lawton. Don't push us out and punish us. Being lower-income in this city is difficult enough.

Best,  
Stevie VanBronkhorst

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## LETTER 891

From: Miranda Vargas  
Email Address: miranda.vrgs@gmail.com  
Subject: Support Poor People! Build Fort Lawton

My name is Miranda Vargas and I'm a Seattle renter and health care provider for people experiencing homelessness in Ballard.

No matter who you are or where you live in Seattle, part of your daily life is thinking about our housing crisis. Whether you're housed or unhoused, experiencing instability in your housing or thinking about how you'll never be able to buy a house, or wondering about the property value of the house you do own, it's at the forefront of everyone's mind.

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Part of what comes with living in a city is these questions and concerns—space is at a premium. But with over 1,000 people moving to our city every week and a housing crisis that has left far too many displaced and unable to afford any housing, to say nothing of stable housing, we need to take action now.

My anti-racist values and public health background has always taught me that ensuring safety and stability for the most vulnerable in my community is how we create a city that doesn't leave people behind, that offers generosity in the face of suffering. Affordable housing created for people experiencing homelessness is necessary now.

In Ballard, fear of property value was a chief complaint, but during the time that Nickelsville was situated there, property value not only failed to decline, it skyrocketed. Fear for the neighborhood dominated those public hearings, but two years later, residents of Nickelsville kept their word to leave and did so in spite of the fact that the vast majority of their neighbors—renters and homeowners in Ballard—would have happily invited them to stay.

Instead of giving in to fear, I hope you'll consider that all of us might be just one accident, one health crisis, one layoff away from needing support from our community. If that day comes for me, I'd want to know that people were with me—not against me.

--

Miranda Vargas, MPH  
Neighborcare Health, Clinic Administrator  
University of Washington School of Public Health  
Community Oriented Public Health Practice (COPHP)  
Committee on Oppression, Racism, and Education (CORE)  
miranda.vrgs@gmail.com | 610-952-8704

## LETTER 892

From: Natasha Varner  
Email Address: natasha.varner@gmail.com  
Subject: Fort Lawton

Hello,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

There are at least 11,000 unsheltered people living in this city. We need to take every step possible to fix this crisis and prevent it from getting worse.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to

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recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock. Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.

Natasha Varner

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cont.

## LETTER 893

From: Zoe Vartanian

Email Address: zoevartanian09@gmail.com

Subject: Yes to housing in Fort Lawton!

Hello,

I am writing to say that I approve and strongly encourage the building of affordable housing in Magnolia at Fort Lawton.

I live very close by in Interbay and go on walks to Discovery Park with my dog. I've always wondered what the derelict buildings would be like if they had inhabitants and lamented their uselessness. These buildings could house so much life and bring much needed economic diversity to the ultra-rich, ultra-white neighborhood.

Thank you

-Zoe Vartanian, Interbay resident 98119

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## LETTER 894

From: Lindsay Vigor

Email Address: lindsayvigor@gmail.com

Subject: Affordable Housing

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing, preferably without privatization. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more public and deeply-affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds or thousands more affordable homes, and to drastically rebuild our depleted public housing stock..

Surplus public land should be used for public goods, not sold off to developers. Please move forward with building housing at Fort Lawton - with more homes, and more public ownership, than is currently being considered.

Thank you.

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## LETTER 895

From: Laura Villarreal  
Email Address: lauravill@gmail.com  
Subject: Provide low income families opportunities to succeed in Fort Lawton

Lindsay Masters,

Hello, my name is Laura Villarreal, from the Seward Park neighborhood. I'm with Seattle Tech 4 Housing and am in support of affordable housing development at Fort Lawton.

In our history as Seattleites we've placed value in the ideas of growth, innovation, and opportunity. Development at the Fort Lawton Site provides an exciting opportunity for low income families to thrive in a high opportunity neighborhood.

It's been studied that children that live in high opportunity neighborhoods are over 30% more likely to go to college, 26% less likely to become single parents, and will see, on average, an increase in lifetime earnings of over \$300,000.

Seattle desperately needs to address the current housing crisis by not only building homes on the Fort Lawton site, but evaluating what more can be done to leverage this vacant, unused land to better serve the under represented among us.

I encourage the city to evaluate building more homes on this site, to increase opportunity not just for today's low income families and seniors, but to think about how this could positively impact hundreds of Seattle children and their opportunities in the future. Thank you.

Laura Villarreal  
lauravill@gmail.com  
Seattle, Washington 98118

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## LETTER 896

From: Lada Vishtak and Chris McKeon  
Email Address: ladamagnolia@gmail.com  
Subject: Please Add Fort Lawton to Discovery Park

To Whom It May Concern,  
Please add Fort Lawton to Discovery Park.

- I support a wholistic approach to this redevelopment which includes desperately needed School land
- in order for housing developments to be successful appropriate educational infrastructure must be in place. I support Seattle Public Schools being included in the redevelopment of Fort Lawton
- This development feeds to neighborhood schools which are the most rapidly growing and are already at capacity with over-capacity projections within a few years.
- we support Seattle Public Schools in having an opportunity to control a portion of the development which will enable them to operate play fields which will have immediate benefit to their sports programs as well as support the high demand from recreational leagues. When they are able to identify funding to build a school educational facility in the future, we support the opportunity for Seattle Public Schools to transform this land into a school campus.

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- it is imperative that the City and Seattle Public Schools work together to find every opportunity to support educational infrastructure as the city grows
- The cost of purchasing land is the number one deterrence to Seattle Public Schools being able to keep pace with the growth in student population. This opportunity for the school district to partner with the City for substantially discounted land is unique and our city must ensure that it only be able to house its residents but that there are adequate educational opportunities as well.

Thank you for your time,  
Lada Vishtak & Chris McKeon  
Magnolia Residents

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cont.

## LETTER 897

From: Richard Visick  
Email Address: rvisick@gmail.com  
Subject: support for Fort Lawton redevelopment plan

I live and work in Seattle, and I am writing to express my strong support for the City's vision to redevelop Fort Lawton into affordable and low income housing. This is a very small step in the right direction toward making Seattle livable for more than just the very wealthy. Much more needs to be done, but the Fort Lawton plan is absolutely vital.

Thank you,  
Richard Visick

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## LETTER 898

From: Tina Vivio  
Email Address: tinavivio@gmail.com  
Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Tina Vivio  
tinavivio@gmail.com  
Seattle, Washington 98119

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## LETTER 899

From: Adit Vohra  
Email Address: adit\_vohra@yahoo.com  
Subject: Fort Lawton Redevelopment

Hi there,

My name is Adit Vohra and my e-mail address is: adit\_vohra@yahoo.com. My wife and I live across the street from Fort Lawton (3534 W Lawton Circle) with our 2 sons (ages 5 and 7).

I attended the meeting on Monday, January 9 regarding the Fort Lawton Redevelopment. My comments on the scope of the Fort Lawton Army Reserve Center Redevelopment EIS are noted below.

- Please add a School as an alternative for the Environmental Impact Statement as Alternative 5. With the influx of population into the Seattle area related to the growth of technology companies such as Amazon more and more young families are moving into Magnolia due the proximity to downtown Seattle. As a result, the schools have become overcrowded and a new elementary school is being added. However, the middle and high school capacity issues have not yet been addressed. Additionally, with the move of Expedia headquarters to Interbay, this will result in more capacity issues at the schools in Magnolia as more young families move into the neighborhood. 1
- I DO NOT support Alternative 1. Magnolia is more like a suburb then a city neighborhood. A car is required to access amenities and there is an overall lack of walkability to services such as grocery stores, hospitals, etc. and public transit is not good. These factors do not make Magnolia an ideal location for affordable housing and homeless shelters. 2
- I would support Alternative 2, as I believe that more market rate housing is needed in Magnolia due to the growth of Seattle based companies and overall influx of people into Seattle. Also, for the reasons noted above, construction of homeless and affordable housing at an off-site location would be more appropriate. 3
- My preferred option is Alternative 3 to expand the Park with multi-purpose fields, and affordable housing at an off-site location would be more appropriate. 4

Thank you,  
Adit Vohra  
Mobile #: 408-420-7621

## LETTER 900

From: Ramen Vohra  
Email Address: ramendkdhesi@yahoo.com  
Subject: Fort Lawton Redevelopment

Hello,

My name is Ramen Vohra and my e-mail address is: ramendkdhesi@yahoo.com. My husband and I live across the street from Fort Lawton (3534 W Lawton Circle) with our 2 sons (ages 5 and 7).

With respect to the meeting held on Monday, January 9th regarding the Fort Lawton Redevelopment. My comments on the scope of the Fort Lawton Army Reserve Center Redevelopment EIS are noted below.



• Please add a School as an alternative for the Environmental Impact Statement as Alternative 5. With the influx of population into the Seattle area related to the growth of technology companies such as Amazon more and more young families are moving into Magnolia due the proximity to downtown Seattle. As a result, the schools have become overcrowded and a new elementary school is being added. However, the middle and high school capacity issues have not yet been addressed. Additionally, with the move of Expedia headquarters to Interbay, this will result in more capacity issues at the schools in Magnolia as more young families move into the neighborhood.

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• I DO NOT support Alternative 1. Magnolia is more like a suburb then a city neighborhood. A car is required to access amenities and there is an overall lack of walkability to services such as grocery stores, hospitals, etc. and public transit is not good. These factors do not make Magnolia an idea location for affordable housing and homeless shelters. Additionally, I did some research on-line and the current median income in Magnolia is \$102,100 (Source: <http://statisticalatlas.com/neighborhood/Washington/Seattle/Magnolia/Household-Income>) As such, the affordable rental housing would serve median income households earning \$61,260 (60% of the median income) while the affordable ownership housing would serve households earning \$81,680 (80%of median income). This seems unreasonably high for lower wage earning households and seniors on a fixed income as compared to other neighborhoods in the city.

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• I would support Alternative 2, as I believe that more market rate housing is needed in Magnolia due to the growth of Seattle based companies and overall influx of people into Seattle. Also, for the reasons noted above construction of homeless and affordable housing at an off-site location would be more appropriate.

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• My preferred option is Alternative 3, to expand the Park with multi-purpose fields, and affordable housing at an off-site location would be more appropriate.

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Thank you,  
Ramen

**LETTER 901**

From: Kathleen Volkman  
Email Address: [volkman.kathleen@gmail.com](mailto:volkman.kathleen@gmail.com)  
Subject: Fort Lawton

Hello,

I live in Ballard and my family and I visit Discovery Park frequently.

I am writing to express my strong support for using the Fort Lawton space for affordable and accessible housing. I want to particularly encourage the city to promote affordable family-sized rental housing units (meaning 3- and even 4- bedrooms) and affordable family housing for sale to low income workers. My family is fortunate that we purchased a home before the housing prices really took off here. We have grieved the loss of wonderful friends, 2 full-time working parents with children, who moved away

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almost entirely due to cost of housing in the area. We are standing by in support of other working friends with children who are barely making it in Seattle.

Rental prices recently took a small dip in Seattle, and there are lots of new 1- and 2- bedroom apartment buildings still under construction, but the pressure on housing large enough for a family unit of 3+ people, is going to continue to rise, particularly in this area of north/west Seattle.

Housing families is not just about making it easier for the adults, but about preventing childhood homelessness and disruption in schooling, promoting a safe and active and outdoor childhood. How wonderful would it be to grow up on the edge of a beautiful and educational space like Discovery Park!

Let's use the Fort Lawton land to support the next generation of Seattleites.

Sincerely,

Kathleen Volkman

## LETTER 902

From: Stephanie Vollmer-Juhl

Email Address: one.mama.love@gmail.com

Subject: Fort Lawton Housing Opportunity

To whom it may concern:

I wanted to reach out to you to share with you my thoughts on the possible housing site at Fort Lawton. I implore you to open that site up to affordable housing. I am a single mother of one child with a \$55,000 yearly income who cannot afford to live in my 604 square foot apartment. My daughter is going to Greenwood Elementary and cries when I tell her that we may have to move away from the school because there is not enough affordable housing for us in the area. She has made friends and connections at her school and now we will probably have to move because this city has not handled the increase of people moving here.

The city of Seattle has had plenty of time to prepare and should be considering the amount of people Microsoft brought here in the 80s and beyond. Why do we not have good plans? This should be a no brainer. Now we are at a crisis point. People like me who have a decent salary can't afford to live in Seattle. People making a little less are forced to sell their items to buy a camper and now they roam the streets parking in the neighborhoods, lots of them littering and turning our city into a dump. Please, this is only 239 houses but that is 239 houses for people who need it. There is plenty of housing for people making 70K or more a year. Turn that site into housing.

## LETTER 903

From: Clay Vredevoogd  
Email Address: claykv@gmail.com  
Subject: Add Fort Lawton to Discovery Park

Subject says it all, but Fort Lawton should be added to Discovery Park in whole, or used for a magnet Biology/Environmental high school in part. A rare acquisition such as this should be used to benefit all of the people of Seattle for generations to come, not just a very small subset for which the services are extremely expensive and burdensome due to the location. There are much better places within Seattle to build affordable housing that are closer to services and basic needs such as grocery stores, etc. Use the Fort Lawton property as an addition to Discovery park, or part of it as a magnet High School and the rest as an addition to Discovery Park.

Best Regards,

Clay Vredevoogd

## LETTER 904

From: Nellie Waddell  
Email Address: nellie.waddell@gmail.com  
Subject: Fort Lawton redevelopment

I am appalled that this process has been going on 10+ years. We have thousands of homeless people in this city, as well as lower income people being pushed out of the city by the constant influx of higher income new residents. I am a supporter of housing first. I've been in Seattle since 2005, living about 8 of those years in Ballard. Many parts of this city are undergoing changes and becoming more dense; it's a reality we have to face. I am saddened by the apparent lack of compassion from Magnolia residents who are trying to reject this project. I saw a man on the news the other night worried about how it will be near a park where his children play. I am also a parent, and I find this an unconvincing boogey man argument. The population of this development is mostly going to be veterans and families, and when children are harmed, the perpetrator is usually someone they know. We shouldn't deny people basic human rights like housing because a few vocal people are having irrational fears about their children's safety, or NIMBY crying about increasing density which is something we're all facing and will have to adjust to.

Thank you for taking the time to read my comment.

Catherine "Nellie" Waddell

2813 NW 75th St  
Seattle, WA 98117  
206-788-5292

## LETTER 905

From: Ann K. Wagner  
Email Address: ann.kateri@gmail.com  
Subject: Please build housing at Ft. Lawton

I support the city's plan for housing at Ft. Lawton and would support even more housing being built there. The proximity to Discovery Park is an incredibly amenity for the people who will live there, and housing nearby does nothing to detract from the park. Furthermore, services follow people, not vice versa. I am a Seattle native and was raised in single-family houses in the city, but as an adult--although my husband and I make plenty of money--we proudly live in a multifamily rowhouse with our toddler. It's a great style of denser housing that helps build community and I am happy to see the city pursuing more of it.

Thank you,  
Ann K. Wagner

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## LETTER 906

From: Susan and Jeff Walker  
Email Address: jeffsusanw@gmail.com  
Subject: Fort Lawton site development

We are firmly in opposition to adding more housing to the Lawton site in Magnolia. The plan is a terrible idea for a reason we have never heard voiced. Magnolia has only 3 routes of entry/ departure. In the event of bridge failure during the massive earthquake which has been predicted by UW seismologists we could lose all routes of escape and emergency rescue. The 2 grocery stores would be quickly depleted. We do not have the infrastructure to support a large increase in residents- be it during an emergency or not. Schools are at capacity and mass transit is feeble at best. A small Swedish Physicians Clinic is the extent of our medical services. There are so many centrally located areas without these constraints with ready access to schools, health care, and multiple escape routes and emergency care. And finally, for a more spiritual yet necessary reason- as the city grows our open spaces and recreation facilities are becoming more overcrowded. Thank God the settlers of our city had the foresight to set aside park land. It is essential for both physical and mental health and this is one of the last pieces of land adjoining a beautiful resource for all Seattle- Discovery Park. Please don't let this opportunity to leave this natural asset to future generations. Retail is failing- places like Sam's Club and K- marts are closing- the city should focus on buying up these types of sites for housing and preserve and expand natural spaces. Thank you- Susan & Jeff Walker 3832 24th Av W. 98199.

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## LETTER 907

From: Susan and Jeff Walker  
Email Address: jeffsusanw@gmail.com  
Subject: Against Fort Lawton development

No Fort Lawton development! Annex it to Discovery Park. Sams Club, Sears all going out of business- use sites that are being abandoned in zones with more transit, healthcare, support systems, schools.  
Susan & Jeff Walker

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## LETTER 908

From: Judy Walker  
Email Address: jdawg1945@gmail.com  
Subject: Proposed Redevelopment of Ft. Lawton

City of Seattle Council Committee:

I am writing in support of the proposed redevelopment for Ft. Lawton.

There is no need to point out our region's affordable housing crisis. You are aware and I know how much time and energy is being expended on solutions.

This should seem like a no brainer -there is property, we have reputable not for profit organizations whose life's mission is to serve and lift the boat for under served populations and have success in doing so, and we know we need housing! However, the property sits in an idyllic area and residents of Magnolia are legitimately afraid of what changes this could bring to their neighborhood and therein lies the tension.

While I appreciate and value the concerns of local residents, I cannot in good conscience not support this redevelopment plan.

I am a parishioner at St. James Cathedral and in fact am a member of our Housing Advocacy Committee. Our Cathedral, like many other churches both Catholic and non see and feel the pains of homelessness everyday in our ministries. We are now feeding close to 200 people daily at our Cathedral kitchen, minister to those in crises through our Mental Health Ministries and work with St. Martin de Porres shelter providing additional shelter beds in our Cathedral Hall during the cold, rainy winter months. I have been an overnight volunteer in that Ministry for 18 years and there is nothing more humbling and grace filled than sleeping on my mat on the floor with "the guys." Thinking that there could be permanent housing for anyone we serve gives me hope.

Thank you for all you do as Council members. While your job can be tremendously rewarding, you carry a heavy load and I appreciate your personal and professional sacrifices in carrying out your duties representing all of our city's residents.

Please support this redevelopment and please let me know if there is anything I can do.

Judy Walker  
4910 Fremont Ave N  
Seattle,WA 98103  
206-860-2844 land line  
781-996-9801 cell  
jdawg1945@gmail.com

## LETTER 909

From: Lawrence Wallman  
Email Address: ldwallman@gmail.com  
Subject: Lawton

We have enough crime already around Discovery Park, so Thanks but No Thanks to moving all the vagrants here. Please add Fort Lawton to Discovery Park.

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## LETTER 910

From: Ashleigh Walls  
Email Address: awalls2009@gmail.com  
Subject: Fort Lawton should be added to Discovery Park

Fort Lawton should be added to Discovery Park

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Sincerely,

Magnolia resident  
Ashleigh Walls

## LETTER 911

From: Annie Walters  
Email Address: anniewalters@gmail.com  
Subject: Fort Lawton Low Income Housing

Hello, I am a resident of Seattle. I care about Seattle's low income and homeless populations, and think that the city should move forward with building low income housing at Fort Lawton.

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Thank you,

Annie Walters

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Annie Walters, Associate ASLA

Landscape Designer  
(206) 724-6050  
anniewalters@gmail.com

## LETTER 912

From: Curtis Walton  
Email Address: crtmnseattle@gmail.com  
Subject: Ft. Lawton Redevelopment

I am writing to express support for the proposed affordable housing development at Ft. Lawton. I believe it is important that the city use land it has to provide projects like this. I also believe all neighborhoods around the city should be providing affordable housing options.  
One critic: I would like to see better transit access to this location. I want this project built, but I worry the residents may end up isolated.

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Respectfully,  
Curtis Walton  
Capitol Hill Resident

## LETTER 913

From: Amanda Wanner  
Email Address: amandaeleanore@gmail.com  
Subject: Affordable housing at Fort Lawton

I support this action to create affordable homes in Fort Lawton. People who are homeless and low income are looking for community and stability just as much as people who can afford to buy houses in Seattle. My partner has a good job, but even on his salary we cannot afford to buy a house in Seattle. We are pushed out. There are people in this city that have nowhere else to go. I think if there is land and funds for homeless and low income housing it should be used. It sounds like the city is trying to be smart about it providing counseling, medicaid/ medicare counseling, etc. For families that move in you could work with Family Bike Seattle, Cascadia Bike Club, and G&O family cycling to promote family bicycling in and out of Magnolia (to calm the traffic quarrels). Provide discounts or intensives for people to buy bicycles instead of cars. Between the locks and all of the bike paths in that area it is so easy to bicycle.

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Thank you for fighting the good fight for the people who need it most. If I weren't so lucky to have the friends that I do, my son and I might be homeless as well. I want to see all people thrive in this city.

--

Amanda Wanner  
Nanny,  
Birth and Postpartum Doula @ Cygnet Doula Services,  
Certified Makeup Artist.  
<https://cygnetdoula.wixsite.com/cygnetdoula>

## LETTER 914

From: Amanda Wanner  
Email Address: amandaeleanore@gmail.com  
Subject: Re: Affordable housing at Fort Lawton

I have thought more about my comment and written something more descriptive

"For the last 10 years I have sat in the low income bracket. Struggling as a single person to make rent and feed myself every month. Stuck in lack luster low paying jobs because I don;t have a college degree, and no manner of experience matters if I don;t have that degree. Today I am a mother of one, never married to my child's father. Now I am a low income mother. I have been for the last 4 years. I am luck though. I have built a big beautiful community of people who help take care of my child and I. Currently we live with my friends of 10 years and their two girls. We have a small basement apartment in their house and I make rent every month by bartering, I care for their girls in return we live comfortably. It's a brilliant situation for all of us, but it is lucky in all aspects. You would never know this from looking at me. In my neighborhood, I know my neighbors better then my housemates who own the house. I trade homemade Kombucha for homemade cider with one neighbor, and get honey from another, pick apples from trees from a neighbor across the street, My kiddo even fell in toddler love with an older neighbor girl for a while. At our home I have decorated the front yard as a garden, every spring tending the soil, planting seeds, and growing a lush garden the likes of which get complimented by all who pass it. I am a low income person, and no one in my neighborhood cares about that. I am the face of the people who get pushed out because the Magnolia neighbors don't want low income and homeless people in their neighborhood. I can tell you that I don't bring crime or drugs or even more traffic with me (because I ride a bicycle everywhere). This issue is personal to me, cause someday I may need to find housing that Fort Lawton can provide. All I want, all any low income or homeless person wants is to be in a stable home, apart of a community. We will bring more beautiful diversity and culture to the neighborhood then the Magnolia neighbors give us credit for. Please see me, and see I am your neighbor not your enemy. "

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## LETTER 915

From: Rian Wanstreet  
Email Address: rian.wanstreet@gmail.com  
Subject: Fort Lawton development

This should be made into affordable housing. You know it, I know it. It needs to be done. People will always protest change. It is their absolute default, and has been proven time and time again in politics. But they will get over it.

Build the housing.

Thank you,  
Rian Wanstreet  
Seattle resident, currently spending well over 30% on housing

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## LETTER 916

From: Aiden Ward  
Email Address: aidenward05@outlook.com  
Subject: Fort Lawton redevelopment

I want to respond to the Fort Lawton Redevelopment plan. I reject the housing alternative for this site because it is the wrong location for such a development. I support the position of Friends of Discovery Park and the Discover Park Alliance to add the entire parcel of land to the park. This is the best and most appropriate use of this land. There should be no further development that would disrupt the unique nature and wildlife around Discovery Park and Kiwanis Ravine.

Thank You,  
Aiden Ward

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## LETTER 917

From: Alan Ward  
Email Address: award42@comcast.net  
Subject: Use of Fort Lawton

Subject: Proposed Housing in Fort Lawton

The best use of the Fort Lawton property is to make it an extension of Discovery Park. With an expected population increase in Seattle of between 500,00 and one million people in the next 50 years, Seattle will need all the green space it can find. Further there aren't adequate resources and services in place to support the population you plan to house there. This is a partial list of anticipated/required needs, most of which aren't adequate in Magnolia.

- Health/medical services
- Emergency medical services
- Transportation
- Security/police
- Social services
- Education/schools
- Jobs
- Supermarkets
- Other retail stores
- Restaurants

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An ideal location for the population you intend to serve is the Northgate area. These are some of the services located there.

- New light rail station
- There will be a pedestrian bridge built over Interstate 5 from the light rail station onto the North Seattle College campus
- On that campus is a DSHS office, as well as an Employment Security/ Worksource office. In addition to the light rail station, Metro has a transit center there

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- Medical facilities, including UW/Northwest hospital, and a brand-new branch of the Polyclinic
- Several other medical facilities
- North precinct police station
- Northgate mall, and numerous other retail shops for shopping and jobs
- Brand new schools on 90th and Wallingford Ave. in addition to Ingraham high school

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cont.**

Magnolia offers very few of the above amenities and services. I want to keep this message brief; therefore, I won't detail the shortage of services in Magnolia. My sense is that you wouldn't be considering the Fort Lawton location for the housing if the land weren't "free." Remember, free always has a cost in the long run. Society certainly needs to care for its disadvantaged population; however, they need to be given the services to help them succeed. Isolating these folks in the Discovery Park area is not going to help them.

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Please convert Fort Lawton into an extension of Discovery Park (which serves the entire city). Work with the Arbor Foundation and plant one million trees. We could use the oxygen this would provide. A second sensible choice would be a school. Discovery Park would serve as an excellent "lab" for science courses, in addition to a recreation area between classes.

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## **LETTER 918**

From: Benjamin Ward

Email Address: benjackward@hotmail.com

Subject: Add Fort Lawton to Discovery Park

I write to you because I am against the housing development at Fort Lawton in Seattle. Instead, I agree with the position of Friends of Discovery Park, as well as, the Discovery Park Alliance to add Fort Lawton to Discovery Park. The proposed housing development will have negative effects on Discovery park and wildlife. The citizens of Seattle and future generations deserve better. Don't go through with this irresponsible and short sighted plan. Add this open space to the park and preserve nature. This park will serve thousands of families and foster environmental learning for generations to come.

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Thank you,

Benjamin Jack Ward

## **LETTER 919**

From: Dorota Ward

Email Address: dorotaward@gmail.com

Subject: Fort Lawton

I want to address the Fort Lawton redevelopment. I urge you to terminate the proposed homeless/low income housing at Fort Lawton. I am concerned about the damage this project will cause to our magnificent Discovery park. Preserve the open space and add it to the public park. Once this space is developed it's gone forever depriving us and future generations of the unparalleled benefits of nature in

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an overcrowded city. Magnolia is a secluded peninsula in need of more school space and better public transportation. Build the housing project in a more accessible part of the city that has the amenities and infrastructure to support the new residents.

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I am also very disappointed and angry about the community meeting Jan 9th where housing advocates were bused in by the city and hijacked the meeting. The residents of Magnolia were not given a chance to talk yet we are the ones that will be affected by the over development and traffic congestion from your proposed plan.

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Dorota Ward

## LETTER 920

From: Ian Ward

Email Address: ianward05@gmail.com

Subject: Fort Lawton

I am in agreement with the position of Friends of Discovery Park and Discovery Park Alliance to add Fort Lawton to Discovery Park and not to build any housing on the land. Housing will have a negative impact on the tranquility and nature of our park. Please preserve the open space in this remote location. This will benefit all citizens of Seattle for generations.

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Sincerely,

Ian Ward

## LETTER 921

From: Jay Wardle

Email Address: wardlesathome@earthlink.net

Subject: Fort Lawton property should be used for low income housing

Hi,

I am a Seattle resident, voter, and tax payer. Seattle has a serious homeless problem.

I strongly support using the available site of Fort Lawton for low income housing opportunities.

Regards,

Jay Wardle

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## LETTER 922

From: Lauri Watkins

Email Address: lauri.watkins@gmail.com

Subject: I support low income housing at Ft. Lawton site!

Hello! I am a longtime Seattleite - over 18 years in the community! - and I strongly support low-income housing at the Ft. Lawton site. Seattle is in the midst of a homelessness crisis, we need to try every possible solution that we can! All neighborhoods need to share in addressing this crisis, and this is an opportunity for our city to live our professed values and take care of each other.

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Many thanks!

Lauri Watkins

98122

## LETTER 923

From: Corrie Watterson  
Email Address: corrie.watterson@gmail.com  
Subject: Fort Lawton

I strongly support the use of the Fort Lawton property for low-income housing. There is an incredible shortage of affordable housing in this city, and the idea that the city might turn down free land ear-marked for that purpose is mind-boggling.

The homeless are some of the most vulnerable members of our community, and they should not be denied any chance at a more stable life because they are viewed by some as "undesirable".

Corrie Watterson

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Think big. Be nice. Do something.

~Steph Stone

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## LETTER 924

From: Emily Weaver Brown  
Email Address: emily@emilyweaverbrownphoto.com  
Subject: Discovery park low income and homeless housing

I'm a photographer and I often shoot at discovery park and I love the raw beauty there. My immediate first reaction when I heard about the proposed low income housing was "oh not in my beautiful park". I didn't understand that Fort Lawton wasn't part of the park or that a large swatch of the land would be free if it was used for low income housing. Now that I know the facts I know this is a remarkable opportunity and that the city should take advantage of. Please don't let the residents of magnolia determine policy for the whole city. That space belongs to everyone and their fears are totally unfounded.

Thank you

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## LETTER 925

From: Storme Webber  
Email Address: stormepoet@hotmail.com  
Subject: Discovery Park/Fort Lawton Affordable Housing

Hello,

I am writing to express my wholehearted support of affordable housing in Discovery Park.

We have a housing crisis in this city.

We must act to support our working class citizens.

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This project would address only some of the need, but will make a real difference.

Please do not allow the powerful and wealthy and privileged to scuttle this proposal.

Affordable housing in Fort Lawton/Discovery Park is a great idea, and the time to build it is now.

Thank you for your positive action on behalf of all Seattleites.

Sincerely,  
Storme Webber

<http://www.artinamericamagazine.com/reviews/storme-webber/>  
<http://fryemuseum.org/exhibition/6645/>  
<http://www.stormewebber.com/>

## LETTER 926

From: Beckett Weeks  
Email Address: bweeks1@antioch.edu  
Subject: regarding use of Fort Lawton

I urge you to utilize the Fort Lawton space for affordable housing. Minimum wage has not kept up with inflation, the cost of living in Seattle and across the US grows higher and higher -- affordable housing is desperately needed. Housing is often the key to working through unemployment, substance use, and other difficulties in life. A home means an address to put down when you apply for a job, for medical assistance, for school. The stability of knowing where you will sleep each night, the reassurance of having your own space, and the socioeconomic logistics of having an address are things that many of us take for granted.

My apartment grows mold, it's halfway to being a basement, the fire alarm goes off every time I use the stove, and the cost of rent is more than 2/3rds of what I make in a month. I'm on AppleHealth. I'm on EBT. I am painfully aware that it would not take much for me to lose this depressing apartment and join the homeless encampment that is only a block away.

Please, use the Fort Lawton area for affordable housing. Respectfully,

Beckett Weeks

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Graduate Student in Clinical Mental Health and Art Therapy Antioch University

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cont.

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## LETTER 927

From: Jason Weill  
Email Address: [jason@weill.org](mailto:jason@weill.org)  
Subject: Affordable housing at Fort Lawton

To whom it may concern:

I am writing to express my support for affordable housing at the Fort Lawton site. This site has already been partially redeveloped with dozens of luxury homes, but our housing crisis means that working-class families are increasingly finding themselves out of options to live in Seattle. I urge the city to move forward with housing development wherever our city can support it. The proposed affordable housing site is located near arterial roads, mass transit, and commercial districts, making it ideal for new housing to be added to our city.

Thank you for your consideration.  
Sincerely,  
Jason Weill

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## LETTER 928

From: Heather Weimann  
Email Address: [hweimann@me.com](mailto:hweimann@me.com)  
Subject: Add to Fort Lawton listserv

Hi - requesting to be added to the Fort Lawton listserv.

Thank you kindly,  
Heather Weimann

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## LETTER 929

From: Colin Weinbender  
Email Address: [colinwein@yahoo.com](mailto:colinwein@yahoo.com)  
Subject: Fort Lawton Redevelopment

I am a longtime Seattle resident and I would like to suggest that the Fort Lawton Redevelopment be done as efficiently as possible with respect to tax revenue. The city should create affordable housing using the most cost effective strategy. I believe this can be accomplished by (1) selling the Fort to a private developer and by (2) keeping the neighboring homes property values high.

(1) If Fort Lawton was sold to private developers at market price the city could buy or develop a property already owned by the city with a lower real estate value. This would give the tax payer more bang for their tax dollars in building affordable housing. The area where Fort Lawton is would sell at a premium per sq foot when compared to most of Seattle. Why not buy a area in a cheaper part of town using the money from the sale of Fort Lawton? Examples of alternative areas are the current tent city in Interbay below the Garfield street bridge or the City Light property in Interbay behind QFC on Dravus. These would be more suitable areas to develop. They also would not require expensive demolition fees.

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Affordable housing at one area and a homeless center at the other would be an option if one area is not big enough for both.

(2) The Fort Lawton Redevelopment should also keep property tax revenue from shrinking. The affordable housing and homeless center will lower the property values of neighboring homes and thus shrink the property tax revenue that the city collects. If Fort Lawton was sold to a private developer at a market rate it would not lower property tax revenue it would increase them. The city would now be able to collect property tax revenue from the homes in the Fort Lawton Development and neighboring homes property values would remain unchanged.

Using these two strategies I believe the City can create affordable housing and a homeless center in the most cost effective way. Thank you for your time.

Colin Weinbender

colinwein@yahoo.com

## LETTER 930

From: Michele Weingeist

Email Address: teakandteal@gmail.com

Subject: In favor of using Fort Lawson buildings for low income housing

To Whom it may Concern,

I am a resident of Seattle. My daughter attends school in Queen Anne.

I'm writing to let you know that I am strongly in favor of turning the Fort Lawton buildings into affordable housing and for preserving the land for animal habitat and public park use.

I support this because of recent conversations I've had.

1) I spoke to one of my daughter's former teachers. She is quitting her teaching job at the end of the year and moving because she can no longer afford her apartment a mile from the school. She needs to move farther away in order to find a place she can afford.

2) One of my daughter's classmates has moved two times in two years. Each time he and his single mother have had to move as their low income apartment has been purchased by developers and they've had to find a new place to live.

Our community is not only made up of Microsoft millionaires and Amazon programmers. Our community must also care for our teachers, our bank employees, our wait staff and bus drivers. If people can't find affordable places to live, we will continue to lose key members of our society.

Thank you for your time and consideration.

Michele Weingeist

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## LETTER 931

From: Oliver Weisert  
Email Address: oweisert@gmail.com  
Subject: Fort Lawton/Discovery Park – development

As a home owner and resident of Magnolia I oppose the proposed housing development adjacent to Discovery Park and Kiwanis Ravine and that you support adding the last parcel of Fort Lawton to Discovery Park. Help protect these natural jewels of Seattle before they are destroyed by development.  
Thank you

Oliver  
Oliver Weisert  
2900 25th Ave West  
Seattle, WA 98199  
+1 206 306 4713  
oweisert@gmail.com

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## LETTER 932

From: Gordon Werner  
Email Address: gordon@wa98104.us  
Subject: In support of affordable housing at Fort Lawton

I am writing in support of building affordable housing at Fort Lawton. My building on First Hill is 1/4 of a city block, has 13 floors with 146 units total.

On 1/4 of a city block.

Fort Lawton is like 38 acres. It is beyond EMBARRASSING that we are not building THOUSANDS of units for varied incomes (should be primarily low-income / workforce, but also market rate) along with grocery stores, bodegas, cafes, etc .... In addition, we should look at the potential of building a branch line of Link light rail to the site and increase bus service on the existing routes.

It is unconscionable that a bunch of wealthy predominantly WHITE landowners get to hold the rest of the city hostage over this.

We know affordable housing is the NUMBER ONE issue facing our city ... it effects everything ESPECIALLY homelessness. Here we have a potential solution that can help alleviate a huge portion of this problem ... so lets actually DO IT ... and not just a couple of hundred units ... THOUSANDS.

Thank you.

Please help make Fort Lawton part of the solution for our housing/homelessness crisis ...

Thank you  
Gordon Werner  
First Hill, Seattle, WA

2



## LETTER 933

From: Erica N. West  
Email Address: ewest@thechurchcouncil.org  
Subject: Ft. Lawton Housing Development - PLEASE build affordable housing!

Good afternoon,

My name is Erica West and I am fully in favor of the city's plan to build several hundred units of affordable housing at the Ft. Lawton site. In the midst of an affordable housing and homelessness crisis, this is one crucial step of many that must be taken to properly address our homelessness state of emergency.

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As a community organizer in the area of affordable housing, homelessness and displacement, I think I have some grasp and insight into the scope of the problem facing the city. I would actually encourage the city to seriously consider a plan to build even more supportive, affordable housing than is currently being considered. I understand building incrementally, especially as transit is brought up to scale for the new residents and local businesses spring up in the newly developed area (along with the changing perception I hope to see from some Magnolia residents), but there is ample space for more affordable housing units. As the city considers long term affordable housing development, please keep this in mind.

2

Best,  
Erica N. West  
Community Organizer, The Church Council of Greater Seattle

## LETTER 934

From: Linda Whang  
Email Address: lcwhang@hotmail.com  
Subject: Fort Lawton Redevelopment

Hello,

I am a Seattle resident and I would like to voice my support for the Fort Lawton Redevelopment project. I support housing for low-income residents and seniors. I don't think Seattle should be a place where only rich people can afford to live.

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Thank you.  
-Linda Whang

## LETTER 935

From: Alex White  
Email Address: misterwhite@gmail.com  
Subject: Fort Lawton Housing

To Whom it May Concern:

This message is in regards to the proposed housing development at Fort Lawton. Seattle is facing a housing crisis. Thousands of people are sleeping rough outside, and with rents soaring, there is no end in sight to this humanitarian disaster. The City must move as fast as possible, and in a way that minimizes any potential delay, to build as much public housing on city-owned land as possible. There must be

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housing constructed at Fort Lawton. But the proposed ~200 units is such a massive miss on the potential for the site as to be embarrassing. Councilmember Sawant was correct when she stated that the City must aim higher, and build 2000+ units.

Residents of the area complaining of negative impacts of development are misguided at best, and fearmongering at worst. If the City builds 2000+ housing units, this will increase the feasibility of transit in the area, mitigating traffic concerns. The concentrated development will make it easier, not harder, to site and provide services for residents, such as schools.

Fort Lawton is on an underdeveloped corridor connecting the City's largest greenspace (Discovery Park) and a growing commercial and residential center (Interbay). The former is a jewel in the City's parks crown, and currently difficult to access via transit for residents outside the immediate neighborhood. Citing 2000+ housing units at Fort Lawton will provide access to this park, both directly to the Fort Lawton residents, and indirectly to us all via the associated increase in transit that the development would make feasible and necessary. Interbay is growing, and will be along the planned Sound Transit Link line from Ballard to Downtown. Despite it not being immediately along that line, housing at Fort Lawton would be within a quick bus transfer from the rest of the light rail network. And within walking and biking distance from the growing urban village.

We all benefit from the efficiencies of adding density, and nowhere is it easier to see these benefits than adding density to single family zones of the city. Adding homes at Fort Lawton would add value to the Magnolia and Interbay neighborhoods, by increasing the demand for local commercial and city services, making their provision more viable and efficient. Adding homes to Fort Lawton uses City-owned land to address what must be the top humanitarian priority for the city, adding housing for those who cannot participate in the inflated private housing market. And it does so in an area that would have little if any concerns around displacement and gentrification, which in other neighborhoods would exacerbate, not alleviate, the housing crisis.

The City must act to build housing at Fort Lawton. It should build 2000+ units to maximize the positive benefits of density, and best leverage city-owned land. It must do this as soon as possible. The housing crisis is real, now, and shows no signs of ebbing.

Regards,

Alex White (former Interbay and Magnolia resident, current Central District resident)

**1,  
cont.**

## LETTER 936

From: Jacob Wicks  
Email Address: jacob.m.wicks@gmail.com  
Subject: Fort Lawton Redevelopment

Hello,

I am a Magnolia resident. This is my comment on the proposed redevelopment of the old Fort Lawton site adjacent to Discovery Park.

The Fort Lawton site is unique because of its location next to Discovery Park. The city will never have another opportunity to expand the size of the park. The city should use this land to expand the park, rather than for building housing.

Additionally, an off leash dog area should be added. The community need for off leash areas is not currently being met.

Thank you for your consideration.

-Jacob Wicks

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1/15/18

To whom it may concern,

I am writing to declare support for Alternative 3 for Fort Lawton's redevelopment project.

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This is a terrible location for low income housing – it is very remote and difficult to get to, the schools are beyond capacity and it is hard to get to the services low income residents need to get by.

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Parkland, not housing.

Sincerely,

Raandi Wiebe

3721 27th Pl W Apt 407

Seattle WA 98199-2069

## LETTER 938

From: Jeremy Wilkening  
Email Address: jdwilkening@gmail.com  
Subject: Comment to Ft Lawton DEIS

I have the following comments to the Fort Lawton redevelopment

As a resident of Magnolia, I am writing to fully support the preferred option presented in the DEIS and completely agree with its findings that the creation of affordable housing on the site will have minimal impacts.

The site is well served by transit, namely the 33 bus, which runs frequently and connects to downtown within 20 minutes. The neighborhood has multiple grocery stores and excellent public schools, making it a high opportunity area for lower income families and households.

I have heard some in the neighborhood particularly concerned about school overcrowding. As a parent of kids in the public schools in Magnolia, The addition of this project will have little impact on the schools and also the school district is addressing the overcrowding by constructing Magnolia Elementary and reopening of Lincoln High School. I fully support and welcome kids of this development into our neighborhood schools.

I was particularly struck by the map of Office of Housing investments in Seattle, which showed none in Magnolia. Given that the neighborhood is a high opportunity area, I would further support the City in investigating additional affordable housing opportunities in the neighborhood, either on publicly owned or privately owned land.

Thanks,  
Jeremy Wilkening

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## LETTER 939

From: Susan Wilkening  
Email Address: susiewilkening@gmail.com  
Subject: Fort Lawton Comments

I am in writing in full SUPPORT of the proposal for Fort Lawton to develop it with much needed affordable housing in partnership with Habitat for Humanity and Catholic Housing.

This city is in desperate need of affordable housing across EVERY neighborhood. It is incumbent on all of us to welcome thoughtful affordable housing projects like this one, providing what is a basic human need to those who need it most. Affordable housing makes our city better, more welcoming, more diverse, and safer. I personally am happy to welcome every new resident to Magnolia as part of this neighborhood, and part of the schools my children attend.

Sincerely,  
Susan Wilkening  
2649 W Boston Street  
Seattle, WA 98199

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## LETTER 940

From: Sean Wilkins  
Email Address: seanwilkins@comcast.net  
Subject: Fort Lawton

I am writing in support of the proposed development at Fort Lawton. This city desperately needs more affordable housing. Delaying projects like this harms many in the name of trying to appease a small number of people who are not in any way affected by the housing crisis this city is currently experiencing.

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I would also support any similar effort in other neighborhoods, including Greenwood where I have been a homeowner for nearly 8 years.

Thanks for taking the time to listen. Sean Wilkins

## LETTER 941

From: Steven Wilkins  
Email Address: steven.j.wilkins@gmail.com  
Subject: Fort Lwton

Hello,

I am in favor of the redevelopment of Fort Lawton. As Seattle continues to grow we need to look at projects such as this which make our city more livable for all people. Hope to see this move forward soon.

1

Steven Wilkins  
4411 SW Holly st Seattle

## LETTER 942

From: Jesse Willard  
Email Address: jwillard@gmail.com  
Subject: Housing at Fort Lawton

Dear Lindsay Masters,

I am writing to express my support for affordable housing at Fort Lawton. Now more than ever we need to leverage every such opportunity to house people and do whatever we can to make sure Seattle is a place where people of all backgrounds and tax brackets are welcome. Sincerely,

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Jesse Willard  
1509A 23rd Ave S, Seattle, WA 98144

## LETTER 943

From: Dana williams  
Email Address: dnwllms98@gmail.com  
Subject: Re: Discovery Park proposal

You people have no conception of sacred space--places that have retained their natural, healing attributes, "escape" places where people can go to heal body, mind, soul, and spirit--Discovery Park is one such place and one of the few still accessible to urban dwellers. Every place on the Earth is not meant to be dominated by people, contrary to what you all might believe. Do you ever give thought to why there are so many suicides, cases of depression, mental-emotional dysfunctions, drug and alcohol addictions, violence and nausea? It is because the needs of soul and spirit in this American culture are grossly underestimated and IGNORED. As usual your obsession with covering every inch of open green space with your mind-focused building agendas (schools, structured recreational facilities etc) just completely neglect the essential need to maintain places where people can find solitude, peace, quiet, open spaces that allow FREEDOM OF SPIRIT/MIND/ SOUL. And not just for the children. The Northwest is rapidly losing this unique quality.

Maybe what should seriously be considered is a proposal for ZERO population growth, this place is now lousy with people  
Dana.

1

## LETTER 944

From: Bill Williamson  
Email Address: williamsonb@msn.com  
Subject: Comments Re: Alternative 1 (Preferred Alternative) – Fort  
Dear SEPA Responsible Official:

The following comments are provided to ensure that the impacts to the natural and built environments related to the City's "Preferred Alternative" are fully mitigated and addressed as conditions to any permit approvals made by the City:

Core components of the application 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.
- Development of 238 units of affordable housing on ~7.3 acres, including: 85 units of supportive housing for formerly homeless seniors, including veterans, plus 1 manager unit (Catholic Housing Services)
- 100 units of affordable rental housing (Catholic Housing Services)

- 52 units of affordable ownership housing (Habitat for Humanity)
- Provision of 21.6 acres of park and recreation area, including 2 multipurpose fields (owned by Seattle Public Schools), preserved existing natural areas and conversion of an existing structure to a park maintenance facility (owned by Seattle Parks and Recreation).

1. Phasing of Development & Public Transportation Impacts. Any approval by the City should include a phasing requirement so that dwelling units are constructed in phases to allow King County Metro sufficient time to address off-site transportation and parks impacts and determine if additional AM/PM peak hour buses will be needed to serve this new community. Bus routes 24 and 31/32 are already overloaded during AM/PM peak hours, and adding these additional units will surely adversely impact these bus routes without additional buses being made available to the bus commuting public.

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2. Manager Unit Supervision Is Inadequate. Allocating one (1) on-site manager unit for dealing with the housing needs of 85 homeless seniors that include Veterans is simply inadequate on its face. At least one (1) additional managing unit should be provided to ensure adequate coverage to supervise the housing for the homeless and Veteran seniors.

2

3. Parking Plan and Restrictions on RV Parking. With dilapidated RV's littering City streets and posing a serious health risk to neighborhood residents, RV parking of any type on this site by tenants, owners, and guests, should be strictly prohibited through posted signage; and with authority given to the on-site managers to have these vehicles towed.

3

4. Off-Site Impacts to Discovery Park. The Seattle Parks Department can barely maintain its existing trails and facilities within Discovery Park. Having walked Discovery Park for the last 40 years, it should come as no surprise to the City that both the North and South Loop Trails within the park are so dilapidated that they pose a risk of injury to the walking public. Restrooms are few and far between, overused and inadequate in number and location to support current Discovery Park users. I was ashamed to show these trails to visitors from other states who questioned how a City, such as Seattle, with such high tech growth and tax revenues, cannot adequately manage and maintain the most basic parks amenities and trail system. What if any parks impact assessment has the Applicant or City done to address what will surely be added off-site impacts from "new" users from this development to Discovery Park and the poorly maintained condition of existing parks trails? Will existing trails be maintained? Will added restrooms be added? Will an additional parking attendant at the West Point Outfall be added to police parking areas or a Park Ranger be added to address existing problems of dogs off leash and the existing homeless camps in Discovery Park? Will existing signage be repaired, updated, or even maintained in Discovery Park? Surely, additional parks users with invited guests, that will surely be expected, will overload this already broken Discovery Park trail system. Has this been studied by the City and/or applicant and mitigation measures provide under SEPA. Does the City presently collect Parks Impact Fees from new residential development, and can these fees be employed to address impacts to Discovery Park?

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5. Priority Affordable Housing for Teachers, Police, and Fire Department Personnel. Has the City Attorney's Office reviewed to the proposal and a determination made for prioritizing portions of affordable housing rental units and affordable ownership units for Seattle area (in City) teachers, Police, and Fire Department personnel who we badly need to live in our Metro community in order to mitigate the impacts of this development to the Seattle School District, Police and Fire Departments? A portion of these units should be allocated for this purpose to ensure that these community service providers,

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who are priced out of Seattle's housing market, get a shot of actually living in the City where they work. This could even be done on a lottery basis and would greatly enhance the resident mix of these units.

6. School Impacts. Surely, impacts to Magnolia's overloaded elementary and middle schools will have to be addressed by this project. Ideally, a phasing plan can include odd-setting impact fee contributions to the Seattle School District so that Magnolia's schools can absorb these new families who will surely use its public schools.

Bill & Joann Williamson  
2856 36th Avenue West  
Seattle, WA 98199  
(206) 383-0209

**5,**  
**cont.**  
**6**

4342 - 36 Ave, W.  
Seattle, WA 98199  
Jan. 20, 2018

Lindsay Masters  
Office of Housing  
P.O. Box 94725  
Seattle, WA 98124

Dear Mrs. Masters:

To build units for 240 households in the Fort Lawton area would be an act of depraved indifference committed against an environmentally sensitive area. Please plant trees & other vegetation to provide habitat for wildlife and to protect our environment from further destruction.

We could agree to a compromise by adding housing for families associated with Habitat for Humanity, though fewer than the 52 homes proposed.

Sincerely,  
Olivia Williamson

P.S. Please read  
"This Earth is Precious"

## LETTER 946

From: Judith Windleharth  
Email Address: jwindleharth@gmail.com  
Subject: Affordable Housing

Greetings,

I would like to comment on the proposed plan to build affordable housing at fort Lawton.

I am very strongly in favor of more affordable housing. I am a single mom of two daughters. I have a graduate degree and ten years of experience in my field, and at my best salary I could not afford to pay for child care and rent in this city.

Please approve the proposal for more affordable housing, and help hundreds of working families in Seattle thrive, not just barely survive.

Sincerely,

Judith Windleharth  
840 NE 97th St  
Seattle, WA 98115

January 28, 2018

Attention: Lindsay Masters  
Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

RE: Army Reserve parcel, located adjacent to the NE corner of Discovery Park, City DEIS for the Fort Lawton Army Reserve Center Redevelopment

Dear Ms. Masters,

We strongly believe the best and most appropriate use of the property is to incorporate the entire acreage of the Army Reserve land into Discovery Park (all of the BRAC surplus land west of Texas Way in Section 15, Section 10 south of the Veteran's Administration reserved land and Section 10 southwest of the land reserved for the Veteran's Administration). These lands added to Discovery Park should be managed according to the Discovery Park Master Plan. That was the original intent of the agreement between the military and the City.

These 30+ acres represent a rare and unique opportunity to add substantially to the park. The number of people in Seattle is rapidly increasing at a rate of up to 1,000 people per week. There is already not enough park space per capita for all of these people to recreate and you can see that on a busy weekend in Discovery Park the trails are as packed as those around Green Lake.

The Army Reserve property is uniquely situated between Commodore Park and its Great Blue Heron rookery, Kiwanis Ravine, and the larger green space of Discovery Park. Creating a forested canopy within this site would create a much-needed wildlife corridor between the ship canal, the Ravine and Discovery Park. Turning the Army Reserve site into an old growth coniferous forest would be the least expensive and most acceptable option available to the City, requiring only minimal infrastructure demolition and reforestation investments.

The 30 acre Army Reserve property is a heavily urbanized parcel, consisting primarily of paved surfaces, multiple buildings, and many overlapping fences. As such, it is distinctly unfriendly to the wildlife that live in nearby Discovery Park and Kiwanis Ravine. We urge that the site be developed with the primary objective of maximizing or at least improving the ability of urban wildlife to live within it and migrate through it and between adjacent green spaces.

As with the hundreds of past proposals for use of Discovery Park property, clearly, there are many competing interests for the use of this property. However, as with the proposal to build an ICBM site and a golf course, this proposal for housing is equally egregious for park property.

There is no way that the city can obtain new and urgently needed parkland for its burgeoning population. However, the city has quite a number of properties that are vacant and/or underutilized (even within the Interbay corridor) that would be much more suitable locations for the proposed housing and/or off-leash dog parks, sports fields, etc. Furthermore we do not

support retention/consolidation of the vehicle maintenance shop in the extreme NE corner of the property. Again, there are plenty of other more suitable locations for vehicle maintainance.

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Thank-you,

Marian Wineman and John Rundall  
3611 45th Ave W.  
Seattle, WA 98199

## LETTER 948

From: Andrew Witkowski  
Email Address: [Andrew.Witkowski@boeing.com](mailto:Andrew.Witkowski@boeing.com)  
Subject: Lindsay Masters.....Fort Lawton solution proposal

My family and I would like to speak against idea to develop Fort Lawton area for homeless and low-wage households. I hope that city will listen to us !!!!!

Best solution:

1. • Development of new park spaces that support a variety of uses including active and
2. • Re-use of one of the structures and associated parking as a maintenance facility for Seattle Parks and Recreation.

Other solution (least favorite):

3. Sell Fort Lawton area to developer and profit from sale used to PURCHASE AND DEVELOP in SODO area for homeless and low income housing (close to Harborview hospital, easy transportation to downtown).

## LETTER 949

From: Karleen Wolfe  
Email Address: [karleenwolfe@gmail.com](mailto:karleenwolfe@gmail.com)  
Subject: Discovery Park Housing, ATTN: Lindsay Masters  
TO: Lindsay Masters -- Office of Housing:

I'm writing regarding the proposal to build affordable housing in Discovery Park. I am a citizen of Seattle and live in Rainier Beach.

I worked for 13 years in Discovery Park for the United Indians of All Tribes Foundation. Our offices were first located in the army barracks at Fort Lawton and then eventually in the Daybreak Star Cultural Center when it was built. (I am Native -- Dakota Sioux and Ojibwe/Chippewa -- and Scandinavian -- Norwegian and Swedish.)

I worked in education programs while employed for UIATF, including teaching elementary-aged children and later was the Director of the Head Start program that was located at Daybreak Star. We often used the park setting as our "classroom" for learning. The children loved being outdoors and were engaged learners anytime our lessons took us into the park.

Discovery Park offers something unique and special, and I don't believe there's anything of such magnitude anywhere else in Seattle: a wilderness kind of environment. Our students grew accustomed to the flora and fauna of Discovery Park and learned much about the natural habitat of the Pacific Northwest. We used the park's trails, open fields, forested areas, creeks & ponds, vista points, and the saltwater beaches that border the Puget Sound.

I am now a faculty member at Seattle Central College and I teach in a program called "Early Childhood & Family Studies." We train students interested in becoming teachers. Our program advocates for outdoor

learning. This includes not simply being outdoors, but also learning about what the Pacific Northwest offers, the topography, the flora and fauna, beaches and sea life. I feel it's imperative that urban children learn about the outdoor environment where they live, the place they call "home." Sadly, there are very few places left where they are able to do that. Discovery Park is one of the few remaining places that offers a natural environment as a setting for outdoor learning.

I am also a proponent of developing housing that is affordable for families. I know many are facing challenges in today's housing market and that together as a society, we must work towards making housing available to everyone.

I'm writing to you to share that I DO NOT SUPPORT locating a housing development in Discovery Park. It may not sound like a lot, to use a portion of Fort Lawton/Discovery Park for housing development, but what I fear most is that this will only be the beginning of the demise and loss of something special. If it becomes ruined it cannot be replaced, at least not in our times. We cannot undo the destruction of natural habitat once we've paved and built over it.

This kind of development will bring construction, buildings, cars, people into a pristine setting. And who knows what other things will follow to support the increase in population?

PLEASE DO NOT BUILD AFFORDABLE PUBLIC HOUSING IN DISCOVERY PARK. We might gain a few hundred houses, but we will lose so much more in comparison.

Thank you,  
Karleen Wolfe

**LETTER 950**

From: Shirley Wong  
Email Address: shirls.s.wong@gmail.com  
Subject: Fort Lawton Redevelopment project

Dear Lindsey Masters,

My family and I are residents of Magnolia and live less than a mile away from the proposed low income housing area. I am writing to tell you that we are against this proposal.

We have two children, ages 10 and 11 and have been worried sick at the idea that we could have pedophiles and drug addicts living next to us. I know that not all residents living in low income housing are drug addicts, criminals, pedophiles. I realize, that there are hardworking people that just need help. I wish there is a way to separate out the kinds of residents that will occupy low-income housing but there isn't. And because there isn't, I am not able to support this. Magnolia simply does not have the volume of law enforcement to support the increased crime that this will bring to our neighborhood.

If you haven't visited the area that they are proposing to use, I implore you to visit. You will see that public transit is not easily available. You will see that we simply do not have the infrastructure set up. The closest grocery store is Metropolitan market (35 minute walk away) which they will not be able to afford. The other option is Albertsons, it's 55 minute walk. Doesn't it make sense to build low income housing in a more centralized location?

Thank you for taking the time to listen.

From,  
Shirley W.

**1,  
cont.**

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## LETTER 951

From: Mary Wong  
Email Address: healthteanut@gmail.com  
Subject: Ft Lawton development

I am a resident of Magnolia for the last 14 years, I am totally opposed to your plan of building low income housing in this beautiful natural habitat of ours. By doing so you will destroy the ecosystem, cause major pollution, traffic, and devalue our neighborhood. This park is here for everybody, especially the future generation, to enjoy. Please add Ft Lawton to Discovery Park and keep it as a Park. Do not mess it up! We will appreciate your consideration. Thank you. Mary Wong Sent from my iPhone

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## LETTER 952

From: Kjerstin Wood  
Email Address: kjerstinwood1@gmail.com  
Subject: Support of Fort Lawton

Hello -

I am writing to express my support of development of affordable housing units at Fort Lawton. Our city faces enormous challenges in getting unsheltered individuals and families into safe and secure housing, and I hope you will make the right decision to repurpose land for a meaningful and worthwhile endeavor of restoring the health, hope and dignity of the many people who benefit from redevelopment. Thank you for your consideration, from a 3rd generation Seattleite and someone who benefited from affordable housing growing up.

Best,  
Kjerstin Wood

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## LETTER 953

From: james woodley  
Email Address: jamesnwoodley@gmail.com  
Subject: housing at Ft Lawton

By all means, BUILD HOUSING AT FT LAWTON!

If I may, please build more than is in the plan.

The community benefit of housing people living on the streets and providing housing for those in danger of being priced out of Seattle, FAR outweighs any concerns that have been put forward by those opposed.

This is a matter of will and morality.

We have the means and we have the land.

Please use it for more housing.

Thank you.

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## LETTER 954

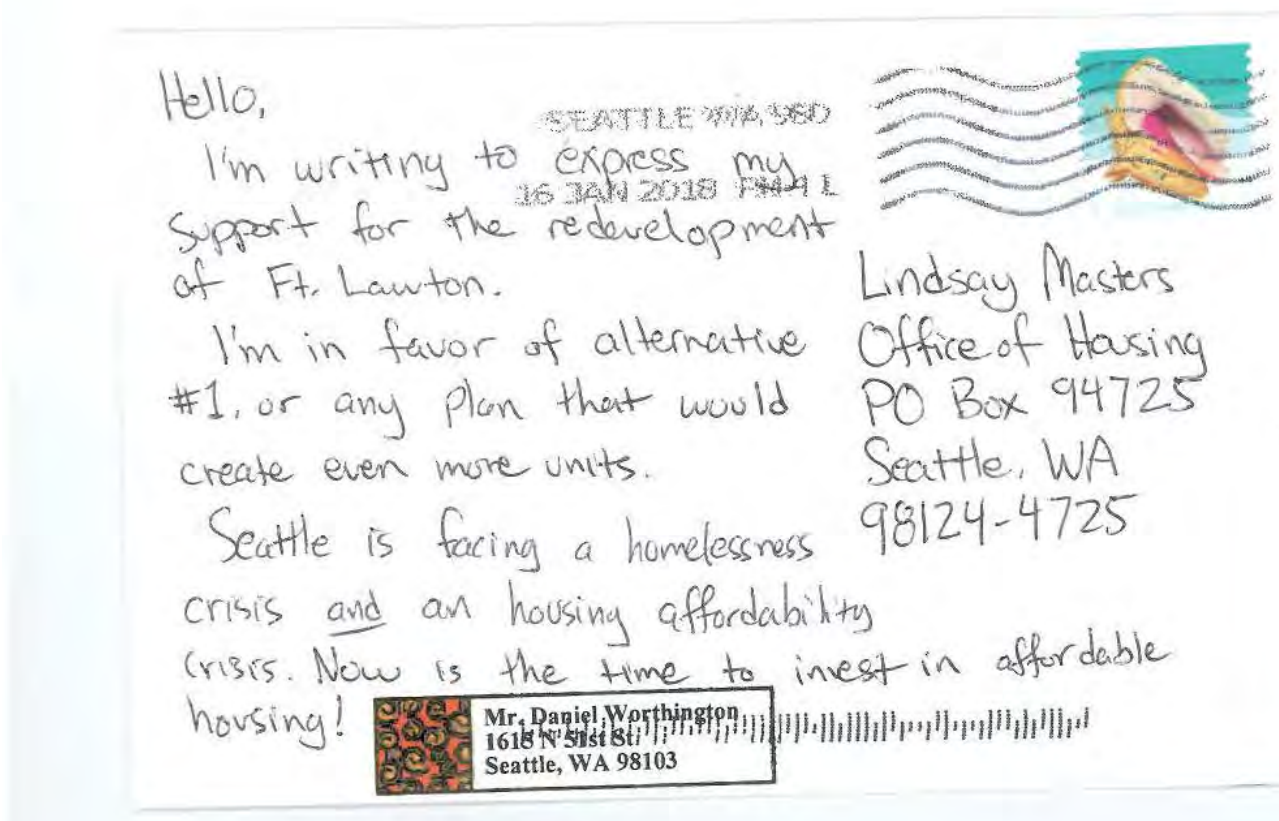
From: Nancy Worssam  
Email Address: ngworssam@gmail.com  
Subject: Discovery Park/Fort Lawton

Something must be done about the homeless problem in Seattle. That is understood, but please, please don't destroy, reduce, or endanger the wonderful gifts of nature which we are so lucky to have. Some things are sacrosanct.

Nancy Worssam 2439 36 Ave. W. Seattle 98199

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## LETTER 955



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## LETTER 956

From: Shane Wyatt  
Email Address: swyatt5@comcast.net  
Subject: FORT LAWTON ARMY RESERVE CENTER REDEVELOPMENT DEIS

I am voting for Option 3.  
Thank you  
Shane Wyatt

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## LETTER 957

From: Tom Wyliehart  
Email Address: tom.wyliehart@gmail.com  
Subject: Fort Lawton housing project

I am not a Seattle resident, but I work here and used to live in Queen Anne. I strongly support the proposed use of Fort Lawton to provide housing opportunities to the many low-income, disadvantaged, and homeless members of our community. Please choose the path that would uphold Seattle's reputation as a progressive city and demonstrate forward thinking leadership in these times of increasing disparity and countless systemic barriers to social and economic mobility for poor and low-income people. Please favor economic justice over the arguments of the wealthy and privileged who seek to maintain their isolation from the realities of the have-nots in our community. It is the responsibility of government to work for all of the people.

1

## LETTER 958

From: Zhu Zhu Xiao  
Email Address: zzx@u.washington.edu  
Subject: Fort Lawton affordable housing is win, win

Lindsay Masters,

Housing at Fort Lawton is a win for:

- affordable housing for low income
- much needed increase in overall housing supply

I don't want Seattle to turn into Bay Area 2.0, where teachers and janitors can't afford to live. Please study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Zhu Zhu Xiao

[zzx@u.washington.edu](mailto:zzx@u.washington.edu) Seattle, Washington 98105

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## LETTER 959

From: Pauline Yerkovich  
Email Address: yerkovichpauline@hotmail.com  
Subject: FLARC Development

I grew up in Lawton Park neighborhood and live in it today. My family came to Seattle five generations ago. I whole heartedly feel it will go down in history as a colossal mistake not to follow the wishes of the Friends of Discovery Park. This opportunity to add more park space to our city will never happen again. It is bordered by a stable community that is invested in keeping it a welcoming place of peace and escape from our ever growing city. To introduce a very unstable population to the border of our greatest park would only diminish its current stability and the surrounding neighborhoods.

1

The plan to provide housing without screening for criminal history especially those with known mental illness and sexual abuse or assault in close proximity to two preschools is unacceptable. The language surrounding the responsibilities and enforcement of the proposed development is vague. The Magnolia neighborhood has seen a rise in crime and less coverage from available police personnel.

2

The neighborhood of Magnolia is unique in its entry and exit points. One of our main access points (Magnolia Bridge) is in disrepair and there is currently no funding to make improvements or replace it. If and when it is closed that leaves only two other access points that feed to 15th Avenue only a few blocks apart. Our Gilman overpass entry passing Fisherman's Terminal has been altered to create more intense bottle necking with the addition of the bike lanes. This would be the most used access of residents of any new development.

3

Magnolia residents are at the mercy of the Ballard Bridge operations and the growing traffic created by new developments on 15th Avenue and Elliott. It is also directly impacted by Viaduct backups.

Magnolia's density is already oversaturated in areas that use this main entry and exit point.

As a Seattelite, I have watched the city that I love deteriorate to a heartbreaking state. The inability of our city leaders to identify problems, take effective action and make proactive decisions to protect our city from the irreversible outcomes of development without big picture vision leaves me distrustful of their motives and competence. I do not trust any option other than to protect the park and extend its footprint.

4

I attended the meetings and was disappointed in the inability to feel heard by my representative Sally Bagshaw.

Sincerely,  
Pauline Yerkovich  
yerkovichpauline@hotmail.com  
(206) 284-0187

## LETTER 960

From: Larry Yok  
Email Address: larrytyok@outlook.com  
Subject: Ft Lawton Redevelopment Plan

I write in support Alternative 1 of the Ft Lawton Redevelopment plan. The Ft Lawton site is a built up area and I believe building housing there would not affect the natural beauty and recreational uses of the adjacent Discovery Park.

Larry Yok

3321 36th Ave W

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## LETTER 961

From: Janet Young  
Email Address: youngj1973@gmail.com  
Subject: Support Affordable Housing at Fort Lawton

Lindsay Masters,

Firstly, I congratulate the City of Seattle for their proposed plan for affordable housing at Fort Lawton. I know that you are meeting resistance from some Magnolia neighbors who are concerned about the mixing lower income people into this wealthy neighbor.

I write in support of your current plan - please continue to resist these ideas that some of our neighborhoods be enclaves for the rich: a healthy society is one in which we have heterogeneous neighborhoods, where citizens of all backgrounds and income levels share space and interact. Furthermore, I urge the City to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers. Please prioritize the creation of more affordable housing: this may require bold steps, and higher taxes - I fully support the idea that those of us who can afford it (myself included) contribute to creating a more equitable society.

The City's Preferred Alternative for Ft Lawton devotes the large majority of the land to recreation and surface parking. This passes up an opportunity to build many hundreds more affordable homes: please consider bolder plans for this surplus public land.

Thank you - sincerely,  
Janet Young  
Janet Young

1

2

## LETTER 962

From: Melinda Young-Flynn  
Email Address: melindayoung12@yahoo.com  
Subject: Comment on Fort Lawton Army Reserve Center Redevelopment

Hello,

I'm unable to make the public comment event on Tuesday night, so I'm writing now to urge you to move forward with efforts to build affordable housing at the Ft. Lawton Army Reserve Center site. As our city continues to face a homelessness and affordability crisis, this is an excellent use of this land.

I am a long-time renter in Seattle who is fortunate to have good landlords and a manageable commute to my job downtown. Too many people are not living the same experience. Our city must take steps to ensure everyone has the opportunity to afford a roof over their head in this city. Low-wage workers in particular in Seattle should not be forced to live in Federal Way and spend several hours a day on buses getting to work.

I lived right next to Lake City Court, the 2011 green-built affordable housing complex, for a number of years and I found it to be a great experience. The complex was well kept up. There were lots of young families there, with kids playing in the playground regularly. All of my interactions with the people who lived there were positive. And I never once felt unsafe when I was walking by the complex. I was happy to know that the City of Seattle was providing this kind of living space for families who are below the poverty line and for seniors and people with disabilities on fixed incomes.

Using this land in Magnolia for affordable housing is quite simply the right thing to do - economically, for the sake of our communities, and for the sake of the well-being of the people in our city who have been left behind by the economic growth and wealth that many long-time residents of Magnolia and Ballard enjoy. I hope that the Office of Housing does the right thing and moves forward even if there is a strong NIMBY outcry.

Thank you,  
Melinda Young-Flynn  
Seattle, Washington

## LETTER 963

From: Krysta Yousoufian  
Email Address: noreply@123formbuilder.io  
Subject: Krysta Yousoufian says: We need more affordable housing in Fort Lawton!

Dear Office of Housing staff:

This email contains comments on the Fort Lawton DEIS.

We're grateful to you for being a champion of affordable housing and human services, and we share your deep concern for vulnerable Washingtonians.

As you know, the city of Seattle faces two humanitarian crises: homelessness and climate change. It is clear from the project outline and the DEIS that the city has considered the Fort Lawton project mainly as it pertains to housing affordability; it failed to consider the scope and immediacy of the climate

emergency. This has led to a recommendation of an absurdly small number of units of affordable housing on the Fort Lawton Site.

For just two or three more years, we have the chance to avoid making the world a strikingly harder place, because we have the chance to forestall the most devastating effects of climate change. In Seattle, this means that we absolutely cannot afford the trend of working people being pushed out of the city and into ever-longer and higher carbon commutes. This disparity will only increase as Seattle leads on climate while surrounding areas lag. Put simply, a speedy move to a much more dense, walkable, and livable Seattle is one of our last best chances for meeting climate goals for Seattle and the region.

In this context, we believe that the DEIS and the project plan needs to consider the following:

- The project plan and the DEIS should include an alternative with much higher density, comparable to the density of other affordable housing projects in the city. Ideally the increased density should apply to all types of housing on the site, including the affordable ownership housing (Habitat for Humanity).
- For each alternative, the DEIS needs to consider and compare, over the lifetime of the buildings, the GHG contribution of people living in a dense, transit-rich urban environment, compared to the long single-car commutes and high-carbon lifestyle if working people are pushed outside the city -- the “Auburn” alternative discussed in the hearing on January 9th.
- For the affordable ownership housing (Habitat for Humanity), the Habitat deed restriction should ensure that the housing remain as affordable housing even if re-sold, and that there is the opportunity for redevelopment at increased density while retaining housing ownership for the Habitat owners.
- If the site is ultimately developed at the very low density of 238 units on 7.3 acres, building plans should as much as possible allow for additional buildings or increased height to be accommodated on the site in the future.

We also urge that the city move quickly to develop the “alternative” Talaris site -- affordable housing should not be an either/or. Affordable housing at the Talaris site, within walking distance of the UW light rail station, can be a big climate win as well.

Sincerely yours,  
Krysta Yousoufian

**LETTER 964**

From: Jennifer Yu  
Email Address: jyu2013@gmail.com  
Subject: Affordable Housing in Fort Lawton  
Hi,

I'm writing in support of the planned affordable housing project in Fort Lawton. Building more housing is central and critical in our fight against the growing housing and homelessness crises. Ideally, we would be building more than 240 units in Fort Lawton, but 240 is better than zero.

Best,

Jennifer Yu

1,  
cont.

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1

2

## LETTER 965

From: Iulia Zavodov

Email Address: iulia.zavodov@gmail.com

Subject: Fwd:

Good day Honorable Council members and City of Seattle employees,

I was given one minute at 1/9 meeting, so I would like to submit my message electronically in its entirety.

I would like to advocate for the affordable housing project while hearing out all the concerns of neighbors in attendance who are worried about their safety and the potential for the drug abuse problem.

I represent my Habitat for Humanity Homeowners Association in Snoqualmie, where I have been serving as a Treasurer of the Board for the last three years.

I'm here to assure greater Magnolia community that fine folks like me fit nicely with the affluent Snoqualmie Ridge community and won't shatter your sense of security and can only enhance your well-being.

We are a 50 single family units development, all owned by folks like me, carefully screened and selected by Habitat for Humanity.

My neighbors are now proud Americans born in the following countries:

- Vietnam
- Somalia
- Ethiopia
- Mexico
- El Salvador
- Venezuela
- Jamaica
- Nigeria
- Ivory Coast
- Moldova
- Ukraine
- MOSTLY America, with a few local valley residents, including Native Americans. We have

neighbors of the following occupations:

- Early childhood education professionals
- Higher education professional
- Pharmacy assistant
- Small business owners
- School bus driver
- Storage manager
- Social workers
- School teacher
- Medical assistant
- Bank teller
- Military veterans
- Nurse
- Construction workers

- Food service workers
- Retail managers
- Freelance fashion model

30% of our income goes towards mortgage and we enjoy an opportunity to invest the rest of the income in our kids, local businesses, our our church/ mosque/ synagogue.

We had had senior neighbors who saved enough equity to invest in the house elsewhere, which they bought for cash. Our crime rate is no different than the rest of the Snoqualmie Ridge.

We recently had a drug abuse problem with one family [it can happen with anyone, mind you, including very rich families!] and Habitat for Humanity worked with the neighbors to buy their house back. As a result, troublesome neighbors sold their house and moved out, and another family is about to move in. Our housing development is quiet, well maintained and friendly. Neighbors take turns serving on the Board for our Homeowners Association. We do summer picnics on Fourth of July and in August, celebrate weddings, graduations and birthdays together in our community center, and trick or treat with our kids on Halloween. We celebrate Christmas, Ramadan, and Rosh Hashanah, the kids play together outside and we get along fairly well.

We are grateful for the sense of safety and stability gratned by Habitat for Humanity's donors, volunteers and community partners.

Thanks for your support to the affordable housing project!

I'll conclude with a quote from other speaker: Everyone needs a home!

Respectfully,

Iulia Zavodov

253-448-3115

36935 SE Gravenstein Ct

Snoqualmie, WA 98065

**1,  
cont.**

## LETTER 966

From: Marc Zawislak

Email Address: marc.zawislak@gmail.com

Subject: Support Bold Action for Affordable Housing at Fort Lawton

Lindsay Masters,

I am writing to urge the City of Seattle to study an option for Fort Lawton that includes dramatically more housing. Seattle's housing shortage has reached crisis levels: low-income households are being pushed out of the city, and the most vulnerable are falling into homelessness in record numbers.

In the midst of this crisis, the City should be considering bold steps to create more affordable housing. Instead, the City's Preferred Alternative devotes the large majority of the land to recreation and surface parking, passing up an opportunity to build many hundreds more affordable homes.

Surplus public land should be used to serve the needs of the people of Seattle. And there's no greater need than affordable housing. Please study an option that makes full use of Fort Lawton for housing.

Thank you.

Marc Zawislak

marc.zawislak@gmail.com

3256 22nd Ave W

Seattle, Washington 98199

**1**



## LETTER 967

From: Kathy Zeim  
Email Address: kathyzeim@gmail.com  
Subject: Fort Lawton Redevelopment – Support

To Whom It May Concern,  
I strongly support redeveloping Fort Lawton to provide affordable housing and services for people in need.

-Kathy  
Kathy Zeim  
2301 NE 55th St  
Seattle, WA 98105

1

## LETTER 968

From: Julia Zelman  
Email Address: leaena@gmail.com  
Subject: Fort Lawton DEIS

Hello,  
I wish to submit a comment emphatically in favor of building low-income housing on the land at Fort Lawton. In the midst of the current homelessness crisis, this is the right and humane thing to do.  
Best regards,  
Julia Zelman

1

## LETTER 969

From: Susan Zeman  
Email Address: susanzeman8@icloud.com  
Subject: Fort Lawton housing

I am writing to encourage you to PLEASE build affordable housing at Fort Lawton near Discovery Park. I love parks, and wish we had more of them, but we need affordable housing even more. Many of us agree that we love the vibrant and diverse Seattle we have known so well in recent decades, and are heartbroken at how quickly and thoroughly working class families are being pushed out of our community.

Please build affordable housing at this location. We have a long way to go, but this would be a solid step in the right direction.

Susan Zeman  
98118

1

## LETTER 970

From: Lu Zeng  
Email Address: preludeinz@gmail.com  
Subject: I support affordable housing at Ft. Lawton.

Hi Office of Housing,

I am writing to express my strong support for building affordable housing at Ft. Lawton. I urge the City to expand the scope of the EIS to cover an additional option where more housing is constructed so that more of our lower-income and formerly homeless neighbors can have access to stable, affordable housing.

I believe that the City has a moral obligation to take bold action to address the crisis of homelessness and housing insecurity that is afflicting Seattle and our entire region. The answer to homelessness is housing, and Ft. Lawton is as good a place as any for it; transit service can adapt to serve the new residents.

The demand for housing for all income ranges is greater than Seattle's current housing stock can accommodate. But this gap is the greatest for the households with the lowest incomes — individuals and families making 0-30% AMI. According to the Housing Development Consortium, in 2016 Seattle was short by 17,161 units for households in this bracket, and this gap will widen to 27,481 units by 2030 if we don't act now.

To close this gap, I believe the City should be building low-income housing in every neighborhood of Seattle. Option 1 at Ft. Lawton is one small step in the right direction. We can't wait any longer. Please approve and expand upon option 1. Housing is a human right.

## LETTER 971

From: Josh Zimmerman  
Email Address: zimmerj6@icloud.com  
Subject: Fort Lawton

I support the use of Fort Lawton for the purpose of housing.  
Josh Zimmerman

## LETTER 972

. From: Patricia and William Zoberst  
Email Address: kaleokahu@gmail.com  
Subject: Citizen Comments on Fort Lawton Army Reserve Center Redevelopment Draft EIS

Dear Ms. Lindsay Masters and Whom Else It May Concern:

My name is William Zoberst. I am a 38-year resident of Seattle. My wife and I live at 4532 36th Avenue West, which is directly across 36th Avenue West from this planned development.

In our opinions, the proposed redevelopment will have disastrous consequences on our small sub-neighborhood which consequences have been ignore or minimized in the Draft EIS.

\*\*\*Our sub-neighborhood bounded by Government Way to the south and 36th Avenue West on the north, consists of approximately 150 single-family residences. These homes' ingress and egress is,

almost exclusively via 36th Avenue West. Adding 238 new residences will more than double the size of our community, and more than double traffic and other infrastructure burdens. No provision is made in the EIS for preserving, let alone mitigating this huge increase in population.

2,  
cont.

\*\*\*Nor does the Draft EIS deal adequately with street connections. Historically, none of the cross streets (W McCord, W Fort, etc.) communicated with the Reserve Center property. Connecting any of these cross-streets would require huge changes to traffic control (most are completely uncontrolled now), which would raise serious safety issues.

3

\*\*\*In our opinion, any redevelopment should strive to preserve the physical barrier (the existing berm and security fencing) that protects our sub-neighborhood on its west side. All traffic to and from the Reserve Center Property should remain on West Texas Way, not be shunted onto #6th Avenue West.

4

\*\*\*Nor does the EIS deal with the synergistic negative impacts of other new and planned City and developers' projects. The recent bike lane expansion has already seriously disrupted vehicular traffic onto and off of Magnolia, and as the huge new multiunit apartment buildings near Dravus come on line, the impacts will only grow insufferable. The routine development pattern here in our neighborhood is razing existing single-family residences and replacing them with two much larger homes. The neighborhood is already growing faster than the rare infrastructure improvements can accommodate. And now you seriously think the neighborhood and its services can support another doubling?

5

\*\*\*Property crime in our sub-neighborhood is already high. Magnolia has ONE SPD officer assigned to it. The EIS is woefully inadequate in its treatment of the effects of placing any housing--let alone low-income housing--in this more-or-less unpoliced community.

6

\*\*\*I have seen what I believe is a Taylor's Checkerspot, *Euphydryas editha taylori*, on the Reserve Property grounds. This grassland butterfly is officially listed as endangered, yet no mention of its population or its preservation is mentioned anywhere in the draft EIS. Building 238 homes on its habitat would be another step toward the butterfly's extinction. Moreover, insufficient treatment has been given to disturbing nesting areas of the falcons, herons and eagles that call the place home. This is significant--these birds have few other places to go, and this Property is their natural habitat.

7

\*\*\*In our opinion, the Draft EIS has failed utterly to consider other, less-harmful, non-housing options which would better mitigate all of the above. Examples include:

---Utilizing the existing campus as a hospital, school, occupational/life skills center, or City office or maintenance facility, e.g., Parks or Fire.

8

---Restoring the Property to its natural state as a wildlife habitat and buffer.

9

---Developing the Property as an extension of Discovery Park, that can be connected by trail to Commodore Way, the Locks, and Shilshole

10

Finally, we must object strenuously to the way this housing proposal was handled on many, many levels. Why was this placed under the aegis of Housing in the first place? Why were residents in the immediate environs not solicited for their opinions? Why is this redevelopment being pushed to the exclusion of REAL methods of dealing with homelessness?

11

Thank you for your consideration. We would like answers to the issues raised above. I am attaching a pdf version of this letter for your response.

Sincerely,  
William & Patricia Zoberst

## LETTER 973

From: Leah Zoller  
Email Address: leah.zoller@gmail.com  
Subject: Affordable Housing near Fort Lawton

To whom it may concern:

I would like to express my opinion about the potential affordable housing project near Ft. Lawton in Magnolia. Simply put, Seattle needs more housing, and we need to focus on building affordable housing (with rent caps and based on income) and housing for people who are homeless, as well as naturally affordable housing. Market- rate housing is not affordable, and benefits only the wealthy and investors who rent out badly needed housing as vacation rentals.

My partner and I are professionals in education live in a tiny but "naturally affordable" apartment that eats up 1/3 of our income. The benefits of living there is that we save money since we don't need a car, and we're close to transportation to go to work. Like many other "old Millennials" we're unable to save to own property and always one rent-hike away from being forced to leave our home. Although we technically make too much to qualify for affordable housing (despite the fact most of our income goes to taxes and health insurance before it ever gets to us), we once had even less than we do now, and we want all neighborhoods in Seattle to invest in the future of the city by helping others make rent and have stable housing. Seattle does not belong to the wealthy; it belongs to the people who keep the city running. It belongs to people who are precluded from stable housing because of high rents, the wage gap, and discrimination.

Please consider building a park and affordable housing on this site, and thank you for your time.

Leah Zoller  
leah.zoller@gmail.com  
pronouns: they/them/theirs



Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Charles Bond

Address

1766 N Northgate Way  
#F

Telephone/E-mail

dar\_swiftbladed@hotmail.com

Comments:

Please Zone Higher!

Why not build this like Yester Terrace?

- more units
- more mixed income
- more demand for better bus service :)

You folks have a lot of support in the city for more housing now. More than you know.

The crisis is extreme, let's build to meet it!

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

Comments on the Draft EIS can be given verbally at the public hearing or in writing at any time during the comment period, which ends on January 29, 2018. Written comments can be sent to:

**Mail:** Lindsay Masters  
City of Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov



Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Kate Brunette

5955 Rainier  
Ave S 98118

206 914 0794

katebrunette1@gmail.com

Comments:

(OPTION 1)

I SUPPORT AFFORDABLE HOUSING @ FT LAWTON

I strongly support investing in affordable housing for veterans, formerly homeless seniors and workforce housing. Land cost is one of the biggest barriers to affordable housing construction in our city, so we must use our available public land wherever and whenever possible to build affordable housing. In a homelessness and crisis housing crisis, we cannot afford not to build affordable housing.

Please build OPTION 1 (and include more housing if possible)

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

206 691 3030

Tony Bulpin 2926 West Lynn Street ~~Tony@seattle~~

TONY BULPIN@  
COMCAST.NET

Comments:

I HAVE ATTENDED EVERY ONE OF THESE  
PUBLIC HEARINGS AND I AM EXTREMELY DISAPPOINTED  
ON HOW THE PROponents OF THE PROGRAM TO  
BUILD AFFORDABLE HOUSING ARE THE ONLY ONES  
WHO HAD A CHANCE TO BE HEARD  
UNFORTUNATELY OUR MAGNOLIA RESIDENTS  
WHO WERE COULD NOT BE HERE OR  
EVEN ENTER THE ROOM AS IT WAS FILLED  
WITH THOSE OPPOSED TO US HARD  
WORKING MAGNOLIA RESIDENTS.  
I GREW UP IN MAGNOLIA AND LOVE  
MAGNOLIA WE DESERVE A VOICE AT  
THE TABLE. PLEASE GIVE US A VOICE

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**E-mail:** OH\_Comments@seattle.gov





**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

Lindsay Butler 2509 Piedmont Pl. West Seattle, WA 98199

Comments:

greenmt@comcast.net

I am in support of the low-income and veterans housing in the old Fort Lawton space if and only if the following safety and logistics details are addressed.

1

1) Ability to have coverage for AMBULANCE, FIRE and police (right now it feels as if we do not have enough police in Magnolia.)

2

2) Access to transportation, including safe Roads and Bridges for ALL to use, new and old residents of Magnolia, and increase bus service.

3

3) Reasonable access to Veteran's Services from the Fort Lawton Site. The VA offices are a LONG WAY away from the Fort Lawton site.

4

Increasing the population in Magnolia without addressing the above issues means setting the project up for failure. If the issues can be addressed, while the project is being built, I say go ahead. But only IF.

5

Thank you, L. Butler

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**E-mail:** OH\_Comments@seattle.gov





Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Kristina Cronquist 3410 West Blaine St 206-320-7536  
KMCROONE@gmail.com

Comments:

Why did you not request Blaine School Auditing  
would have provided room for all to attend & hear.

Why is ~~ever~~ everyone chosen to speak from one of  
the housing coalitions. This is not an open  
forum to hear input it is obviously set up &  
a farse.

Want to get details on plan Seattle ~~is~~ is  
willing to commit to finding / providing space for  
these students. Plan for improved bus service  
to support population in need of <sup>public</sup> transportation,  
plan for improving or adding capacity to our  
small outdated community center. With some  
commitment there this large development would  
be acceptable & not just @ PR dump.

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov



Fort Lawton Army Reserve Center Redevelopment Draft EIS  
COMMENT FORM

Name

Address

Telephone/E-mail

MIKE ELIASON

206.816.4168

Comments:

I SUPPORT AFFORDABLE HOUSING AT FORT LAWTON  
I ALSO SUPPORT MARKET RATE HOUSING AT FORT LAWTON  
BUT THE NEED IS GREAT WE SHOULD GO BIG  
WE SHOULD ADD 2,800 HOMES, NOT 280. THE REGION  
CAN HANDLE IT. THE NEIGHBORS WILL ADAPT. BETWEEN  
THE TALAMON, ROOSEVELT RESERVOIR, AND F.T. LAWTON SITES  
COULD EASILY CARRY 2500-4000 HOUSING UNITS EVEN  
KEEPING HALF OF SITES AS OPEN SPACE PARKS  
THIS IS THE STANDARD IN EV. COUNTRIES WE  
MUST MEET THE NEED!

1

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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**E-mail:** OH\_Comments@seattle.gov



**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

Rob Fusco

601 NW 49th St.

fusco rob@gmail.com

Comments:

Projects like this need to be aggressively pursued, not just in Magnolia, but in all Seattle neighborhoods.

There is no bad neighborhood for affordable housing. The best outcome to prevent socioeconomic segregation is to integrate gov't built housing in a variety of places.

The housing crisis in Seattle has gone since past the point where market rate solutions will help. We need government built, funded, or subsidised housing now.

~~Alternative~~ Alternative 1 appears to best help the low income residents of Seattle. We need projects like this, not just in Magnolia but every neighborhood. Put a project like this on every hill & in every valley in Seattle as soon as possible.

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov



**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

Adrian Fussell + Diana Yelton

512-809-0221  
978-470-4790

Comments:

3425 25<sup>th</sup> AVE W. #424  
SEATTLE, WA, 98199

Both of us fully support this plan for affordable housing and parkland in Fort Lawton-

We regularly take walks with a dog and go for trail runs at Discovery.

The current land is not being used and would be perfect for affordable housing. Please consider building more than approx. 200 units!

Thank you

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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**E-mail:** OH\_Comments@seattle.gov





# Fort Lawton Army Reserve Center Redevelopment Draft EIS

## COMMENT FORM

Name

Address

Telephone/E-mail

Tim Gould

(206) 675-0691

### Comments:

Projects that build clustered housing have the opportunity to include services and attributes to benefit the new residents that fill this housing as well as nearby existing residents. So it is with the Ft. Lawton redevelopment proposal where economies of scale enable many housing units to be constructed along with grocery, pharmacy, other stores, and assorted health & wellness services that benefit any special needs residents who are designated a priority for the new housing.

The emphasis on lower-income households and affordable housing units is exactly what the city needs in this time of escalating housing costs and crisis of homelessness. Meeting the housing needs of seniors, veterans, and veterans, both of which may have special health and medical needs, is an important aspect of the project. Providing for these needs is the least that the city can do.

More housing units are needed than are contemplated in the alternative considered. Build a thousand or more units at the Ft. Lawton site and ensure 500+ are available for people at <50% AMI. The development of the additional housing should be done in a way that integrates it into the street grid of the neighborhood, and not be separated as a "campus" like setting. The additional housing needs to be blended with the neighborhood while building community within that new housing through services provided to low-income & those w/ special needs.

City funding for more transit service by Metro is a key piece of infrastructure to add to this project.

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

Don Grant

4614 S. Warsaw St  
Seattle 98118

206 353 9740

Comments:

Please build affordable housing for  
the homeless at the Fort Lawton site.

Thank you!

1

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Heather Herbst 601 NW 49th st. hherbst25@gmail.com

Comments:

I am in support of Alternative 1 of this project. We need affordable housing in all neighborhoods of Seattle. We need to use more government land to build public and affordable housing as it's too expensive to buy land in Seattle. I was ~~disappointed~~ disappointed that some of the old Naval housing turned private and are now million dollar houses.

I think both Alternative 1 and also the Talaris site should be developed for affordable houses to allow for more public/affordable houses in to the city which is needed!

We can not longer have a net in my neighborhood thought when it comes to affordable houses. Now we suppose to have people work in the service industry and be able to live where they work.

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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City of Seattle Office of Housing  
PO Box 94725  
Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov



Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Tim Hesterberg 2628 31st Ave W 206-398-9207  
enviro@timhesterberg.net

Comments:

We need housing.  
We need affordable housing.  
" " " " in Magnolia.  
We are a better society when we have diverse people living  
together, not segregated by income and race.  
Wealthy people who live near those who aren't wealthy  
are more compassionate, they donate more to charity.  
People lose their fear of "those other people" they don't know.  
Imagine the value for children of being able to volunteer  
to help build these habitat homes, alongside the homeowners.

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

MD LORDMAN 4414 Montana C. West mdanielherdmane  
gmail.com

Comments:

shame on you all. It is embarrassing  
How you stacked the first sessions w/ paid  
employees & volunteers directly financially affiliated  
w/ this project. & later limited input from  
"Regular" attendees. Again shamefull.  
I will never support anyone associated w/ this.  
Which is a shame as I support housing here  
& I live in Discovery Park. I want more housing  
but the self-satisfaction at such a weak attempt to  
address homelessness is disgusting.

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

Melissa Hyatt 3402 32nd Ave. W. Melissah@TridentSeafoods.com  
Seattle, WA 98199

Comments:

As a Magnolia resident I support maximizing the use of Ft. Lawton for affordable housing. 1

Have courage to expand this project and get it shovel ready by this summer. 2

DO NOT SELL ANY OF THIS LAND!!!

This should be for the working poor. Cap people's income to get in at \$50,000 ea. for 2 residents per unit with bedrooms with doors. Put a school below the building and a laundry mat with a bar below the other and a gym below another. 3

Mix apartments w/ townhouses all for rent not to own. As people's income goes up, increase their rent to one third of their income until they can afford market rate and move out and new people move in.

Working Poor need this. We have enough programs for the homeless, make this for workers.

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Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov

Thank you!  
-Melissa





Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Cheryl  
Jacobs

3218 33rd Ave W  
Seattle WA 98199

cjacobs@nacarchitecture.org  
206-817-1816

Comments:

I am an advocate for a STEM school at this site. The site is adjacent to what could be a very ~~great~~ special educational opportunity. Hazel Wolf in North Seattle is too far north to be an option for Central Seattle families.

Regarding the 6 acres possibly set aside for a school, is that amount sufficient? Has SPS been involved in any feasibility studies to know if that is realistic? Making the site for a school appropriately sized is essential for its success.

Please do not overlook this opportunity to involve future generations in learning right in Discovery Park.

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**  
**COMMENT FORM**

Name

Address

Telephone/E-mail

SONIA LEI

2101 N 35TH ST

IELANOS@GMAIL.COM

Comments:

THIS IS AN AMAZING OPPORTUNITY TO CREATE MUCH NEEDED HOUSING FOR  
OUR UNSHELTERED NEIGHBORS. IN A PLACE WHERE PROPERTY VALUES CONTINUE  
TO BE AN OBSTACLE TO DEVELOPMENT, FORT LAWTON IS A PERFECT  
SOURCE OF CHEAP LAND! PLEASE CONSIDER ADDING MORE HOUSING.

1

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Zach Lubarsky

1201 Boylston Ave

516 965 4044

Comments:

Hi, my name is Zach and I'm a member of  
Seattle Tech 4 Housing. Thank you for preparing low income  
housing, but I believe we can be bolder. Consider an  
alternative for a high rise. And for those concerned,  
please consider making Ft. Lawton an urban village  
so transit, restaurants, ~~bars~~ and grocery stores to come to the  
area. Thank you.

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Jon MEIER

2617 1<sup>st</sup> Ave N  
98109

jonmeier59@gmail.com

Comments:

I support the redevelopment so that homeless and low-income housing options are expanded in Ft Lawton. This is a unique opportunity to expand these options in the City of Seattle.

I support Alternative #1 (preferred).

1

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

GABRIELLA MÖLLER 1526 NW 64<sup>th</sup> ST, 98107 gabriella@seanet.com

Comments:

I attended the public hearing on Jan. 9 2018 to hear what the community has to say about this proposed redevelopment, to understand the nature of the opposition, and to voice my support. I was pleased to see the overwhelming support for alternative #1, and I would like to echo those who said the only problem with this option is that it is not bold enough. I do not understand the reasons for proposing only a few hundred units rather than several hundred or even thousands, but I strongly encourage the city to build more affordable housing wherever and whenever possible. I also support the city's active preservation of parks and green space in Seattle and the Fort Lawton alternative #1 does this perfectly. This is an opportunity not to be missed.

I also support the proposal to develop the Talaris site for more affordable housing.

Thank you for all the work you are doing to bring more affordable housing to Seattle.

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Seattle, WA 98124-4725

**E-mail:** OH\_Comments@seattle.gov





**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

*Sue Olson*

*2002 33rd Ave W*

*206-2855687*

Comments:

*I am in favor of Alt #1 EXCEPT I* | 1  
*would favor MORE units to serve* | 2  
*more people.*

*Thank you!*

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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Seattle, WA 98124-4725

**E-mail:** [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)





Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Elizabeth Poh 3736 W Commodore Wy Seattle 98199 206-383-6499 elizabethpoh@gmail.com

Comments:

I am a homeowner on Commodore Way, which is very close to the proposed development site. My family and I strongly support Alternative One. We would like to see more diversity in our neighborhood and we feel this is a win-win situation for the neighborhood and the community as a whole, which has such a dire need for public and affordable housing. We have young kids who will also benefit from living and sharing our neighborhood with more seniors, veterans, people of color, and people from diverse socioeconomic backgrounds.

Please move forward with the project ASAP.

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**E-mail:** OH\_Comments@seattle.gov



Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

DAVE SCHULDT  
617 N 48TH ST  
#1  
daveschuldt@yahoo.com

Comments:

ASA MEMBER OF THE TRANSIT RIDERS UNION I  
STRONGLY SUPPORT OPTION 1 WHILE THIS AN  
ISOLATED LOCATION AND SOME ~~PEOPLE~~ PEOPLE  
MAY HAVE TROUBLE GETTING TO SERVICES WE  
HAVE TO USE THE LAND WE HAVE. THE GOOD  
THING IS THIS IS A GREAT LOCATION FOR  
KIDS TO PLAY.

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

GEORGE SCHWEIKART 33RD AVE W gschweikart@gmail.com

Comments:

The area of Magnolia & QA need more schools.  
A STEAM/STEM school for K-8 or High,  
depending on other school age revisions, should  
be in the preferred Alternative. Any new  
families joining the neighborhoods or this new  
housing development will need seats - preferably  
not in portables.

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

RANDY Simon 2617-1st Aven.  
Seattle 98109

RANDYSimon82@  
gmail.com

Comments:

I support the redevelopment of the Ft. Lawton  
Army Reserve Center.  
Seattle has become a city that is unaffordable  
for all one of our residents. A healthy  
city supports all income + economic  
levels. Please support  
We need more affordable housing  
to create a healthy city.  
I support ALTERNATIVE 1-D  
Thank you.

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**Fort Lawton Army Reserve Center Redevelopment Draft EIS**

**COMMENT FORM**

Name

Address

Telephone/E-mail

Daniel Sohn

3023 22<sup>nd</sup> Ave W

danielrsohn@comcast.net

Comments:

I am a Magnolia resident and I support this project. If anything, it needs to be bigger! This is a rare opportunity to take out the biggest cost of a housing project - the land.

This crisis is only going to get worse if we do not begin to think big. The next recession could come at any moment, and that would put this project forever out of reach.

Please do not cave into the demands of a tiny slice of very fortunate homeowners - this city and park belong to all!

I am a homeowner myself, and I live right on a bus line that would serve this development. You'd think I might be the very picture of a person who would oppose this project but life has taught me to be grateful for what I have and work to raise up the less fortunate.

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✓

Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Lyon Terry 4323 24th Ave W lyonterry@yahoo.com

Comments:

Homelessness and affordable housing and mixed income neighborhoods must drive this decision.

I am a parent and a teacher in Magnolia. My/our kids must see, know and support people who are less fortunate. In Magnolia we live in a bubble of privilege (mostly white too,) we can do better. we must do better. Our kids should not live in a bubble.

I support the preferred option.

Transportation and other infrastructure needs must be addressed as well. Please work in partnership with Metro.

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Camilla Walter

1433 NW 64th St Apt 302

914-329-2945

Comments:

I support Alternative 1 because we need to keep our neighborhoods accessible to all. As Seattle becomes more divided, we have the opportunity to provide homes that are permanently affordable to all — we have a responsibility to create a livable community. The more housing we can create now the better poised we will be as a city to accommodate equitable growth.

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Fort Lawton Army Reserve Center Redevelopment Draft EIS

COMMENT FORM

Name

Address

Telephone/E-mail

Heather Weimann 3708 W. Commodore Wy hweimanne@me.com  
Seattle, WA 98199

Comments:

As a 15 year resident of Magnolia,  
and a neighbor to this development,  
I am in full support of Plan #1  
at Fort Lawton.

Thank you.

The Fort Lawton Draft EIS is available for viewing at: <https://www.seattle.gov/housing/ft-lawton>

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In the Matter of:

Draft EIS Hearing

PUBLIC HEARING - DRAFT EIS

01/09/2018



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SEATTLE OFFICE OF HOUSING

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Fort Lawton Army Reserve Center Redevelopment  
Draft Environmental Impact Statement  
Public Comments

---

6:00 p.m.

January 9, 2018

Magnolia United Church of Christ

3555 W McGraw St

Seattle, WA 98199



REPORTED BY: JACQUELINE L. BELLOWS, CCR 2297



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**PUBLIC MEETING TESTIMONY 1 - LAURA VILLARREAL**

NUMBER 1: All right. Hi. My name is Laura Villarreal. I live in the Seward Park neighborhood. I'd like to say thank you to you, City staff, and to Council Members Bagshaw and Mosqueda for being here tonight.

I'm here tonight in support of building affordable housing at Fort Lawton and to encourage the City to think about building more with this amazing vacant space that can be given to the City at no cost if it's used for affordable housing. In our history as Seattleites, we place value in the ideas of growth, innovation, and opportunity. Seattle definitely needs to address the current housing crisis in an innovative way. We're not only building homes on the Fort Lawton site but by evaluating what more could be done to leverage this land to better serve the underrepresented Seattleites among us.

Development at the Fort Lawton site provides an exciting opportunity for families to thrive in high opportunity neighborhoods. It's been studied that children that live in high opportunity neighborhoods are over 30 percent more likely to go to college, 26 percent less likely to become single parents, and will see on average an increase in lifetime earnings of over





1       \$300,000. I encourage the city to be bold in building  
2       more on this site to increase opportunity, not just for  
3       today's low income families and seniors, but to think  
4       about how this could positively impact hundreds of  
5       Seattle children and their opportunities in the future.

6       Thank you.

**PUBLIC MEETING TESTIMONY 2 - TERRY COOK**

7               NUMBER 2: My name is Terry Cook, and I live  
8       on Government Way, right next to the proposed  
9       development. And I'm here to speak in favor of the  
10      City's proposed plan, although I'd like to note that I'd  
11      also be in favor of any plan that adds more housing to  
12      this place and I'd also be in favor of developing the  
13      Talaris site as well for additional housing.

14             Some people here may be concerned about  
15      potential changes to our neighborhood as a result of  
16      this proposal. But I'm here to say that I think that  
17      these changes would actually help retain the essential  
18      character of our neighborhood. When my husband and I  
19      moved here 16 years ago, we had to work hard to convince  
20      our friends that Magnolia contained normal people and it  
21      was not just some wealthy enclave. And it was true.  
22      Our neighbors included people like teachers and retired  
23      people and people who worked in retail.

24             Now our house is worth 250 percent of what it  
25      was when we bought it. And we all know that Seattle



1, cont.

1

2

3

1, cont.



1 wages have not increased that much. Adding affordable  
2 housing at Fort Lawton will allow normal people with  
3 normal jobs to continue living in our neighborhood.

4 In the past, I have heard concern at meetings  
5 like this about substance abuse in this potential  
6 development. Substance abuse is a real and serious  
7 problem. But limiting access to housing does nothing to  
8 address the root causes of those problems. We should be  
9 working together to find real solutions to those  
10 problems and not just arguing about affordable housing.

11 Last I'd like to say what I think this  
12 development could do for our neighborhood. I picture a  
13 North Magnolia with little shops that are actually  
14 successful and maybe a place that I could go and get  
15 takeout if I didn't have time to make dinner. I picture  
16 our beautiful Discovery Park easily accessible to kids  
17 across all economic backgrounds just by walking out  
18 their front door.

19 I picture a Seattle where people of a diverse  
20 range of jobs and incomes can continue to live together.  
21 This project is just one small step, and much more needs  
22 to be done. But it is one step in the right direction.

23 Thank you. **PUBLIC MEETING TESTIMONY 3 - VINCE STRICHERZ**

24 NUMBER 3: My name is Vince Stricherz, and  
25 I've lived in West Seattle for 30 years. I am here to

1, cont.

1



1 speak in favor of the favored proposal for Fort Lawton  
2 because I believe it speaks to the highest ideals of the  
3 people of Seattle, namely to make sure that everyone has  
4 access to decent, affordable housing.

5 We all know the urgent nature of our housing  
6 affordability and homelessness issues. In 2016 one of  
7 every 15 kids in Seattle Public Schools was homeless.  
8 Now we have learned that Seattle's median home sale  
9 price in December was more than 14 percent higher than  
10 just a year earlier. As rents and home prices rise,  
11 more and more people we depend on to make our community  
12 function every day -- food service workers, custodial  
13 staff, even young people returning from college with  
14 hopes of settling in their hometown -- are being priced  
15 out of the market.

16 I've been a Habitat for Humanity volunteer for  
17 the better part of two decades. I've worked on homes in  
18 various parts of Seattle as well as Renton, Sammamish,  
19 and Pacific. In the first decade of the 2000s, Habitat  
20 built three developments in West Seattle. Now, I'm not  
21 great at construction. But I'm really proud to say that  
22 I worked on all three of those developments. I would  
23 challenge anyone to drive down those streets and try to  
24 pick out the Habitat homes. Even today as I drive by  
25 them, I marvel at how well they blend into their

1, cont.



1 neighborhoods.

2 In 2009, Catholic Housing opened Santa  
3 Teresita, a complex of 26 two- and three-bedroom  
4 apartments in West Seattle. Santa Teresita provides  
5 permanent shelter for previously homeless families. But  
6 again, if you were to drive by, you would just think of  
7 it as an apartment complex. It blends in very well with  
8 the neighborhood.

9 The families who live in those apartments,  
10 just like those living in the Habitat homes, have become  
11 part of the fabric of the community. They work. They  
12 go to school. They go to church. They shop. They're  
13 neighbors.

14 Later this year or early next, if everything  
15 goes according to plan, Habitat will begin a new project  
16 in Lake City. It will be the first time since 2014 that  
17 Habitat has done new construction in the city, mostly  
18 because affordable land is scarce.

19 Now we have this wonderful new opportunity at  
20 Fort Lawton for us to come up with meaningful long-term  
21 solutions for these issues. We need people in all parts  
22 of the city to embrace the highest Seattle ideals. We  
23 need to stand up and say: Yes, in my backyard.

**PUBLIC MEETING TESTIMONY 4 - CHARLES REDELL**

24 NUMBER 4: My name is Charles Redell. I'm a  
25 small business service owner here in Seattle and a

1, cont.

1



1 renter. I used to be a homeowner in Magnolia. But when  
2 I sold my condo at a profit, I was priced out of the  
3 housing market in town. But I'm lucky. My wife and I  
4 found an apartment we can afford, and we have a landlord  
5 we can trust.

6 In the 22 years I've lived here, I've watched  
7 Seattle become a truly big city with all of the benefits  
8 and the issues that can bring, such as the need for  
9 175,000 affordable units today and expected 225,000  
10 needed in 10 years. This opportunity to build  
11 affordable housing at Fort Lawton is the kind of unique,  
12 affordable, valuable, and long-term opportunity a city  
13 should jump at.

14 When I took part in the one-night count of  
15 homeless people in Seattle a couple of years ago, I  
16 learned firsthand how vital it is that our city and all  
17 of its communities come together and take advantage of  
18 every resource we have at our disposal to address our  
19 housing crisis. That night I worked with women and men  
20 without homes who wanted nothing more than to be seen as  
21 contributing members of our community. But without a  
22 regular home, even that relatively simple desire was  
23 near impossible to fulfill.

24 In Fort Lawton, we have an invaluable  
25 opportunity to support our neighbors who need help and

1, cont.



1 who will give the most back to our city or, in the case  
2 of homeless veterans and retired people, already have.  
3 I urge you to support the plan to build affordable  
4 housing at Fort Lawton. Thank you.

**PUBLIC MEETING TESTIMONY 5 - ERIN HOUSE**

5 NUMBER 5: Good evening. My name is Erin  
6 House, and I am coalition and outreach manager for  
7 Seattle Forever One, a broad coalition united on a  
8 foundation of support for the housing affordability and  
9 livability agenda. You hear from us often on policies  
10 that impact housing affordability. And it's just really  
11 exciting to be able to come out tonight to support a  
12 wonderful project that would actually provide homes for  
13 so many of our neighbors who need them. And really this  
14 is what it's all about: Prioritizing publicly-owned  
15 surplus and underutilized land for affordable housing is  
16 a highest impact recommendation.

17 Land for housing in Seattle is limited and  
18 expensive and often hard to acquire for affordable  
19 housing development. A common refrain that I hear among  
20 affordable housing developers and advocates is that we  
21 have the capacity to create high quality homes for those  
22 who need them in Seattle; however, site acquisition  
23 remains a barrier and a challenge. Yet the need only  
24 continues to grow.

25 Utilizing publicly owned land, like the Fort

1, cont.

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1 Lawton site, which would come at no cost to the city, is  
2 a critical way to provide opportunities to create high  
3 quality affordable housing in this competitive market.  
4 Let's leave Seattle as a welcoming city and move forward  
5 with this long overdue plan and continue to prioritize  
6 publicly owned land for affordable housing to meet  
7 Seattle's growing housing needs.

1, cont.

8 Thanks so much for the opportunity to comment.  
9 **PUBLIC MEETING TESTIMONY 6 - ELIZABETH JAMES**  
NUMBER 6: Hi. My name is Elizabeth James.

10 And I'm a Ballard resident, and I'm also a founding  
11 member of Speak Out Seattle, which is a nonpartisan  
12 group of residents formed to advocate for holistic  
13 solutions to urban problems including homelessness.

14 I support bringing more affordable housing to  
15 all of Seattle's neighborhoods including Fort Lawton.  
16 We all know the reason that we need more affordable  
17 housing. But we also need to do it in a holistic way  
18 where we plan as we go to provide the infrastructure and  
19 not just build the housing and hope that the  
20 infrastructure follows.

1

21 I believe that all of the three options,  
22 options two to four, are just not acceptable. Option  
23 one, I think, it's a little bit of an isolated area.  
24 And I'm concerned there's no transit. There's not any  
25 restaurants. There's not any grocery stores or anything



1 nearby. And I would think that, with the value of the  
 2 land -- I checked out property values there. And some  
 3 houses with just a 4,000-square-foot lot are selling for  
 4 875- in the last year.

1, cont.

5 And what we should do is to build partial. I  
 6 totally agree with having all three options there. But  
 7 maybe we want to leverage some of that land and sell it  
 8 for market rate as well so that we encourage restaurants  
 9 and businesses to move into the area at the same time.

2

10 Thank you. **PUBLIC MEETING TESTIMONY 7 - JEFF SNYDER**

11 NUMBER 7: Hello. My name is Jeff Snyder.  
 12 I'm here as a member of the Democratic Socialists of  
 13 America. I believe that housing is a human right. We  
 14 are two years into a homelessness and housing  
 15 affordability crisis in this city. In a crisis, we help  
 16 each other out. In a crisis, those who have more to  
 17 give give more. We live in a city where housing is so  
 18 expensive that our mail carriers, our grocery clerks,  
 19 our social workers, and our teachers are often one  
 20 paycheck away from homelessness.

1

21 We'll need tens or hundreds of thousands of  
 22 units of affordable housing over the next 10 years to  
 23 meet our needs. If we can't develop 238 units in free  
 24 land with amazing nonprofit partners, how can we begin  
 25 to address this crisis? If we can't turn abandoned



1 buildings and a parking lot into housing for those most  
2 in need, what kind of city are we?

3 In this context, what we have got here is an  
4 unconscionably unambitious plan: Housing for 500 in a  
5 29 acre area. In the middle of a crisis? Developing  
6 such a small piece of the parcel is not doing nearly  
7 enough. We need to build far more. We need to develop  
8 both the Talaris site and at Fort Lawton.

9 Let's talk about neighborhood character. I  
10 want to live in a neighborhood where people lift up  
11 their houseless neighbors rather than try to keep them  
12 out, to dehumanize them, to pretend they don't exist. I  
13 get it. It's hard to see people suffering when you have  
14 a roof over your head. It's hard when your every need  
15 is met to consider the needs of others other than  
16 yourself but not nearly as hard as living outside.

17 We are in a church here. A church's highest  
18 commandment is to love thy neighbor. I suggest you try  
19 it.

#### **PUBLIC MEETING TESTIMONY 8 - ADEN NARDONE**

20 NUMBER 8: My name is Aden Nardone. I live in  
21 Ballard. I am not opposed to developing housing on this  
22 beautiful piece of property: Affordable, low income,  
23 market rate. I have a bit of a problem with the concept  
24 with the 85 units for the seniors and the veterans and  
25 formerly homeless. There's dire lack of transportation

1, cont.

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1 in this area. And there is absolutely -- well, not  
2 absolutely but very little opportunity for the residents  
3 to take a walk, to go get a cup of coffee, go down and  
4 buy a little roll of paper towels. It's -- I almost  
5 feel like we're putting people in internment camps.

6 Sandpoint was -- excuse me, ma'am. When I  
7 finish speaking, you can have your turn.

8 When Sandpoint was developed, there were no  
9 affordable grocery stores in the area. Fifteen years  
10 later, they are still waiting. They do have a 7-Eleven  
11 they can walk to. Mercy is now putting in a new  
12 development in Sandpoint that's going to have  
13 market-rate, affordable, and low income. And hopefully  
14 it will encourage more businesses, coffee shops, so that  
15 people have a place to walk to.

16 I think isolating people in an isolated area  
17 with limited opportunities for socialization can have  
18 some negative impacts. I didn't read anything on the  
19 EIS that spoke of about a dog park. I don't have a dog.  
20 I enjoy dogs. They don't take -- the dog parks don't  
21 take up a lot of room. They're a great social activity.  
22 It encourages people to walk. It encourages people to  
23 get out and visit and meet their neighbors. How can you  
24 not smile when you see one of those goofy dogs?

25 Thank you.

1, cont.

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**PUBLIC MEETING TESTIMONY 9 - NICKI OLIVIER HELLENKAMP**

1                   NUMBER 9: Good evening. And thank you for  
2 the opportunity to speak with you tonight. My name is  
3 Nicki Olivier Hellenkamp. And I'm the mobilization and  
4 policy manager with the Housing Development Consortium,  
5 Seattle King County.

6                   HDC is a nonprofit membership organization,  
7 representing 150 private businesses, nonprofit agencies,  
8 and public partners who are dedicated to the vision that  
9 all people should live in a safe, healthy, and  
10 affordable home in a community of opportunity. HDC  
11 fully supports the affordable housing being developed at  
12 Fort Lawton, alternative one in the Draft EIS. And we  
13 strongly encourage the City to move forward with this  
14 vision. **1**

15                   With extraordinarily low vacancy rates for  
16 both homeowners and renters, the Seattle housing market  
17 is increasing inaccessible for people with low and  
18 moderate incomes. The Fort Lawton property presents an  
19 incredible opportunity to leverage surplus federal land  
20 to help meet our community's urgent need for affordable  
21 homes for seniors, veterans, and families.

22                   Developing new affordable homes at Fort Lawton  
23 is an important step toward our shared goal of making  
24 sure that everyone in our community has a safe, healthy,  
25 and affordable home. Thank you.



**PUBLIC MEETING TESTIMONY 10 - RACHAEL LUDWICK**

1           NUMBER 10: Hi, my name's Rachael Ludwick. I  
2 live in North Beacon Hill. I'm actually a tech worker.  
3 I've been here, in the city, for almost eight years.  
4 And I'm here to speak in support of this project because  
5 I believe we should be building housing like this in  
6 every neighborhood in Seattle and every place that we  
7 possibly can.

8           I'm extremely concerned about carbon pollution  
9 and long-term sustainability of human life. Increasing  
10 urban density is one of the most important and most  
11 effective ways we can actually do to actually attack  
12 that problem. We should build this. Every home we  
13 don't build is a family that we're pushing out of the  
14 city.

15           If we don't build homes here, we're pushing  
16 people into circumstances where they have to live in a  
17 way that increases pollution, where they have to move  
18 farther from their friends and families. If we don't  
19 build here, we harm the environment of the entire  
20 region, we harm the environment of the entire world.

21           But, like some other folks have said, I  
22 actually ask: Why are we only going to build 200 units  
23 here? Why can't we build more? Around the world,  
24 cities like Vienna prove that we can build beautiful,  
25 green mixed projects with thousands of units on land



1 like this. If we build only a few hundred, we'll miss  
2 out on a chance to make a dramatic improvement to the  
3 lives of everyone in the city and the entire region.

4 We should build large projects like this in  
5 every spot we can in Seattle. We need many, many more  
6 thousands of units. They need to be affordable, and  
7 they need to be thousands more. Every home we don't  
8 build is a home that is a human being, a family, that is  
9 forced to move further away. They are going to be  
10 forced to live a more polluting lifestyle. And we'll be  
11 harming everyone and denying them the benefits of living  
12 in our wonderful city. Thank you.

**PUBLIC MEETING TESTIMONY 11 - DIMITRI GROCE**

13 NUMBER 11: My name is Dimitri Groce, and I'm  
14 here to voice my support for redeveloping Fort Lawton to  
15 make space for affordable homes for the community. I  
16 believe children deserve a fair chance to succeed in  
17 school and life. And that is only possible when a  
18 family has an affordable home to stay in.

19 I was born and raised in Seattle. And when my  
20 dad lost his job when I was 12, we were evicted and  
21 became homeless for several months. We didn't have  
22 family here to help us. My dad relocated here when he  
23 came out as a veteran. So when I got to stay with  
24 friends, my dad had to sleep in the moving truck,  
25 something that still sticks with me today every time I

1, cont.

1



1 have to move, which is quite frequent in Seattle.

2 We eventually transitioned from our  
3 voucher-paid hotel to a transitional home here in  
4 Magnolia, right off Thorndyke, which was -- although it  
5 was temporary, it was exciting to know I had my own  
6 room, something I had not had before. There were a lot  
7 of kids around me who were also low income and looked  
8 like me that we built a community on. It was a family  
9 friendly space.

10 And I just -- every time I come up here, I  
11 vividly recall just biking around late at night, around  
12 Discovery Park, and, when video stores were a thing,  
13 Hollywood Video, renting movies. So just starting in  
14 sixth grade, I had a lot of shame around being homeless.  
15 But having that stable home community and it helped me  
16 keep up with my peers in school and build relationships  
17 that lasted through today.

18 Today I am working as a social worker. I make  
19 a good wage. My dad still struggles with chronic  
20 homelessness as a veteran. Although I make a good wage,  
21 it's really hard to sign him up for -- we can't live  
22 together, technically. It doesn't work that way. So I  
23 think we need to press harder to think about how folks  
24 that have helped create the fabric of our community in  
25 Seattle can continue to live here.

1, cont.



1 I think that Fort Lawton is the place that we 1, cont.  
2 need to start. Thanks.

**PUBLIC MEETING TESTIMONY 12 - DAN CANTRELL**

3 NUMBER 12: Hello. My name is Dan Cantrell.  
4 I'm a long-time Seattle resident. I've been a homeowner  
5 for more than 30 years. I grew up in Magnolia. I know  
6 this neighborhood very well. And I think this is a 1  
7 tremendous opportunity to build affordable housing.

8 Everyone recognizes the need. And frankly,  
9 this is a no brainer. And I absolutely support this.  
10 So DEIS alternative No. 1 is the way to go. When this  
11 is on the ground, then I think we should move forward 2  
12 with Talaes. Thank you.

**PUBLIC MEETING TESTIMONY 13 - ALEXANDER FROELICH**

13 NUMBER 13: My name is Alexander Froehlich.  
14 I'm a Seattle resident. I live about a mile from the  
15 site, and I support the preferred option for the  
16 development of Fort Lawton.

17 I routinely extend my bike commute to downtown  
18 through Magnolia, past Fort Lawton and Discovery Park,  
19 and across the bluffs. And I treasure this area, maybe 1  
20 not in the same way as some of the long-time residents.  
21 But it's a beautiful place. And I believe that that  
22 should be shared.

23 I think this is a terrific place to put some  
24 affordable housing. The DEIS shows that this will have  
25 reasonable impacts on the environment. And the site is



1 already built with the architect. And the current  
2 proposal without further densification is not going to  
3 further negatively impact that. Quality of living, as  
4 evidenced by turnout here and will no doubt show up in  
5 the review process, the architecture is going to look  
6 fine. And the park spaces will be made available to  
7 all.

8 In terms of other impacts, as a resident  
9 nearby, I can verify that there are grocery options  
10 available. And if there's not enough buses, I think  
11 this is an opportunity to invest in more public  
12 transportation.

13 Seattle made room for me. I've heard this  
14 before, and I'm quoting someone whose name I don't know.  
15 But Seattle made room for me, and we need to make room  
16 for all of the folks of all income levels. We all  
17 shared in creating the wealth and beauty of this city.  
18 We have a moral obligation to give an opportunity for  
19 others to enjoy that wealth regardless of their income.

20 Thank you.  
21 **PUBLIC MEETING TESTIMONY 14 - PATRICIA AKIYAMA**  
22 NUMBER 14: My name is Patricia Akiyama. And  
23 I live in the Lower Queen Anne neighborhood and work at  
24 the Master Builders Association of King and Snohomish  
25 County. I've lived in Seattle for 25 years. I love  
Seattle and where I live. So many homeowners in the

1, cont.

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1 city, and including my neighborhood, are actively  
2 resisting growth and change. I believe that increasing  
3 housing and improving livability can go hand in hand and  
4 that the efficiency and green synergies of concentrating  
5 people near jobs, services, and transit is positive.

6 The more people live in our neighborhoods, the  
7 more diversity we'll have and the more likely we will  
8 have great community gathering spaces like restaurants,  
9 grocery stores, book stores, art galleries, interesting  
10 retail, and transportation options that make owning a  
11 car optional.

12 It would be a positive development for the  
13 city if we could help people understand the benefits of  
14 more housing so that they will accept and embrace the  
15 change. Let's support creative ways to build more  
16 housing in our neighborhoods, offering a variety of  
17 living options for people from all walks of life.

18 Housing at Fort Lawton would allow more  
19 options for people who work in the city and want to live  
20 here. Nurses, teachers, police officers, restaurant and  
21 retail workers, office workers, plumbers, electricians,  
22 hairstylists, people who help us and are part of our  
23 lives every day deserve a decent place to live. And  
24 they might want to live here in this neighborhood.

25 If we don't support and allow more housing for

1, cont.





1 all types of people in our neighborhoods, we will have  
 2 to grow outwards. Many people would love to live close  
 3 to work and not commute for long hours. But if they  
 4 don't have viable options in the city, then it seems  
 5 they don't have and will not have a choice. Let's have  
 6 a kind, open, and thoughtful conversation about this and  
 7 find common ground.

8 More housing can be inclusive and build  
 9 community. It is not synonymous with crime and decay  
 10 and should not be cast as an either/or choice. Thank  
 11 you.

**PUBLIC MEETING TESTIMONY 15 - ETHAN PHELPS-GOODMAN**

12 NUMBER 15: Thank you to city staff for  
 13 holding this hearing tonight. And thank you for council  
 14 members and council staff who are here. My name is  
 15 Ethan Phelps-Goodman. I'm an organizer with Seattle  
 16 Tech for Housing.

17 And I am very happy to see the support for  
 18 housing in the room tonight. It wonderful that the City  
 19 is building affordable housing. It is wonderful that  
 20 there is so much enthusiasm around that. That said, I  
 21 think we could be a lot bolder. And I urge the City to  
 22 consider a new option, an option that will address the  
 23 magnitude of the crisis that we face.

24 To give some ideas of how much we're leaving  
 25 on the table here, how much opportunity we're missing,

1, cont.

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1 we have 34 acres here. The City is looking everywhere  
2 it can to find a third of an acre to build. The City is  
3 trying as hard as it can to find small parcels of public  
4 land, a third of an acre here, a third of an acre there,  
5 to put housing on. We have 34 acres at our disposal  
6 here. 200 units is far too low.

7 Consider Yesler Terrace. The same amount of  
8 land in Yesler Terrace, 5,000 units of housing will  
9 eventually be there. And now, Yesler Terrace is not  
10 Fort Lawton. Fine. It's a very different site. So  
11 maybe it should have half as much housing as Yesler  
12 Terrace. Maybe it should have a quarter as much  
13 housing. Maybe it can only support a tenth as much  
14 housing. But that's 5,000 units at Yesler Terrace and  
15 200 in Fort Lawton. We are leaving so much on the table  
16 here.

17 Or just consider the zoning on Government Way  
18 immediately adjacent to the site. That today is low  
19 rise three zoning. If you just built to the existing  
20 zoning, you could fit 2,000 units of housing. Why build  
21 200 when you can support 2,000 under the current zoning?  
22 Thank you.

**PUBLIC MEETING TESTIMONY 16 - CARISSA KNIPE**

23 NUMBER 16: Hi. My name is Carissa Knipe. I  
24 have the privilege of living in a house here in Seattle.  
25 But I don't want our city to be a place that only allows

1, cont.

1



1 a small fraction of its people to live healthy and  
2 safely. I want it to be accessible and affordable for  
3 everyone. However, that vision seems further and  
4 further away, with people in our community increasingly  
5 being displaced, unable to find shelter, or struggling  
6 to deal with the cost of living here.

7 According to the 2017 homeless count, 8,522  
8 people in Seattle were experiencing homelessness. And  
9 I'm saddened to live in a city where this happens, where  
10 we allow kids, students, parents, families, and really  
11 any one of those 8.5 thousand people to live either  
12 without shelter or with fear around losing their  
13 shelter.

14 This is why I'm really hoping that the surplus  
15 land of Fort Lawton can be used as proposed to create  
16 affordable housing. I want to live in a diverse  
17 community that does its part to support those most  
18 impacted by economic injustice. So I'm excited about  
19 housing like this being built. I'm also excited that  
20 it's otherwise unused public land so it won't displace  
21 low income people who might have been already living  
22 there.

23 I hope to see developments like this truly  
24 support the folks who are being hit hardest by our  
25 affordable housing crisis. Of course I hope this

1, cont.



1 housing development is approved and that we continue to | 1, cont.  
2 invest in more affordable housing. Thank you.

**PUBLIC MEETING TESTIMONY 17 - TERRA ANDERSON**  
3 **NUMBER 17:** Hi. My name is Terra Anderson. I

4 came here from Redmond to talk to you about Habitat for  
5 Humanity. I'm a homeowner from Habitat. I live in the  
6 Patterson Park development. So I came to let you know  
7 that, after 12 years of home ownership, the program has  
8 drastically changed my life. So I'm in support of the  
9 development of this project. And for all those Magnolia  
10 homeowners that cannot hear me outside, I would  
11 encourage you to look up all of the reasons why this is  
12 a really great opportunity to use this land for this  
13 development project.

14 Those of us that are Habitat homeowners have  
15 to invest over 500 hours of sweat equity to build their  
16 home. Then they pay a mortgage. They're qualified to  
17 buy their home. There's a vetting process. You have  
18 to qualify.

19 And other projects that are part of this  
20 organization are very similar to the neighborhood I live  
21 in already. So this isn't some weird project that's  
22 coming into Magnolia. I would encourage you to look up  
23 what's going on in other parts of King county. It's a  
24 really great opportunity for people who would otherwise  
25 not be able to afford in King county -- not be able to



1 afford to live in King county. Period. I don't know  
2 where I would live. And my kids wouldn't be able to  
3 live in King county either.

4 So two minutes isn't long enough to tell you  
5 my story. But it is enough to tell you that it's  
6 phenomenal. And I encourage you to do your research.  
7 Anybody that lives in Magnolia needs to go to the  
8 website for Habitat for Humanity or any of these other  
9 organizations that are here, coming to tell you about  
10 how awesome this opportunity is for just plain people  
11 who want to live in Seattle.

1, cont.

**PUBLIC MEETING TESTIMONY 18 - CATHERINE HINRICHSON**

12 NUMBER 18: Thank you for this opportunity to  
13 speak. My name is Catherine Hinrichson. I've been a  
14 homeowner in the U District for more than twenty years.  
15 And I'm a mom.

16 My little boy is now very tall and in college.  
17 And I'm really worried. I'm worried because housing in  
18 Seattle has gotten so expensive that I don't know where  
19 he and other young people will be able to live when  
20 they're ready to go out on their own and start their own  
21 families like I was able to. More and more people are  
22 being priced out of our community. And more of our  
23 children can't afford to come home.

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24 That is why I'm so excited at the opportunity  
25 for option one, to build affordable homes for families,



1 seniors, and veterans at Fort Lawton on surplus land,  
2 public land that belongs to all of us that is unused.  
3 It's free land that's just been sitting around empty for  
4 years at a time we've never had a greater need for homes  
5 for everyone in our community.

6 Today I saw a video about the former officers'  
7 homes at Fort Lawton being redeveloped into luxury homes  
8 that are sold for up to \$3 million. The video makes the  
9 promise of living in a 534-acre park as if it's a  
10 palatial private estate. Well, that park and that land  
11 belongs to everyone, not just to millionaires.

12 Every neighborhood in Seattle needs to be part  
13 of our housing of solutions if we're going keep Seattle  
14 the way we love it: A welcoming and culturally rich  
15 place for everyone, a place where every child can live  
16 near a beautiful park, not just those whose parents can  
17 afford the million-dollar homes.

18 So please go ahead with the plan to build  
19 affordable homes for families, seniors, and veterans at  
20 Fort Lawton. And, by the way, if anyone needs a seat,  
21 there's one next to me. Thank you.

**PUBLIC MEETING TESTIMONY 19 - OONA KELLY**

22 NUMBER 19: My name is Oona Kelly. And I grew  
23 up here in Magnolia. I don't live here anymore. But I  
24 have grown up here. I know it's a beautiful place.  
25 It's a place that everyone in this city should have the

1, cont.

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1 opportunity to explore. And the nature here is  
2 incredible. And I just -- I don't think that that  
3 should be a privilege for only people who are lucky  
4 enough to be born with privilege or lucky enough to have  
5 the right skills to get the right jobs that happen to be  
6 currently a way to make a lot of money.

7 So I believe that it's important that we  
8 develop affordable housing all over Seattle to the  
9 extent possible. We need to be housing so many more  
10 people than we currently can. And I mean this doesn't  
11 just affect people who need to live in low income  
12 housing. This affects everyone who wants to buy or rent  
13 property in Seattle. The land usage in this city is a  
14 huge problem. And more of it needs to be public  
15 housing.

16 So I'm very much in favor of Fort Lawton being  
17 developed for public housing and everywhere else the  
18 city can possibly do that. I think that's where  
19 resources should be going right now. Thank you.

**PUBLIC MEETING TESTIMONY 20 - ANGELA COMPTON**

20 NUMBER 20: Good evening. My name is Angela  
21 Compton. And I'm here to give support for this publicly  
22 owned surplus Fort Lawton site for affordable housing.

23 I grew up in the Seattle area. And my family  
24 was homeless and housing unstable after some unfortunate  
25 events. And it was really hard to get back up on our

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1



1 feet. And as the years have passed, things have gotten  
2 harder and harder for a family in Seattle to find  
3 affordable housing.

4 I worked as a social worker for a while in a  
5 downtown Seattle shelter, working with families trying  
6 to find affordable housing. And it was really hard.  
7 There was a single mom that I worked with who had a  
8 voucher and three kids. And it took three months for us  
9 find her a home. She was living in her car with her  
10 three children for three months. That is ridiculous,  
11 with the voucher.

12 There is not enough affordable housing. And  
13 this is a chance for us to have free public land turned  
14 into affordable housing. This is -- doesn't happen  
15 every day. Like I've heard other people say, the city  
16 is fighting to find any land for affordable housing.  
17 And here we have a ton of acres. We should be building  
18 thousands of units, not 200.

19 Like, we need to serve our most vulnerable  
20 people in our community. And those are our seniors.  
21 Those are people on fixed incomes. Those are veterans.  
22 Those are families. And this is an opportunity for them  
23 to have homes. And that is far more important than  
24 people's sense of safety because, really, their sense of  
25 safety is not being compromised. Thank you.

1, cont.





**PUBLIC MEETING TESTIMONY 21 - HILLARY COLEMAN**

1                   NUMBER 21: Hi. My name is Hillary Coleman.  
2 I work for the Seattle King County Coalition on  
3 Homelessness. I'm here today on behalf of the coalition  
4 to stand in support of this affordable housing at Fort  
5 Lawton.

6                   In 2015 in November, our city along with the  
7 county, our leadership declared a state of emergency  
8 around homelessness. We, as a City, need to be doing  
9 everything we can to be bringing people inside. We're  
10 two plus years after that, and we've made no progress.  
11 So this is a great opportunity for us.

12                  I encourage everyone just to remember that we  
13 have thousands, over 8,000 people, who are currently  
14 experiencing homelessness in our city and more in our  
15 county. While we're coming up for the next count that  
16 will probably show more increases, we really need more  
17 affordable housing for people.

18                  I really love that we are able to have this  
19 opportunity to have housing next to apartments, like  
20 many people have explained various things, for people to  
21 be able to have access for their kids to go play, for  
22 kids to be friends of kids that maybe they wouldn't have  
23 been friends with otherwise.

24                  This land also, being free to the City to  
25 develop affordable housing, is really important. It's a



1 hard thing for us to pass up. But I just really want to  
2 encourage everyone to be in support of this. And namely  
3 the Coalition on Homelessness is in support of all  
4 affordable housing that we can have in this city. Thank  
5 you.

**PUBLIC MEETING TESTIMONY 22 - HELEN GILBERT**

6 NUMBER 22: My name is Helen Gilbert. I'm a  
7 Seattle native. I'm speaking tonight as a birder and  
8 volunteer at Discovery Park and also as a representative  
9 of the feminist organization called Radical Women.

10 Poverty and homelessness hit women, youth,  
11 children especially hard. Without well paying jobs and  
12 access to housing, women and children are forced to live  
13 in cars, tents, and shelters, or have to stay in failed  
14 and abusive relationships.

15 I've seen the area that is being discussed  
16 tonight. And it's really a concrete wasteland.  
17 Residential housing for 100 or so low income elders and  
18 homeless people would be a huge step forward in making  
19 this area an asset to the neighborhood. And I strongly  
20 support the use of the area for public housing. But I  
21 don't think the proposal No. 1 is perfect.

22 Maybe I don't understand blueprints. But it  
23 seems to me that 200 units is a lot. I don't know if  
24 the city's tried to really get the neighborhood riled up  
25 in a civil war about this or if there's is a lot of

1, cont.

1



1     greed for developer dollars. I don't think any of this  
2     house should be privately owned -- any of this housing.  
3     It should be public housing. And the whole  
4     misdefinition of affordable housing is actually  
5     misstating. It's something that's attainable for only  
6     people of moderate income. We need housing with -- for  
7     low income people with play areas and gardens. It's  
8     where the park would encourage diversity that's part of  
9     its mission.

10             And as someone said, if the rich can live in  
11     the center of the park with a billion-dollar view  
12     maintained by the City, why can't we let low income  
13     people live on the margins? Our crises is real. We  
14     need rent control. We need an income tax on the wealthy  
15     instead of paying off sexual harassers and giving  
16     loopholes to developers.

**PUBLIC MEETING TESTIMONY 23 - HENRY NOBLE**

17             NUMBER 23: I'm Henry Noble. I'm speaking for  
18     myself and the Freedom Socialist Party.

19             I love Discovery Park and volunteer to lead  
20     bird walks and compile bird census here. I also  
21     strongly support building housing for seniors, disabled,  
22     and homeless people on the unused acreage. This  
23     activity will in no way hurt the park and might  
24     encourage more people to become stewards there.

25             In my other volunteer capacity at YMCA, I



1 regularly come into contact with homeless people,  
 2 decent, caring human beings who are forced to live in  
 3 tents or cars or dangerous shelters. 8500 is the number  
 4 that is now put out. Can you just imagine trying to  
 5 survive outside in our cold, wet winter? Our society  
 6 must see that everyone is provided for, not just the  
 7 wealthy. Public housing is as essential as public  
 8 transport, public hospitals, public libraries, and  
 9 public schools. Housing for all.

1, cont.

10 This site seems the perfect place since it's  
 11 not in use, does have some bus transportation amenities,  
 12 and comes free. I believe there are reasonable people  
 13 who live in the neighborhood who would enjoy getting to  
 14 know new neighbors from diverse backgrounds. Making the  
 15 housing publicly owned will remove the likelihood of  
 16 rampant rent gouging that we see throughout the city and  
 17 keep it accessible at 30 percent of median for all for a  
 18 long time. Thank you.

#### **PUBLIC MEETING TESTIMONY 24 - ERICA WEST**

19 NUMBER 24: Good evening. My name is Erica  
 20 West. I'm an organizer with the Church Council of  
 21 Greater Seattle. Our networks include over 320  
 22 congregations throughout King county, including several  
 23 in the Magnolia neighborhood.

1

24 I'm here to speak in favor of building  
 25 affordable housing at Fort Lawton. Working in an



1 organization which works with faith communities, I often  
2 reflect on faith itself and what it looks like in  
3 practice. In the Christian tradition, faith is defined  
4 as the substance of things hoped for and the evidence of  
5 things not seen. So I'd like to talk a little about  
6 that and how it relates to this.

7 In the case of Seattle, the thing hoped for  
8 are solutions to the affordable housing and homelessness  
9 crisis that is rampant in our city. Faith communities  
10 have a long tradition of uplifting those who are  
11 marginalized in our midst. And who is more marginalized  
12 then our neighbors experiencing homelessness: Our  
13 veterans, our low income families and friends, people of  
14 color and/or elders.

15 Fort Lawton is an opportunity to act on faith,  
16 to work towards the thing that's hoped for and create  
17 something we long to see, an answer to this crisis, an  
18 answer to the prioritization of wealth over the  
19 neighbors who are most in need, a resounding answer to  
20 the questions that are at the center of this: Who do we  
21 value? Who do we love? Who actually gets a home in  
22 Seattle?

23 Let's build as much accessible, safe, and  
24 affordable housing at the Fort Lawton property as is  
25 possible. We can create the city that we want to see.

1, cont.



1 We can do this together. We can act on faith. Thank | 1, cont.  
2 you.

**PUBLIC MEETING TESTIMONY 25 - CAROL ISSAC**

3 NUMBER 25: Hello. I'm Carol Issac. And I  
4 live on Queen Anne. I've been living there for 40  
5 years. I'm lucky to have had a home there for 40 years.  
6 I came to the city nine years before that. And I'm one  
7 of those people who are the transplant.

8 Recently I've been working with Women in Black  
9 that has been very on -- figuring out what's going on  
10 with the homeless in the city. We have had an emergency  
11 declared. We don't talk about it very much. We're in  
12 an emergency. It's been there since two Novembers ago.  
13 And we have tons of people who live within the  
14 population of the homeless that aren't being well spoken 1  
15 to right now. Disproportionately in that homeless  
16 population on the streets are people who are Indian.  
17 And they were the original owners of this land.

18 Fort Lawton is not nor it has ever been park  
19 land. Plus, if it used for those experiencing  
20 homelessness, will not come free from the federal  
21 government. I just heard from Lindsay Masters tonight.  
22 That is the rule. Before a certain administration  
23 changes the rules, we should take free land. It's free  
24 if you use it. All of it's free if you use it for  
25 people experiencing homelessness. We have enough people



1 to fill quite a bit of that land. Other parts of the  
2 land are free, I understand -- we haven't explored that  
3 fully -- if you are using it for parks. So we still  
4 have the greenery there.

5 Veterans are a population that are  
6 experiencing homelessness in high numbers. Our World  
7 War II soldiers, my age kind of thing, our World War II  
8 soldiers protected our state's coastline and kept war  
9 prisoners on this base. This parcel of land was used by  
10 the U.S. military. They made us safe. Let's give them  
11 the land also. Thank you.

**PUBLIC MEETING TESTIMONY 26 - BROOKE BROD**

12 NUMBER 26: Great. Hello. Thank you for  
13 giving us the opportunity to speak. My name is Brooke  
14 Brod. I am a lucky homeowner in the University District  
15 where every day I walk by people who are camping in  
16 Cowen Park and Ravenna Park, sleeping under the bridges.

17 In 2017 the King County homeless count was  
18 over 11,000 people. That's 5,000 people without shelter  
19 and 6,000 in transitional housing -- 11,000 people.  
20 Honestly, I feel like I can end my testimony right  
21 there. Those numbers speak for themselves. But let me  
22 go just a little bit further. In King county our  
23 homeless neighbors include over 1300 veterans, over 2800  
24 families with children, over 1400 minors or young  
25 adults. 22 percent of those people are over 50, 26

1, cont.

1



1 percent on physical disability, and 29 percent are  
2 employed but still can't find housing. 92 percent of  
3 them would move into safe and affordable housing if it  
4 were available. The next homeless count happens in just  
5 a few weeks, on January 26. Sadly I don't expect we'll  
6 see an improvement in these numbers.

7 We have a moral imperative to act now. And  
8 alternative one is the only alternative that would lead  
9 to additional housing being created now. The Talaris  
10 site or these other off-site locations that are in the  
11 other alternatives, those are just theoretical examples.  
12 We don't need theoretical solutions. We need real  
13 solutions right now.

14 Fort Lawton has been in the works since 2008.  
15 Are we really prepared to wade through another 10 years  
16 of process and obstruction while we consider another  
17 site? We cannot wait even one more year, one more  
18 month, one more week to address our housing crisis. We  
19 need to moved forward without delay on approving  
20 alternative one so we can start building the housing we  
21 desperately need in this city. Thank you.

**PUBLIC MEETING TESTIMONY 27 - MARK FOLTZ**

22 NUMBER 27: Hello. My name is Mark Foltz. I  
23 live in Wallingford I'm part of Welcoming Wallingford.

24 I am very fortunate to have to be able to say  
25 I have a place I call home. Thousands of my neighbors

1, cont.

1





1 cannot say the same as they do not have a permanent  
2 place to live. They live unsheltered or in transitional  
3 or in emergency housing. Or they may not have a home  
4 for much longer as the cost of housing continues to  
5 drive people and families out of Seattle. This  
6 situation is not simply a matter of roofs over heads.  
7 This is a matter of life and death. In King county, 133  
8 people without permanent housing died in 2017. Homes  
9 for people save lives.

10 Homes also raise our children. 3,000  
11 school-age children in Seattle experienced homelessness  
12 in 2015. We know this number is higher now. Studies  
13 show children who experience homelessness cannot thrive.  
14 And homes create opportunities. Home ownership is the  
15 cornerstone of building the kind of intergenerational  
16 wealth that has eluded far to many in Seattle because of  
17 past and current discrimination.

18 Alternative one for Fort Lawton addresses  
19 these problems head on, using free land, truly a  
20 miraculous gift in today's hyperactive real estate  
21 market. It creates supportive permanent housing for  
22 those experiencing homelessness and workforce housing so  
23 people who work in Seattle can live in Seattle. It also  
24 creates affordable home ownership opportunities. And it  
25 creates new park space and improves the neighborhood for

1, cont.



1 Magnolia. This is a win-win-win for the city, our  
 2 neighbors, and the neighborhood.

1, cont.

3 But I agree with Ethan: The city should go  
 4 even further. First increase the zoning of the  
 5 developable land to LR 3 so that more housing can be  
 6 built. Second, improve bike and pedestrian connections  
 7 to downtown Ballard to improve access to shopping,  
 8 healthcare, and services. And third, improve access to  
 9 transit and car share so we can build many more homes  
 10 for people and fewer homes for cars, known as parking  
 11 spaces.

2

3

12 I urge the city to proceed as soon as possible  
 13 with this project. If we want to call ourselves a  
 14 welcoming sanctuary city, we cannot let this opportunity  
 15 pass. Thank you.

#### **PUBLIC MEETING TESTIMONY 28 - CHARLES BOND**

16 NUMBER 28: Hello. My name is Charles Bond.  
 17 I'm a Seattle resident. I'm here for only one reason  
 18 tonight.

19 It is just complete madness that we have to  
 20 fight this hard for just 200-and-some units of  
 21 affordable housing. We can be building thousands of  
 22 units on this site. And it's just nuts that we've got  
 23 to be here and fight this hard for just 200 units. The  
 24 City should think bigger. The City should build bigger  
 25 and more housing for people who need it today. And

1



1 that's really all I have to say: More housing for  
2 folks, more affordable housing, and think bigger on all 1, cont.  
3 these sites when we get them. Thanks.

**PUBLIC MEETING TESTIMONY 29 - NICK WOODS**

4 NUMBER 29: Hi. My name is Nick Woods. I'm a  
5 renter in the U District. I'm here to support the  
6 affordable housing and public housing at the Fort Lawton  
7 site.

8 Seattle, I really want to drive the point  
9 home: Seattle is in the midst of a crisis. The city's  
10 homeless population is the third highest in the U.S with  
11 over 11,000 people sleeping outdoors every night.

12 Skyrocketing rents are forcing people who work in the  
13 city to move to far-flung suburbs where they have to  
14 rely on expensive, carbon-belching cars to get to work.

15 If people think the Fort Lawton site isn't  
16 transit accessible, we should think about Auburn for a  
17 second. We need more housing in the city. And we need  
18 to start building it now. The City of Seattle has a  
19 fantastic opportunity to acquire land for free to help  
20 solve some of these issues.

21 The area is not park land. It's the remnants  
22 of an old army base. The environmental cost of doing  
23 nothing far outweighs turning a small section of the  
24 base into affordable housing, especially since the  
25 Ballard Link will be opening a few short weeks after the



1 project is finished. According to the EIS, it's going  
 2 to take seven years to build the site. The Ballard Link  
 3 is coming online in 2030. I imagine that the bus  
 4 restructure will probably bring people there pretty  
 5 quickly.

6 Everyone deserves to live here. Everyone  
 7 deserves to have access to high quality park land,  
 8 commutes that don't take hours, and the economic and  
 9 cultural opportunities that living in Seattle brings.

10 Please don't contribute to a wall being built  
 11 around our city. Please approve this project as quickly  
 12 as possible. And please try to build many more units  
 13 than just the 280-some that are proposed now. Thank  
 14 you.

**PUBLIC MEETING TESTIMONY 30 - ALLISON BOLGIANO**

15 NUMBER 30: Good evening. My name is Allison  
 16 Bolgiano. I'm 25 years old, a graduate of Whitman  
 17 College, an employee of the local nonprofit Bellwether  
 18 Housing, a resident of First Hill, and a tenant of  
 19 affordable housing myself. I'm here tonight because the  
 20 opportunity to build affordable homes on free land at  
 21 Fort Lawton is too good and too desperately needed to  
 22 pass up.

23 Living and working in affordable housing has  
 24 showed me firsthand the positive impact that safe and  
 25 affordable homes have on people's lives. In my time at

1, cont.

2

1



1 Bellwether Housing, I've met formerly homeless residents  
2 who've regained stability, an immigrant mother pursuing  
3 a degree as a nursing assistant, young people able to  
4 advance in their careers thanks to having stable homes,  
5 and seniors who can live close to amenities despite  
6 living on very limited incomes.

7 Thanks to my affordable home, I can focus on  
8 my job, cover my expenses, save a little, and walk to  
9 work which gives me time to do things like this: Coming  
10 out and advocating for causes I believe in, like ending  
11 homelessness so more people could have success stories  
12 like those I just shared. You need to build the  
13 affordable homes that make these success stories  
14 possible.

**1, cont.**

15 As we likely all know and can maybe even agree  
16 on, land in Seattle is really expensive. That's why we  
17 cannot pass up the opportunity to build affordable homes  
18 on free land at Fort Lawton. At Fort Lawton, the City  
19 of Seattle and all of its resident have a chance to live  
20 out our values as a progressive city, a welcoming  
21 one, and a city that helps people in need by building  
22 homes for people exiting homelessness, seniors, working  
23 people, and children.

24 The need for affordable housing is too deep  
25 and our number of homeless neighbors simply too high to



1 say Not here, not now, not then. Instead let's maximize  
2 this opportunity to give more people a place to call  
3 home. Thank you.

1, cont.

4 (Recess taken.)

**PUBLIC MEETING TESTIMONY 31 - TARA MILLERBERRY**

5 NUMBER 31: My name is Tara Millerberry. I am  
6 a recent resident of Magnolia. I've been here a little  
7 more than a year now. I also have been working in  
8 shelters in Seattle for the past five years. So I know  
9 how hard it is for families and individuals to find  
10 affordable housing.

11 We obviously don't have enough shelters. But  
12 there's nowhere for people in shelter to go afterwards.  
13 So families are waiting six months to a year to get a  
14 unit that is affordable for them. And often it's  
15 outside of their home neighborhood, and they have to  
16 move further away to be able to find something  
17 affordable.

1

18 One of the shelters that I coordinate is  
19 actually hosted in this space once a year for about a  
20 week at a time. So 14 women and children sleep on this  
21 space and call this home for a time period. So I know  
22 that Magnolia is a supportive place for people looking  
23 for affordable places.

24 So working in shelters myself, I have had to  
25 move from apartment to apartment every year to try to



1 find somewhere I can afford. As someone mentioned  
2 earlier, social services don't pay very well. So those 1, cont.  
3 of us who are even helping to work with the problem  
4 can't afford to live here either. So I'm very  
5 supportive of adding affordable housing to my  
6 neighborhood which is my neighborhood currently and 2  
7 also, as others have said, of adding more units than  
8 what has already been proposed.

9 I also know that I'm very thankful for all of  
10 those that have spoken tonight that are in favor of  
11 this. And for those that may not be able to speak  
12 tonight but who are in favor, I'd like to see who in the  
13 audience is supportive of affordable housing in this  
14 place. Give me a shout out and a raised hand.

15 Thank you so much to all of those here who are  
16 in support.

**PUBLIC MEETING TESTIMONY 32 - GREG SHAW**

17 NUMBER 32: My name's Greg Shaw. I've lived  
18 in Magnolia all my life. I'm a realtor, and I'm with  
19 the Magnolia Historical Society. My parents purchased  
20 their house in -- somewhere in the 30's for \$1800 and 1  
21 paid a 20-year loan off on it. And they could afford to  
22 live here even though they were poor. You know, times  
23 have greatly changed. A tear down in Magnolia is  
24 600,000 for the land.

25 But everybody has expressed all the important



1 issues of why it should be done. And I agree whole  
2 heartedly. I am here if anybody has a question, since  
3 I've lived here all my life. I'd be happy to try and  
4 answer any questions. Thank you.

1, cont.

**PUBLIC MEETING TESTIMONY 33 - AMY BAILEY**

5 NUMBER 33: Hi. My name is Amy Bailey. I  
6 first moved to Seattle in 1997. For the past five years  
7 I've lived in Chicago for work. And a few months ago my  
8 husband and I were able to move back and purchase a home  
9 in Seattle. My husband and I both have graduate  
10 education, professional jobs. And importantly, we have  
11 no student loan debt. And even with all of those  
12 advantages, we really struggled to get into the home  
13 ownership market in Seattle.

14 I want to speak tonight not about my  
15 experiences with the housing market in Seattle. I want  
16 to talk about the last five years that I've spent in  
17 Chicago. In Chicago I experienced firsthand the social  
18 and economic consequences of a major metropolitan area  
19 that has allowed itself to become infinitely segregated  
20 by social class and by race. The consequences are  
21 staggering. Gun violence, of course, makes  
22 international news as do the challenges facing the  
23 public school system. But what has received less  
24 attention are some of the other consequences for  
25 children, for youths, and for families.

1





1 Chicago has some of the highest rates of youth  
2 and young adult joblessness in the country. It has  
3 below average probability that children who are born  
4 into poor families will be able to join the middle class  
5 as adults. It also has very low levels of civic  
6 engagement among adults.

7 Chicago is an amazing city. And it's also a  
8 punishing place to live if you are not a person of  
9 means. The important thing that I want to drive home is  
10 that this reality was created through local policy  
11 decisions like the one we face here tonight.

12 We have the ability, as Seattle settles into  
13 its role as a global economic powerhouse, to avoid a  
14 fate like that which has befallen Chicago. We have a  
15 chance to stand on the right side of history, to  
16 guarantee that our city remains open and affordable to  
17 working families, to avoid the deep divisions and  
18 broad-based social alienation that accompanies economic  
19 segregation.

20 More housing at Fort Lawton.

**PUBLIC MEETING TESTIMONY 34- LAURA LOU BERNSTEIN**

21 NUMBER 34: Hi. My name is Laura Lou  
22 Bernstein. I'm speaking today on behalf of David Moser,  
23 who couldn't attend, like so many people that reached  
24 out to me that wanted to be here to speak in favor of  
25 this project.

1, cont.

1



1 David Moser wrote: "I'm writing to voice my  
2 strong support of building as much affordable housing as  
3 possible at the Fort Lawton site. Specifically I would  
4 like to address the idea that has been raised by critics  
5 of this project that this location is too remote from  
6 services, grocery stores, transit, and other amenities  
7 that low income people without cars need close by.

8 "To be sure, within the city of Seattle, Fort  
9 Lawton is a relatively remote location. This address  
10 has low quote-unquote car-dependent walk score of 34 out  
11 of 100 and a low transit score of 39 out of 100 on the  
12 walk score website. The walk score is based upon how  
13 many different amenities there are to a given location  
14 within walking distance. Ideally much more of Seattle  
15 would have dense housing patterns that support services  
16 and amenities throughout more of the city. But we don't  
17 live in an ideal world, and our housing and homelessness  
18 crisis is regional and not confined to Seattle."

19 David Moser notes: "From daily firsthand  
20 experience managing homeless prevention programs that  
21 serve hundreds of households per year in Seattle that,  
22 if presented with a choice, many if not most households  
23 in Seattle that are struggling with housing and  
24 stability would love to live in this location given the  
25 alternatives, because the choice is not Magnolia versus

1, cont.



1 Capitol Hill or Magnolia versus Columbia City. The  
2 choice more frequently is homelessness or Auburn. And  
3 whatever Auburn's merits as a town, it is much more  
4 removed from economic opportunity, amenities, and  
5 services than is Magnolia."

6 As an example, within the last month, David's  
7 program has placed Seattle residents in two different  
8 apartments in Auburn that were the only places that they  
9 could find at the time where they could afford the  
10 ongoing rent. The walk score of the Auburn and South  
11 Auburn Park is 21 and 19 respectively. Compared to Fort  
12 Lawton, both these locations are further from local  
13 amenities and much further from the opportunities and  
14 jobs of central Seattle.

15 Within this regional context, the idea that  
16 Fort Lawton is remote is a red herring argument. Please  
17 build the housing.

**PUBLIC MEETING TESTIMONY 35 - JESSICA WESTGREN**

18 NUMBER 35: Hello. My name is Jessica. And I  
19 am a member of Welcoming Wallingford. I am here in  
20 support of affordable housing at Fort Lawton.

21 One of the most overlooked sections of our  
22 communities are seniors who are renting. Often on fixed  
23 incomes from Social Security benefits, they face these  
24 same oppressive rental rate increases as the rest of us:  
25 \$100 this year, \$100 the next year, and so on and so on.

1, cont.

1



1 Sure, there are senior housing assistance programs, but  
2 the wait lists are years long.

3 I was an apartment manager not too long ago  
4 just over the locks. We could see Magnolia from our  
5 backyard. In what would be considered naturally  
6 occurring affordable housing, many of my residents  
7 struggled with the housing crises. But the demographic  
8 that struggled the most were my seniors. Many of them  
9 were long-term renters of 15 years or more.

10 One man in particular had a story that will  
11 stay with me forever, and I feel that I need to share  
12 with you. Shortly before leaving my job in apartments,  
13 I learned that this man was found unconscious in his  
14 car. He was in his late 60's and had been a 20-year  
15 tenant. He had lost his job. After 14 months of  
16 looking for affordable senior housing or just a job, he  
17 had no choice. Market rate housing wasn't affordable,  
18 and wait lists for senior housing were simply too long.

19 With nowhere else to go, he had been sleeping  
20 in his car for over six months. Living in his car had  
21 extremely adverse effects on his health culminating in  
22 hospitalization and near death. I am happy to tell you  
23 that he is alive. But we do not need our seniors to get  
24 into dire circumstances before we help them.

25 I believe that we need build as much

1, cont.

2



1 affordable housing as we can. Push it to the brink.  
2 Push it beyond the brink. Give people the opportunity  
3 to live near a park and to live out the rest of their  
4 lives without worrying about being on the streets.

2, cont.

5 Thank you. **PUBLIC MEETING TESTIMONY 36 - KAREN NIMS**

6 NUMBER 36: Thank you. My name is Karen Nims.  
7 I'm a Magnolia resident. I live on the corner of 35th  
8 and Government Way, right close to the site.

9 There is bus transportation. There's bus  
10 transportation that goes through the site every 30  
11 minutes. There is not the amenities of grocery stores  
12 and so forth. But those were there when I moved to this  
13 neighborhood 30 years ago. I was a divorced secretary  
14 who barely could come up with enough money. But I got  
15 enough money for a for down payment on a condo. A  
16 person in that experience now would not be living in  
17 Magnolia. They would be in Auburn or Buckley or  
18 someplace else.

1

19 I feel that we need to build as much  
20 affordable housing on this site as possible.  
21 200-and-some units is a good start. But we need to look  
22 at more. Thank you very much.

2

23 **PUBLIC MEETING TESTIMONY 37 - JAMES MADDEN**  
24 NUMBER 37: Thank you. My name is James  
25 Madden. I grew up in affordable housing. When I was a  
young child, my mother found herself unable to house my

1



1 brother and I --

2 Sorry. My name's James Madden. I grew up in  
3 affordable housing. We experienced housing instability  
4 when I was a young child, waiting for a long time,  
5 doubled and tripled up, to get off of a wait list to  
6 find affordable housing. And when we did -- and the  
7 housing was nowhere near as nice as what is being  
8 proposed at Fort Lawton and nowhere as nice as the  
9 neighborhood -- the stability that that gave me and that  
10 gave my mother allowed her to get a degree to become a  
11 court reporter, allowed me to do well in school, get an  
12 education, and now build a career helping create  
13 affordable housing.

14 I shudder to think what would have happened if  
15 those homes had not been built, if they were not  
16 available for us even after the wait. I'm sorry to  
17 think of all the kids in that situation now. I don't  
18 know how the DEIS can account for that impact. It's  
19 almost impossible to measure.

20 And I am so, so thankful to the people that  
21 built those homes then. And I'm so, so thankful for  
22 people that are building them now. And I'm incredibly  
23 proud to live in Seattle where so many people are giving  
24 their time to try to do better by the next kid. Thank  
25 you.

1, cont.



**OPEN HOUSE SPEAKER 38 - CLARK BATHUM**

1                   NUMBER 38: Hello. My name's Clark Bathum.  
2 I'm a deacon at Magnolia Presbyterian Church where I've  
3 been a member for 45 years. I'm here to speak in favor  
4 of the proposal.

5                   I'm also a teacher in Seattle where I've  
6 taught at Seattle Public Schools for 20 years. And I've  
7 seen the devastating impact that homelessness and  
8 frequent changes in home situations can have on  
9 students, on their emotional well-being, on their  
10 connection to their families, and on their future. **1**

11                  I'm also here to speak to you as a Habitat for  
12 Humanity volunteer. And I just want make sure that  
13 those concerned residents of Magnolia understand that  
14 Habitat residents are homeowners. They are people who  
15 are well vetted. They're family people, hard working  
16 people who put hundred of hours into the development of  
17 their own homes. And they pay a mortgage to get what  
18 most of us seek as hard working family people. And that  
19 is to be able to gain financial stability for our own  
20 families by gaining home equity. That is something that  
21 is sorely needed in this city. Thank you.

**PUBLIC MEETING TESTIMONY 39 - SUSAN RUSSELL**

22                  NUMBER 39: Hi. My name is Susan Russell, and  
23 I'm speaking on behalf of Real Change. And I am here  
24 to -- in favor of the alternative one. Of course we **1**  
25 need more affordable housing. But it's a good start.



1           It took me 10 years to get into affordable  
2 housing. I spent almost 7 years homeless on the  
3 streets, carrying a backpack on my back every single  
4 day. I've been through things that no one should ever  
5 have to experience. I used to be a union cement mason.  
6 And, through no fault of my own, I was severely injured  
7 by an uninsured motorist. And, when my money ran out, I  
8 was put out. I lost everything.

9           I would like to see more housing than the  
10 238-or-some units. But, you know, I watched the 10-year  
11 plan on homelessness come and go. And all this time I  
12 thought it should have been called 10-year plan to build  
13 affordable housing. We have an opportunity to turn this  
14 around. And this is a good start. It does take time to  
15 build. But, you know, we have, we have over 8,000  
16 people that are suffering on the streets of one of the  
17 richest cities on the West Coast. We can do better.

18           Seattle is a city of compassion. It is a  
19 sanctuary city. You know I remember when November 2,  
20 2015 came, and it was declared a state of emergency on  
21 homelessness. You know, I thought, Oh, my God. So  
22 they're going to do something. You know, I watched them  
23 sweep Pioneer Square, and I watched them hang Christmas  
24 lights. And meanwhile my friends were suffering and  
25 dying on the streets.

1, cont.





1           You know, we are human beings. We are  
 2           unhoused. We are the unhoused community. And everyone  
 3           deserves a safe place to live. And we really need to  
 4           come together as a community and start having compassion 1, cont.  
 5           for one another because 51 percent of all Americans are  
 6           one missed pay check away from being homeless. Thank  
 7           you.

**PUBLIC MEETING TESTIMONY 40 - SHELLY COHEN**

8           NUMBER 40: My name is Shelly Cohen. I'm a  
 9           Real Change vendor. I'm a Real Change advocate. I'm a  
 10          Real Change board member.

11          This can be a good start on real change. I  
 12          think there might be a mistake in the alternative one  
 13          plan that I support. I think it should have read  
 14          development of 2,380 units of affordable housing. Do  
 15          it. Do it now.

16          Now, we, everyone deserves respect. We are 1  
 17          community. I respect those that have a different view.  
 18          Those views must be heard. There's no question about  
 19          it. That being said, there is transportation available.  
 20          There can be more. They usually do that.

21          I currently live in Lake City House. And  
 22          before that, I was very close to being on the streets.  
 23          My family, thank God, said: Shelley you've got a  
 24          choice. Move into your cousin's basement. Don't pay  
 25          rent. We'll help you. Get on your feet. Or you'll be



1 on the street on your own. I took that step. So  
2 technically I was homeless. Thank God, I have a roof  
3 over my head.

1, cont.

4 Everybody, every body, every being needs a  
5 home. Thank you.

**PUBLIC MEETING TESTIMONY 41 - TIFFANY McCOY**

6 NUMBER 41: I am Tiffani McCoy. I'm the lead  
7 organizer for Real Change. And I just wanted to read  
8 something off of the Ownfortlawton.com website.

9 It starts with: "More than a century in the  
10 making, the opportunity to own one of the last colonial  
11 revival estates in Seattle's historic Fort Lawton arises  
12 this weekend. Just listed on Officer's Row is a posh  
13 plan at 4218 Washington Avenue which is available for  
14 immediate occupancy at \$2.1 million. This nostalgic  
15 home offers 4,088 square feet of living comprising 4  
16 bedrooms and 3 1/2 bathrooms and is built upon a large,  
17 27,303-square-foot lot with a new two-car detached  
18 garage. "

1

19 Reading from the public testimony from 10  
20 years and also just from July, you know, we know that  
21 arguments against this is that there is just not enough  
22 places to shop to buy food. There's not enough transit.  
23 Crime is an issue. But really reading through that,  
24 being here tonight, and then seeing that actually there  
25 is housing in Fort Lawton, it's just for those that are



1 extreme wealthy, I can't help but think that Magnolia is  
2 for wealthy residents who have cars and shop at  
3 Metropolitan Market. And if you do not have those  
4 things, you do not belong to be here.

5 So folks, we have been developing areas as a  
6 country for housing for centuries. It's not a new  
7 thing. We have done this before. We have changed bus  
8 routes. We have added bus routes, as Shelley, our  
9 vendor, said. So I ask those who are truly concerned  
10 about the lack of transit to join us at the table to  
11 talk about how to address this issue and not just to  
12 simply point to a perceived problem. Let's come up with  
13 solutions. Thank you.

**PUBLIC MEETING TESTIMONY 42 - RICHARD GAMBINO**

14 NUMBER 42: Hi. My name is Richard Gambino.  
15 I, also, am a Real Change vendor. And every day I walk  
16 out and walk down the streets. The first person that I  
17 see, I don't care what ethnic they are, I say, Good  
18 morning; is there anything I can do for you today?  
19 They're like, Yeah, help me get a house. I'm like,  
20 Reasonable, because it's not --

21 We needed this back when I first came to  
22 Washington back in '99. Now, here it is almost 20 years  
23 after I've been in this city, and now we, all of sudden,  
24 now we're in an emergency? We've been in an emergency,  
25 people. Wake up. How many people more are we going to

1, cont.

1



1 have to lose on the streets for this city to wake up?  
2 Because just last year, we lost 89 people out there  
3 because of housing. When are the people going to wake  
4 up? I am totally in support of No. 1.

1, cont.

**PUBLIC MEETING TESTIMONY 43 - GEORGE SMITH**

5 NUMBER 43: My name is George Smith. I am a  
6 Magnolia resident. I live about a mile from the  
7 proposed redevelopment project. And I have an  
8 unsolicited comment I'd also like to make: There is a  
9 really good espresso store, Discovery Espresso, right  
10 near this site. Coffee is important in Seattle.

11 During my career I worked as a human service  
12 planner and a social worker. And I saw firsthand how  
13 the lack of affordable housing affects all aspects of a  
14 person's life. It's been said over and over tonight,  
15 but I can't emphasize it enough: If you don't have a  
16 place to live, you just don't have an ability to get  
17 ahead. If your days are consumed with just surviving,  
18 you can't imagine a better tomorrow for you or your  
19 children.

1

20 Right now we have about 42,000 low income  
21 households that are spending 50 percent or more of their  
22 income on housing. This is economically unsustainable.  
23 These families live at unhealthy levels of stress and  
24 misery, just trying to make ends meet. Low income  
25 renters don't have enough money for food, utilities, or



1 other essentials because many of them, the overwhelming  
2 majority, are paying too much for rent.

3 As a result, they borrow. They borrow from  
4 payday lenders. They borrow from their families. They  
5 couch surf at other people homes. They try all kinds of  
6 strategies. But eventually many of them end up being  
7 evicted. Once we have a homeless family evicted, it's  
8 much more expensive to get them rehoused.

9 The other point that's been brought up tonight  
10 I want to talk about is, even at the end of life,  
11 seniors are constantly being evicted. I've worked with  
12 lots of people whose only source of income was Social  
13 Security. How do they exist? They have a parttime job  
14 well into their 70s or early 80s. Many of them work  
15 full time. They work until they can't work anymore.  
16 Once they lose that job, they're evicted.

17 So I support option one.

**PUBLIC MEETING TESTIMONY 44 - NEAL LAMPI**

18 NUMBER 44: My name is Neal Lampi. I'm here  
19 with the Real Change folks.

20 I just feel -- a couple of people have  
21 mentioned the declaration of a state of emergency that  
22 Mayor Murray made a couple years back. And the response  
23 by the City that I witnessed was a whole lot of sale of  
24 chain-link fence, a whole lot of people being run out of  
25 the Jungle onto the Field of Dreams. Promises were made

1, cont.

1



1 to the people that went to the Field of Dreams. Then  
2 they were evicted. And it's just been chasing people  
3 from one spot to the next. And that is the response in  
4 this state of emergency.

5 Most recently the City passed a budget that's  
6 going to end Connections, a DESC program. It's going to  
7 end up closing the hygiene centers. 300 people from  
8 Share/Wheel will be thrown out of shelter in a short  
9 time.

10 And where are they going to go? They're going  
11 to be tossed out onto the streets. I don't know what  
12 sort of emergency this is, what sort of response to an  
13 emergency this is. But it's a pretty pathetic one, to  
14 my mind.

15 If Fort Lawton is to be used entirely to  
16 address the homeless crisis, the redevelopment costs  
17 will be covered mostly by the federal government. And  
18 free land is the best land I have ever been on.

**PUBLIC MEETING TESTIMONY 45 - JENNY ALLEN**

19 NUMBER 45: Thank you for being here tonight.  
20 My name is Jenny Allen. I'm here to support affordable  
21 housing at Fort Lawton.

22 For many years I've been a housing case  
23 manager within the city of Seattle. And I've watched  
24 families get put through rapid rehousing programs into  
25 apartments, typically in Auburn. And I'm sorry that

1, cont.

1



1 Auburn's getting a bad rap. It's a good place.

2 But what we do see in these families typically  
3 are reduced wages or working two or three jobs. The  
4 math still doesn't work out. And they can't live in  
5 Auburn and support their families, typically single moms  
6 with a couple of kids, and get to Seattle, get a job,  
7 get home, and balance childcare. The numbers just don't 1, cont.  
8 work out. And many of them return to homelessness after  
9 we've placed them into housing with rapid rehousing  
10 dollars into market-rate housing. And that's  
11 heartbreaking to watch.

12 So I think, again, this is a no brainer. We  
13 need more public space to create more affordable  
14 housing. I agree with the fact that the number looks  
15 like a mistake. There should be 2,000 as opposed to  
16 200.

17 I'm really grateful for what I've heard  
18 tonight. And thank you. It's encouraging to see all 2  
19 the great comments tonight. I'm also a resident of  
20 Magnolia. I live within spitting distance of this  
21 church. And I want to say, thank you for bringing your  
22 voices. I believe we do have, you know, ideally a  
23 progressive community and we are going try to welcome as  
24 many people as we can here. Thank you.

**PUBLIC MEETING TESTIMONY 46 - SHARON JONES**

25 NUMBER 46: My name is Sharon Jones. And I'm



1 a Real Change vendor. I have been working on this  
2 project for -- since I got to Seattle Washington. And I  
3 worked for the homeless. I sleep outside with the  
4 homeless. And I've got a 1,238-bed facility I want to  
5 build for the homeless. I'm a viable 1C3. I'm a 40  
6 whatever. And I've got a building to build in this  
7 state. And all of the homeless, we can have a facility  
8 for the children and a facility for the adults. We've  
9 got barber shops, theaters, stores, big parking lots,  
10 big cafeteria, bigger than Harborview's. And we want to  
11 get this built up now.

**PUBLIC MEETING TESTIMONY 47 - TIM HESTERBERG**

12 NUMBER 47: Hi. I'm Tim Hesterberg. I'm a  
13 Magnolia homeowner.

14 We need more housing. We need more affordable  
15 housing. We need more affordable housing in Magnolia.  
16 We are a better society when diverse people live  
17 together, not when we're segregated by race or income.  
18 When richer people are closer to other people, they  
19 become more compassionate, they give more to charity.

20 And finally, the Habitat housing is great.  
21 It's a great opportunity for people to work together to  
22 build this housing. I did a Habitat build with my child  
23 when he was younger. It was a wonderful opportunity.  
24 And now he's a fine, young, compassionate man. Thank  
25 you.





**PUBLIC MEETING TESTIMONY 48 - LISA SAWYER**

1                   NUMBER 48: Good evening. My name is Lisa  
2 Sawyer. I'm also a Real Change vendor. And I'm also a  
3 member of the Resident Action Project and Emerging  
4 Advocate Program at the Washington Low Income Housing  
5 Alliance.

6                   I'm here because I've been homeless for almost  
7 six years except for recently, back in November, four  
8 hours before Thanksgiving, not this previous one, before  
9 it and -- yeah, the recent one, until September, I was  
10 on the Rapid Rehousing Program. I couldn't get a  
11 full-year lease because no landlord would give me a  
12 full-year lease with the Rapid Rehousing. So I ended up  
13 getting a 10-month lease instead.

14                  Now I am back on the streets. I was in a  
15 shelter at the Hammond House. And now I'm on the  
16 streets. I have nowhere to go because Seattle is too  
17 expensive. I had to pay for a studio apartment for  
18 1350. That was in the Greenwood area. And Seattle, you  
19 do agree with me? Is that affordable?

20                  They told you, not me. I think affordable is  
21 for people that are on Social Security and also for Real  
22 Change, because there are people on Real Change that  
23 have Social Security that are homeless, that cannot  
24 afford it. I'm one of those people. Right now I could  
25 more affordable.



1           Some people on Social Security get about 720,  
2       740 a month. That means for them, they can afford at  
3       least 600 a month. That's more affordable; right,  
4       Seattle? I've said I support Fort Lawton. Make it more  
5       affordable for more people with Social Security could be  
6       in affordable housing with safe and consumed area.

1, cont.

7       Thank you. **PUBLIC MEETING TESTIMONY 49 - KEATON SLONSKY**

8           NUMBER 49: Hello. My name is Keaton Slonsky.  
9       And I'm a member of the Seattle Democratic Socialists of  
10      America. And I live in the U District. I'd like to  
11      speak in favor of the proposed Fort Lawton affordable  
12      housing development. And frankly I expected more  
13      opposition tonight. And this is basically a response to  
14      the discourse we've seen over the last four years in  
15      regards to this.

16           It is no secret we are in a housing,  
17      homelessness crisis. We live in a time of record  
18      inequity as we face soaring rents that directly result  
19      in 2050 people being put out on the street for every  
20      5 percent rent increase. Housing is a human right. And  
21      to leave our city's most marginalized out in the cold  
22      while those in this very neighborhood enjoy a median  
23      income of over \$100,000 a year is immoral and goes  
24      against all supposed values we share as a community.

1

25           Seattle's housing has been historically



1 extremely segregated by racial covenants, banking  
2 policies, and deed restrictions to keep communities of  
3 color out of white enclaves. Magnolia is one such  
4 enclave. The white folks making up 85 percent of  
5 Magnolia in a city where one in three residents are  
6 people of color.

7 The arguments against this development use  
8 racist, segregationist rhetoric that are reminiscent of  
9 past movements that fought racial integration of public  
10 housing projects across the country. This is summed up  
11 in a quote from Magnolia resident Jerry Bridges from a  
12 2017 piece in The Stranger by reporter Heidi Groover.  
13 Bridges says, quote: "No housing, especially for the  
14 homeless. Don't wreck the best open space in the city  
15 with a misdirected, faux PC attempt," end quote.

16 To Magnolia residents with similar concerns, I  
17 would say this: If you're worried about an influx of  
18 nonwhite, nonwealthy folks destroying the character of  
19 your neighborhood yet you refuse to lend aid to your  
20 fellow residents when they are in need, you refuse to  
21 share your wealth with those who have none, and you  
22 refuse to acknowledge your role in human suffering, how  
23 can you claim there is any character here to begin with?

24 I urge the city to build this housing  
25 immediately and alleviate some suffering from those who

1, cont.



| 1, cont.

1 need the most. Thank you.

**PUBLIC MEETING TESTIMONY 50 - SHAWN HOSFORD**

2 NUMBER 50: My name is Shawn Hosford. I'm  
3 second generation Seattle. I'm married to another  
4 second generation Seattle. And no, I wasn't raised in  
5 Magnolia. No, I don't live here. But I was married at  
6 Daybreak Star, and I live in North Seattle. And they're  
7 welcome to do to same in the park next to me which is 1  
8 Carkeek. Please do that next.

9 So I think it's really important to have  
10 affordable housing. I've been dealing with this on my  
11 own for quite some time. And I've wanted to build an  
12 ADU unit in my backyard. But, because I'm on the lot  
13 lines, it's really hard to do. I would encourage you to  
14 not only build this, add more to what you're building, | 2  
15 do the Talaris site, and let me build at least one ADU | 3  
16 unit in my backyard and one homelessness place in my  
17 backyard. I live on a big lot. I could have a lot of  
18 people live in my backyard.

19 So it's criminal to me that we have the  
20 richest people in the world here and some people that  
21 have no way to live. You've all seen the homeless  
22 people, and you recognize that they need our help. 4  
23 There's just no excuse for this. So please do it  
24 quicker than you have on your schedule. Thank you.

**PUBLIC MEETING TESTIMONY 51 - LISA BARNES**

25 NUMBER 51: My name is Lisa Barnes. I do live



1 in Magnolia. And I'm very surprised that there isn't  
2 more opposition here tonight as well, based on the  
3 meetings that were held in the summer. In fact, I'm  
4 kind of disappointed there aren't more people stating  
5 some opposition because it feels very one sided, which,  
6 you know, I'm glad for because I am in support of  
7 affordable housing.

8 The simple fact is that there are thousands of  
9 people who need housing, tens of thousands of people who  
10 are on the brink of possibly needing housing. I work  
11 for a very small social-service nonprofit that provides  
12 rent and utility assistance to keep people housed as  
13 much as possible in the very tiny, very small part of  
14 the city that we serve. It includes Magnolia if anybody  
15 ever needs help: Queen Anne Help Line.

16 So change is hard. I think that's where the  
17 opposition comes from. Change is really hard to handle.  
18 And Seattle itself is changing too fast for people.  
19 Magnolia residents want to keep a certain character.  
20 But there is also hundreds of units of townhomes and  
21 condos that have been built in Magnolia for years and  
22 years. And those aren't being fought. That is  
23 contributing to traffic. That is contributing to  
24 overcrowded schools. But no one's fighting against  
25 that.



1           So I do see that there is selective fighting  
2 of new housing. And that's not fair. And I think  
3 Magnolia is better than that. So thank you.

**PUBLIC MEETING TESTIMONY 52 - MARY VON BRONKHORST**

4           NUMBER 52: My name is Mary Van Bronkhorst.

5 Over the last year, I've been working at LIHI's urban  
6 rest stop, which is a hygiene center for people that are  
7 currently homeless.

8           I'm in support of Alternative No. 1 and also  
9 development of the Talaris site, primarily because, if  
10 you have access to land, you should use it in a way that  
11 helps all the people, particularly people at the bottom.  
12 The people that I have met at the urban rest stop are  
13 people that I would -- many of whom I would like to take  
14 into my home. I'd like to welcome them, give them a  
15 place to stay. Of course there are many people who I  
16 would not invite into home for any reason.

17           It is this diverseness that makes people who  
18 own property very afraid of people at the bottom.  
19 It's -- We're afraid of change. We're afraid of changes  
20 we already see in terms of crime: Theft off porches,  
21 needles being left around, garbage, all these things  
22 that we think might happen. Fort Lawton, I think, is a  
23 perfect place for housing. It is fenced. It is  
24 actually rather far from surrounding homes. It is free  
25 other than the building.

1, cont.

1

2

3



1 I think that the worries, the concerns, about  
2 infrastructure could be addressed by asking the school  
3 district to put in a pre-K program in one of those  
4 buildings, in one of these three acres or whatever  
5 they're getting. I think you should ask for partnership  
6 from Amazon to deliver food or to run a store in one of  
7 the buildings. The Kroger QFC corporation, a major  
8 corporation that sells food, is not far from there. And  
9 perhaps they could be encouraged to partner with us.

**PUBLIC MEETING TESTIMONY 53 - RAVEN CAMPBELL**

10 NUMBER 53: I'm Raven Campbell. I have only  
11 recently moved away from Seattle and my lease on Beacon  
12 Hill ending January 22nd.

13 Anyway, I don't believe that it would be  
14 controversial at all for me to say that this city's in a  
15 housing crisis. Is it? Normal people simply cannot  
16 afford to live here anymore. We need to build housing,  
17 especially for those people who are victims of this  
18 sadistic market we have.

19 I see lots of my friends from Twitter here.  
20 And one of them must not be here tonight. Her name is  
21 Amy Hartman.

22 One of the key details of this is that it is  
23 free land. One of the reasons this matters is that, for  
24 affordable housing development, the land cost is usually  
25 the single highest obstacle to doing it. Here we are.



1 We have something that is literally being served to us  
 2 on a silver platter. And we are bickering about whether  
 3 or not we should build sorely needed housing for people  
 4 here.

5 I certainly believe that, if we actually  
 6 believe there is a housing crisis here, there's only one  
 7 ethical option. And that is to build as much affordable  
 8 housing possible as soon as possible. And there's a  
 9 message on my scarf I believe that will resonate with  
 10 everyone. ("Spread the love").

1, cont.

**PUBLIC MEETING TESTIMONY 54 - MIKE ELIASON**

11 NUMBER 54: My name is Mike Eliason. I'm a  
 12 renter in Fremont. I have two kids. We live in a  
 13 two-bedroom ADU, middle class, union family. And we  
 14 severely need social housing. We need affordable  
 15 housing.

1

16 I think it's pathetic that we're doing 283  
 17 units here. It's free land. In the city of Vienna,  
 18 this would be 2- to 3,000. There would be a grocery  
 19 store so homeowners wouldn't whine about there being a  
 20 lack of shopping facilities. There would be transit.  
 21 There would be schools. Where is the aspiration?

2

22 On the Talaris site, we could house like a  
 23 1,000 units, 2,000 people. On the Roosevelt Reservoir,  
 24 the same thing. Why are we selling ourselves short? We  
 25 know the crisis is severe. This is tragic. This is

3





1 extremely sad. And we can do much better. We're a  
2 progressive city. We're a wealthy city. We have the  
3 ability. Why don't we fricking do it? Thank you.

3, cont.

**PUBLIC MEETING TESTIMONY 55 - DANIEL AMMONS**

4 NUMBER 55: My name is Daniel Ammons. I am a  
5 long-time but not current resident of Magnolia. I grew  
6 up over by the Red Apple market which now is the  
7 Metropolitan Market that everyone is complaining so  
8 justly about.

9 One thing I do remember from growing up over  
10 there is that there was also an Albertsons and a QFC and  
11 they were both pretty easy to get to. The same with the  
12 elementary school. I went to Lawton, which I was pretty  
13 close to. This site's a little bit farther. But  
14 Viewmont's a lot farther from Blaine. Or the military  
15 housing where all my friends lived, on Fort Lawton,  
16 farther into the park for those who aren't familiar, is  
17 a lot farther from Catharine Blaine where, I would say,  
18 probably 95 of those children went to school for nine  
19 years.

1

20 I think we do have a lot of access to the  
21 kinds of things that people are worried about.

22 Obviously we need more routes on the 33 or maybe they  
23 open the locks an hour earlier so people can get to work  
24 on the 44. But these are all things that we can  
25 accomplish that are nothing on the level of building a



1 large housing development on free land. That's the big  
 2 task. These small infrastructure tasks, those are  
 3 things we can accomplish along the way. They're very  
 4 do-able.

1, cont.

5 I think that -- obviously I would have liked  
 6 to see a lot more than 200 units. I'd like to -- the  
 7 main thing is I'd like to have as many units as possible  
 8 as quickly as possible. And I'd like to see them here.

2

9 I'd like to see them on the Talaris site. I'd like to  
 10 see them on the vacant lot next to my house up in North  
 11 Seattle. I'd be happy to support you with that. Thank  
 12 you very much.

3

### **PUBLIC MEETING TESTIMONY 56 - CHRIS SANDERS**

13 NUMBER 56: My name is Chris Sanders. I'm a  
 14 Queen Anne resident and an organizer for Seattle Tech  
 15 for Housing. First of all, staff and council members,  
 16 thank you for attending tonight's hearing.

17 I am well aware of the role that I and the  
 18 tech community have played in today's affordable housing  
 19 crisis. And I firmly believe that tech has the  
 20 responsibility to both partner, to find, and to fund  
 21 solutions to address this crisis. The tech world offers  
 22 the opportunity for so many more to benefit. But to do  
 23 so, we need to get housing policy right.

1

24 As such, we need to maximize the opportunities  
 25 that are presented to us. And for that reason, I ask



1 the city to pursue a fifth alternative to drastically  
2 increase the number of units proposed for Fort Lawton.

3 The Fort Lawton site offers so much more  
4 capacity than what's being considered. As previously  
5 mentioned, the Yesler Terrace project, a similar sized  
6 property, adds about 5,000 units of housing to the  
7 community. While Magnolia is not the Central District,  
8 in Seattle land is our scarcest resource, not capital.  
9 For us to forgo such an opportunity would be  
10 irresponsible.

1, cont.

11 We are in the midst of a crisis. Every night  
12 8,000 Seattleites -- our neighbors, community members,  
13 and family -- live on the streets. How do we explain to  
14 our neighbors experiencing homeless or on the verge of  
15 homeless that we only built 200 units when we could have  
16 built thousands? I challenge staff and the city council  
17 to pursue the bolder alternative to bring thousands of  
18 units to Fort Lawton. Thank you.

19 (Recess taken.)

**PUBLIC MEETING TESTIMONY 57 - IULIA ZAVODOV**

20 NUMBER 57: My name is Iulia Zavodov. I am  
21 here to advocate for affordable housing project while  
22 also hearing all the concerns of neighbors in attendance  
23 who are worried about their safety and the drug abuse  
24 problems which might or might not occur.

1

25 I live in Habitat for Humanity neighborhood in



1 Snoqualmie. I've been a homeowner there for eight  
2 years. And I want to assure you that we fit nicely with  
3 the rest of our community, which is quiet affluent.  
4 Much like Magnolia, Snoqualmie, rich houses. You can't  
5 buy anything for a half million dollars right now. We  
6 have 50-single family units in the development and all  
7 owned by folk like me.

8 So my neighbors are represented. We are all  
9 now proud Americans from the following countries:  
10 Vietnam, Somalia, Ethiopia, Mexico, El Salvador,  
11 Nigeria, Ivory Coast, Moldova, Ukraine, Jamaica, very  
12 many from America. Local residents include Native  
13 Americans. I just wanted to mention on the diversity of  
14 occupations. We have early childhood education  
15 professionals, pharmacists, small business owners,  
16 school bus drivers, social workers, school teacher,  
17 medical assistant, bank teller, and military veterans.

18 Thank you for your consideration.  
**PUBLIC MEETING TESTIMONY 58 - SUSAN HELF**

19 NUMBER 58: Hello. My name is Susan Helf.  
20 I'm from Greenwood. I'm a homeowner because I'm old and  
21 I got to buy a house cheaply many, many, many, many  
22 years ago.

23 I am here to urge you to adopt alternative one  
24 but to build thousands more homes. The city of  
25 Seattle -- a little history, when Lindsay gave the

1, cont.

1



1 history, she did not say the reason why this whole thing  
2 faltered 10 years ago. It's 'cause the NIMBYs in  
3 Magnolia killed it. They are going to try to kill it  
4 again. But they're not getting away with it this time.

5 The City of Seattle policies, from selling  
6 Yesler Terrace to Paul Allen for market-rate housing,  
7 from tearing down other low income housing from the out  
8 zones, the City of Seattle's greatest product is  
9 homeless people. That's what the policies do.

10 You owe this to homeless people. This is  
11 reparations. 88 people died last year. Without  
12 housing, people die. You cut -- not you, personally,  
13 the Mayor, Tim Burgess, left a little gift for Jenny  
14 Durkan: Here, kill some more homeless people. Love and  
15 kisses, Tim. The shelters have been cut. Without  
16 shelter, people die. Without permanent housing, when  
17 you have this fake program that you count people in a  
18 permanent house that get kicked out five months.

19 You need to build thousands of units of  
20 housing. This is reparations. And you need to do it  
21 right away. If you let Habitat for Humanity build, it's  
22 not going to take them seven years. So just do it.

23 Thank you.

**PUBLIC MEETING TESTIMONY 59 - TERRI SUESS**

24 NUMBER 59: Good evening. Thank you for the  
25 work you've put into this. I think it's amazing. And

1, cont.

2

1



1 I'm glad to be here tonight. And I appreciate the  
2 comments of everyone that has come out to speak.

3 I'd like to say that I'm only in Seattle  
4 because my grandfather built my house, the house that I  
5 live in right now. Otherwise I wouldn't be able to  
6 afford to live here. I'd like to say to the good people  
7 of Magnolia, the whole neighborhood: Not that long ago  
8 your families needed this kind of help. Not that long  
9 ago, all of Seattle was helped.

10 And to now sort of turn your back on that is  
11 rather pathetic. So we hope that you'll come to your  
12 senses and welcome diversity, welcome people who  
13 basically could be your children, could be your  
14 families.

15 So this is definitely needed. It should be  
16 much larger than it is. And much more is needed  
17 throughout the city. Knowing --

18 One other quick comment which is this is not  
19 free land. This is federal government land that was  
20 stolen. We're standing on Native American land right  
21 now. I think one of the big, blaring missing points in  
22 this whole report is that we need to make sure that  
23 Native Americans who need place to live, have a place to  
24 live. So please address that. Thank you very much.

25 **PUBLIC MEETING TESTIMONY 60 - JOSEPH LACHMAN**  
NUMBER 60: My name is Joseph Lachman. And I

1, cont.

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3



1 am here to speak in support of this affordable housing  
2 project. I had some comments planned, but I had to  
3 throw them out when I heard one particular statement.  
4 And that was the fact that I cannot ever allow anyone to  
5 make any kind of comparison between what my family went  
6 through in World War II in Japanese American camps, the  
7 labor camps, no comparison to affordable housing which  
8 is desperately needed now.

9 I want to make an important statement, too. 1  
10 My family went through three years of hell in the desert  
11 along with 320,000 other Japanese Americans. And you  
12 know what they lost when they went to these prison  
13 camps? They lost their homes. That's what my family  
14 came back to. They lost their home. And that's what  
15 they needed when they came back was affordable housing  
16 because someone had lost their property, their homes,  
17 their jobs. That's what folks need now.

18 We need this. We need more of this housing.  
19 So I urge you to move forward with this project and go 2  
20 further with it. Thank you.

**PUBLIC MEETING TESTIMONY 61 - MYRA LARA**

21 NUMBER 61: My name's Myra. I just came back  
22 from my hometown in Texas. And I'm a first-generation  
23 American. I forget that sometimes 'cause I don't think 1  
24 in Spanish in my head anymore. But I forgot where I was  
25 going.



1 I've been inspired by the stories here that  
 2 I've been hearing, especially this last one that -- it's  
 3 just that we were lucky that -- my parents were so lucky  
 4 to buy their house. They bought it for \$90,000. And I  
 5 can't imagine any one of us in this city ever getting  
 6 that opportunity. That's just -- having that house  
 7 and -- it just solidified my life.

1, cont.

8 So anyway, I 100 percent support No. 1. But I  
 9 would support it 200 percent if it were way more units.  
 10 In general, I urge the City to find more opportunities  
 11 like this to use surplus land for public good. Sure,  
 12 Magnolia could be the middle of nowhere. But if that's  
 13 where your home is, that's your home. It's not the  
 14 middle of nowhere. Thank you.

2

3

**PUBLIC MEETING TESTIMONY 62 - DOUG CONRAD**

15 NUMBER 62: My name's Doug Conrad. I'm a  
 16 member of Wallingford United Methodist Church. And I'm  
 17 in strong support of alternative one. I'm here as a  
 18 member of our social concerns group there and also in  
 19 solidarity with the Church Council of Greater Seattle.

1

20 That organization's done a tremendous amount.  
 21 I also appreciate the work of the Housing Development  
 22 Consortium in their talking points. Everything  
 23 except one point -- and that's a statistical point --  
 24 that I was going to make tonight had already been made  
 25 by other speakers. So I won't be redundant.





1 But to get a sense of the scale of the  
2 problem, when I was reviewing the materials about the  
3 housing levy, a couple of years ago it was estimated  
4 that we'd need about 20,000 new housing units over the  
5 next decade just to meet the new demand. And, as many  
6 of you know, the housing levy supported 6,000 new units.  
7 That's about 30 percent of the estimated housing stock  
8 that was needed, affordable housing stock, not market  
9 rent for those of us who can maybe afford that market  
10 rent.

11 So I mentioned the scale of the problem as  
12 many of other people have said. But that's one  
13 statistic of the scale. How are we going to treat this  
14 like a true emergency and crisis that it is? When there  
15 is a crisis, there is a crisis; we all join up. And I  
16 think with this group, it's signaling that there is that  
17 kind of willingness in the city. Let's marshal it.  
18 Let's work together in the various groups that have  
19 leverage and really see if we can build these housing  
20 units and make sure there's no NIMBY behaviors that  
21 keeps those from being occupied.

22 Thank you for the opportunity.

**PUBLIC MEETING TESTIMONY 63 - ANITRA FREEMAN**

23 NUMBER 63: Good evening. My name is Anitra  
24 Freeman. And I do not live in Magnolia. I have worked  
25 with homeless people since the end of 1995 when I was

1, cont.

1



1 homeless myself. I have set permanent housing projects  
 2 and transitional housing projects and new shelters and  
 3 tent cities, the whole range. And I hear -- I have  
 4 heard the same complaints repeatedly.

5 There are people who do not want homeless  
 6 people in their neighborhood. And they do not want low  
 7 income housing in their neighborhood. And they want  
 8 Seattle to solve the homelessness and housing crisis.  
 9 But when the City and the hosts carry on, hold firm, and  
 10 do that project, the same people stop being afraid.

11 I have actually heard somebody who threatened  
 12 to sue us for opening a shelter in his neighborhood a  
 13 few months later bragging to a friend about the  
 14 neighborhood, about the shelter that his neighborhood  
 15 had, and why doesn't your neighborhood have a shelter?  
 16 So hold firm. Do this. It's a start. Yes, we need  
 17 thousands more. We need 24,000 more. But this is a  
 18 start. Hold firm, and have it be an education project  
 19 for the whole neighborhood. Thank you.

# **PUBLIC MEETING TESTIMONY 64 -JANIS TRAVEN**

20 NUMBER 64: Hi. My name is Janis Traven. I'm  
 21 a 30-year Magnolia resident. And I say this with a  
 22 great deal of pleasure and affection: That tonight's  
 23 Magnolia is not the Magnolia that I moved into. You are  
 24 awesome. I hear people say, Yes, in my backyard.

25 I've been a community organizer and activist.



1, cont.

2

1

1 I'm on the Magnolia Community Council. I've been on the  
2 Magnolia-Queen Anne District Council and currently serve  
3 on the Tent City Advisory Committee. All of them have  
4 been an honor. And I support your efforts. So do  
5 option one, preferred alternative one. Put in more  
6 housing. We need it. And thank you.

1, cont.

2

**PUBLIC MEETING TESTIMONY 65 - LISA EVANS**

7 NUMBER 65: My name is Lisa Evans. And I'm  
8 one of the cofounders of Fort Lawton School Coalition.

9 And first I want to say that -- I just want to  
10 clarify that our coalition was never, ever pitted  
11 against public housing. What we've already said from  
12 the get-go is, with housing, you have to have the  
13 infrastructures that comes along with it and that  
14 includes schools. We want to see families have  
15 affordable housing in Magnolia. We want to see families  
16 be successful moving into Magnolia.

1

17 But to move children and families into  
18 Magnolia, you have to have the capacity in the schools.  
19 Magnolia and Queen Anne suffer some of the most dramatic  
20 capacity problems in this district. I agree: We should  
21 have 2,000 or more units of public housing available.  
22 But we don't have the room in the schools.

23 Catharine Blaine has eight portables. There  
24 are about to be three more that arrive. There is no  
25 playground left. The Lawton Elementary School no longer



1 has -- I'm going to finish my statement. All the  
2 schools on Queen Anne also face that.

3 So as long as we're going to fight for public  
4 housing, let's also fight for McCleary so we have  
5 schools for all of our children to go to.

1, cont.

**PUBLIC MEETING TESTIMONY 66 - VALERIE COOPER**

6 NUMBER 66: I'm Valerie Cooper, also in the  
7 Fort Lawton School Coalition. Thank you to the city for  
8 collaborating with Seattle Public Schools to include  
9 them in the redevelopment process at Fort Lawton.  
10 Seattle has many pressing needs. And housing,  
11 education, preserving the environment, and  
12 transportation are among them.

13 I am here to advocate for our city's youngest  
14 citizens. The Fort Lawton development is proposed to  
15 open in a cluster with zero open seats for our  
16 elementary schools, a middle school that will be 30- to  
17 400 students over operational capacity within just a few  
18 years, and no clear pathway for high school. In order  
19 for this housing development to be successful, we must  
20 ensure that students have seats at schools.

1

21 Because of concurrent zoning and  
22 densification, the pressure on our schools is untenable.  
23 All new housing in our city needs to be holistic in our  
24 approach. Before our city council approves new housing  
25 or the planning office approves housing anywhere in the



1 city, it must ensure that the educational infrastructure  
2 is in place to accommodate the growth.

3 As families are crunched financially, they're  
4 moving into studios and one-bedroom apartments. These  
5 types of buildings have almost no student projections  
6 for them. If our city cannot provide adequate  
7 educational opportunities in our city, we will lose our  
8 city's families and we will have all of those who can  
9 leave the public schools which would then leave us with  
10 a private system for the haves and a public education  
11 for the rest of us.

12 This is a huge issue of equity. So I would  
13 ask the city to continue to work together with the  
14 public schools. Our answer is yes to housing and yes to  
15 ensuring that the children have the educational  
16 infrastructure required to succeed. Thank you.

**PUBLIC MEETING TESTIMONY 67 - JAMES JAROSZ**

17 NUMBER 67: My name is James or Jim Jarosz. I  
18 live in Magnolia. I've been here for 10 years on 31st  
19 near Metropolitan Market. I have my speech right here.  
20 Sorry about that.

21 Years ago when my children's mom was 8 1/2  
22 months pregnant with her first, we were living in a  
23 small, used travel trailer while I was building a home  
24 near Poulsbo. It was late fall. It was cold and rainy.  
25 We had no heat and only a small RV porta potty. Not the

1, cont.

1



1 best combinations for an almost full-term pregnant mom.  
2 Luckily, we moved into her parents' home in Olympia  
3 where we stayed until Janet was born. We had a safety  
4 net, family and friends, to rely on.

5 Many in Seattle do not have those family or  
6 community connections and have to rely on compassionate  
7 churches, city shelters, cars, or homeless camps. We  
8 cannot cure homelessness in Seattle with one housing  
9 development plan. But we, as Magnolia residents, can do  
10 our part and encourage all neighborhoods to do the same.

11 In 1968, 25 civic and environmental groups  
12 organized as Citizens for Fort Lawton Park. They sought  
13 congressional delegation to help move a proposed  
14 antiballistic missile site and to help create Discovery  
15 Park. At the end of the year, they abandoned the  
16 missile site, and they made Discovery Park or created  
17 it.

18 It's time for Magnolia residents to do another  
19 great deed, to say yes to a housing plan supported by a  
20 diverse group of citizens. Now is the time to welcome  
21 housing and park space for seniors, veterans, women, and  
22 families. It's something we can be proud of and tell  
23 the grandkids and their children.

24 The residents of this new community will walk  
25 to the park or stroll their neighborhood streets and

1, cont.



1 thank those who worked tirelessly to create housing  
2 where all are welcome. I thoroughly support alternative  
3 one.

1, cont.

**PUBLIC MEETING TESTIMONY 68 - ALOUIN SEMET**

4 NUMBER 68: I'm Alouin Semet. I'm a resident  
5 of Magnolia. I just want to talk a little bit about the  
6 environmental impact report.

7 Alternative one is, I think, well thought of.  
8 It makes good use of the space. But it is not an  
9 inexpensive project. It's -- environmentally it grades  
10 and cuts and fills. Then, you have to build on fill,  
11 which is not that cheap. Otherwise, it makes good  
12 balance between, you know, open space and housing, which  
13 we need, especially affordable housing.

1

14 Alternative two is really awful and I think  
15 should never happen because they cut all the trees which  
16 are -- you know, birds and eagles and herons make use  
17 of. Alternative three is interesting. It's a good  
18 thing for the future.

19 And alternative four is mostly what I want to  
20 talk about. Why don't we use that, those buildings,  
21 which are sound and actually quite attractive, now?  
22 They could be used as a school. They could used as  
23 offices. They could be used for help for homeless.  
24 They could be shelter. And instead, the school that we  
25 spend a lot of money refurbishing that should be turned

2



1 down, those could be used as housing. I think it would  
2 be a lot more efficient use of City money.

2, cont.

**PUBLIC MEETING TESTIMONY 69 - DOUG WOOS**

3 NUMBER 69: My name is Doug Woos. I'm a  
4 member of the Democratic Socialists of America. I live  
5 in Fremont, but I'm testifying in support of as much  
6 affordable, publicly owned housing as we can build on  
7 this and every other possible site.

8 I'm originally from a tiny town where everyone  
9 knows their neighbors. Growing up there, I learned that  
10 good neighbors take care of one another. That's what it  
11 means to be neighborly.

12 Unfortunately, we are currently failing our  
13 neighbors. At last count, over 8,000 Seattleites lacked  
14 permanent housing. And make no mistake: These are our  
15 neighbors. A recent survey found that about 70 percent  
16 of houseless Seattleites last had permanent housing in  
17 King County and 85 percent somewhere in Washington  
18 state.

1

19 As living in Seattle becomes less and less  
20 affordable, our neighbors are being forced from their  
21 houses. The experience of other cities has shown that  
22 the only way to take care of our hapless neighbors is to  
23 provide sufficient affordable housing. This means that  
24 we must build houses here, at the Talaris site, and  
25 indeed all over our city.

2





1 We cannot afford to reject any opportunity for  
2 more affordable housing. We have to help our neighbors.  
3 Thank you.

2, cont.

**PUBLIC MEETING TESTIMONY 70 -ALICE LOCKHART**

4 NUMBER 70: Hi. I am Alice Lockhart. Emily  
5 Johnson left to go to another meeting.

6 I came here with a nice little preachy speech  
7 to the good people of Magnolia about how fine it is to  
8 live in a part of Seattle with more affordable housing.

9 I think from the wonderful testimony tonight that you  
10 all get that and don't need to hear it from me. You can  
11 take care of your own business in Magnolia.

12 But there is another thing on my mind. As I  
13 drove here today, I heard on QUOW John Ryan talking  
14 about successive Seattle mayors' promises with respect  
15 to the climate. We are now in two emergencies: A  
16 humanitarian crisis of homelessness and a howling  
17 climate emergency, which the new mayor, Jenny Durkan,  
18 has said that we will go very speedily to 100 percent  
19 renewables in this city.

1

20 And that will not be a true statement if we  
21 achieve that by pushing many people to single-car  
22 commutes. So this is the -- homelessness is the tip of  
23 the housing iceberg. We need vastly increased  
24 densification, option 5, thousands of units on this  
25 site, please. Be bold. We'll support you.



OPEN HOUSE SPEAKER 71 - MELISSA HYATT

1                   NUMBER 71: Hi. My name is Melissa Hyatt.  
2 I'm a resident of Magnolia. And I'm sure I'm speaking  
3 to the choir here.

4                   So what I want to do is move quickly to  
5 topics, which is you should really know your audience.  
6 It is very easy to come out and talk about humanity and  
7 everything else. But if you've got a neighborhood that  
8 you think is afraid -- and that's one guy booing -- have  
9 some courage. This is a chicken-shit proposal. 200? I  
10 mean come on.

11                  It's been 10 years. I bought my house 25  
12 years ago. This is at least the fourth project I've  
13 gone through like this. I'm so tired of hearing you  
14 talk about it. Get it done. And don't do such a --  
15 this is -- I mean I'm sorry. It's chicken shit. I mean  
16 200? My family is in construction. That is the  
17 stupidest way to do this. You need to think -- what you  
18 need to -- big deal. Many Magnolians are in support of  
19 it.

20                  This is like a ski lodge. A few big towers,  
21 that's exciting. Put a little fire pit there. Put a  
22 school at the bottom of one. You put a laundromat and a  
23 bar in the bottom of the other. Put a gym in the bottom  
24 of another. You can have 150 people in each one times  
25 two. Okay. Make them -- and put doors in there.



1 People don't deserve to live in a half wall with a  
2 toilet and a kitchen. Decent houses, a few townhouses.

1, cont.

3 The one thing I want to say is: Do not sell  
4 any of these. Don't sell any of the land. Don't sell  
5 any of the houses. If people make more money,  
6 (inaudible). On the market that would make space for my  
7 kids who are in their 20's and all the other Magnolia  
8 kids who are in their 20's who still live at home. As a  
9 worker community, please advertise it as such. Thank  
10 you.

2

**PUBLIC MEETING TESTIMONY 72 - STEVEN BUCKMINSTER**

11 NUMBER 72: We're going to present a solution  
12 to homelessness, a solution not just talk. The solution  
13 is a campus. It's called the Able To Campus for  
14 Homeless and Displaced where they can be housed, taught,  
15 trained, so that they can step into responsible jobs and  
16 go on with their lives.

17 Quickly, myself, I came here to Seattle in  
18 2013. I didn't have much. I went into construction. I  
19 got a job as a flagger. It cost \$50.00, eight hours.  
20 And sometimes I make \$46.00 an hour when I'm doing  
21 what's -- there's a certain term for it. But the  
22 thought is that I make -- what? -- prevailing wage.

1

23 So when we'd be there and say, you know, Oh,  
24 it's really hard to help the homeless. What? 50 bucks?  
25 Eight hours? You know you spend \$100,000, the city did,



1 to paint sidewalks up in Capitol city -- I mean Capitol  
 2 Hill -- rainbow colors. We could make 2,000 flaggers  
 3 for that money. **PUBLIC MEETING TESTIMONY 73 - RYE BEY**

1, cont.

4 NUMBER 73: Hello everyone in the Magnolia  
 5 community. My name is Ryesha (phonetic) Bey. My  
 6 partner, Steven Buckminster, we have a proposal. We  
 7 would like to add on to the low income housing. We  
 8 would love to make a campus. And we would love to  
 9 teach, dorm, and train so that it's really beneficial.  
 10 Housing is great. But we want to teach. We want them  
 11 to grow. We want to give hope, love, and action. We  
 12 want to give love.

13 It would be a beautiful thing for it to be  
 14 built in Magnolia in historic Fort Lawton. And I  
 15 believe that we will change homeless. We will end  
 16 homelessness. We will have a facility where they go  
 17 before they reach that point. And those that have  
 18 reached that point, this is where you go. This is where  
 19 you start over. This is where you have hope.

1

20 And we would love -- we're going to build it.  
 21 We would love to build -- to start building in the  
 22 Magnolia community at Fort Lawton. And that's our  
 23 proposal. **PUBLIC MEETING TESTIMONY 74 - KEVIN REYNOLDS**

24 NUMBER 74: I might be the only person here  
 25 who actually rides the No. 33 Metro bus into Fort Lawton

1



1 with the homeless people who sleep there every night.

2 First, I oppose, strongly, alternative two.

3 The concept of putting more market-rate housing in the  
 4 Fort Lawton park area is just atrocious. I walk past  
 5 those officer row houses. It is unbelievable that we,  
 6 as city, have allowed that to happen. 2005 to 2015 was  
 7 a 10-year plan. At the same time, we've been getting  
 8 about 25,000 housing permits every year in Magnolia. It  
 9 is just an incredible disconnect. The points that  
 10 occurred here today are heartfelt.

1, cont.

11 I support alternative No. 3. Once we don't  
 12 claim this as parkland, our children, our old people,  
 13 the poor people, the rich people, we're all going to  
 14 lose the opportunity for open spaces. The city budget  
 15 was \$6.08 billion, and we're trying to say that we're  
 16 going to turn an area that could be an excellent park  
 17 extension into homeless housing 'cause we can't afford  
 18 other alternatives is absolutely a mistake.

2

19 Let's solve the homeless issue. But let's not  
 20 sacrifice open spaces and opportunities for an extension  
 21 to our park at Discovery Park. Thank you.

**PUBLIC MEETING TESTIMONY 75 - LEE COLLETON**

22 NUMBER 75: Hello. My name's Lee Colleton.

23 And I'm a veteran and a member of Socialist Alternative.

24 Of King county's homeless population,

1

25 6 percent are American Indian or Alaska native while



1 those groups make up just 1 percent of the country's  
 2 general population and also serve in the United States  
 3 military at a higher rate than any other demographic. I  
 4 quote: "This is unacceptable in a place that is named  
 5 after an iconic indigenous leader, Seathl." Local  
 6 tribal leaders from the Coalition to End Urban Native  
 7 Homelessness wrote this in a letter to the city. They  
 8 are calling for native-provided housing and culturally  
 9 appropriate support services at Fort Lawton. I support  
 10 this beyond what option one provides.

1, cont.

11 Also, as others have mentioned, the  
 12 car-dependent model that has brought us these low  
 13 density neighborhoods in Seattle and in many other  
 14 places is also bringing us a climate crisis which is  
 15 going to exacerbate the problem that we're trying to

2

16 face, that we're trying to deal with today. Thank you.

**PUBLIC MEETING TESTIMONY 76 - MATTHEW LANG**

17 NUMBER 76: Hello, folks. My name is Matthew  
 18 Lang. And I am the organizer for the Transit Riders  
 19 Union here in Magnolia. As a nation, we spend a lot of  
 20 time focusing on eliminating symptoms, not causes. We  
 21 cut the cancer out but only when it's killing us. We  
 22 criminalize behaviors that are symptoms of a greater  
 23 cause. Instead, we must focus on the root causes and  
 24 preventative cures.

1

25 The root of our homelessness problem in



1 Seattle? It's not drugs. It's not mental health. It's  
2 not an unwillingness to live inside. In fact,  
3 92 percent of the homeless population in a one-night  
4 count last year said they would move into affordable  
5 housing if there was affordable housing that was safe  
6 and would keep them housed. We all agree that housing  
7 first is the only option to that problem we face. But  
8 we need deeply affordable housing.

1, cont.

9 At Fort Lawton, we're in the process of  
10 changing that. We have the extremely unique ability to  
11 help stem tide of homelessness in our fair city. And I  
12 support option one. Thank you.

**PUBLIC MEETING TESTIMONY 77 - DAN HERNBROTT**

13 NUMBER 77: Hi. My name is Dan Hernbrott. I  
14 live on lower Queen Anne, which is not Magnolia.  
15 However, this decision will substantially affect my cost  
16 of living. More housing makes rent cheaper because  
17 there is less demand. Or yes, there is more supply  
18 which, leads to lower costs. More options means that  
19 people have the capacity to live in a situation in which  
20 they can thrive because they don't just have to pick the  
21 first apartment that they find that is available at  
22 their cost. More housing means less people on the  
23 streets and dying.

1

24 I'm a strong believer in stewardship and  
25 solidarity. That means taking responsibility for the



1 earth and the people around us. It is really difficult  
2 to do that when you're struggling to survive on the  
3 streets. That's why I'm in support of alternative one.  
4 And I think alternative one should have more housing. I  
5 think you should add a zero at the end.

1, cont.

6 And I don't think you should stop that for  
7 solvable problems like lack of transit or stores. I  
8 think instead of throwing our hands up in the air and  
9 saying, Well, I guess we can't do it 'cause there's this  
10 one issue, we need to take responsibility for a society  
11 and create the world that we want to live in. Thank  
12 you.

2

**PUBLIC MEETING TESTIMONY 78 - MARY STEELEKLEN**

13 NUMBER 78: Am I next? Can you hear me.

14 I oppose development of Discovery Park with  
15 low income housing or afford -- not just affordable but  
16 low income. I have been among the homeless. I have  
17 moved to find work for myself and my 12-year-old  
18 daughter at that time. I actually moved interstate to  
19 find affordable housing. Now, my ancestors came here  
20 from Ireland where there was no food and no housing. And  
21 they moved. And they did very well.

1

22 And there is a time -- what we've got here now  
23 is Amazon creating an enormous bubble. And rents are  
24 skyrocketing which will continue. About 200 to 250  
25 people a day are getting evicted from their housing





1 because there's no rent control here, which is one of  
2 the most important first steps that can taken. And I  
3 don't think I've heard a single person mention rent  
4 control. But there has to be maximum to the rents that  
5 are charged. Thank you.

1, cont.

6 And really I think that this is not going to  
7 change. Things are going to get much worse and that  
8 people have to be encouraged to find housing in other  
9 areas, in Auburn and Kitsap.

**PUBLIC MEETING TESTIMONY 79 - JAMES McINTOSH**

10 NUMBER 79: Hi. My name's James McIntosh. I  
11 was going to just divert a little bit. Everyone's bad  
12 mouthing Auburn tonight. The Sounder train can get from  
13 Auburn to Seattle in 37 minutes. That's pretty cool.

14 I have to share with you. I've been involved  
15 with Westlake for 30 years being involved with Friends  
16 of Discovery Park. I've been with Friends of Discovery  
17 Park. And I'm a person who's visually impaired, so  
18 sight impaired, hard to see. So I've come to appreciate  
19 the open space, nature, Discovery Park. And that is,  
20 you know, one the granddaddies of all open-space parks  
21 in the country.

1

22 When it was developed in the 70's and 80's, it  
23 really was ahead of its time, being a natural park with  
24 just breathtaking vistas. If any of you have seen, the  
25 view of the sunset over the Olympic mountains is



1     amazing.

2                   And so personally, I support alternative 3,  
3     which is inclusion of this property into the park. It's  
4     just a super regional park. It's not just a city park.  
5     It's a regional park.

6                   But I will be the first to support housing.  
7     I've been eyeballing housing all around the Magnolia  
8     area. And there's certainly a lot of places that could  
9     be developed in this city. And in the Magnolia-Queen  
10    Anne area, I will certain support affordable housing.  
11    But we need this park as well. Thank you very much.

1, cont.

**PUBLIC MEETING TESTIMONY 80 - JUDY WILLSON**

12                  NUMBER 80: Hi. I agree with this woman  
13    100 percent. I'm for the housing thing that you guys  
14    are for. I want to help the poor. But we haven't seen  
15    anything yet. It's going to get a lot worse, just like  
16    this lady said, until this city council and these mayors  
17    stop standing up and saying We need 300 more million for  
18    this and 600 more million for that. It's impossible.

1

19                  My property taxes have doubled this last year  
20    from 3500 to over 7,000. I'm 76 years old. I can't get  
21    a job. I'm taxed out of my home. So I'm going to be  
22    another homeless person. How about that? And what I'm  
23    saying is we're creating -- by these council people and  
24    these mayors that want to spend all the money like this,  
25    they're creating more homeless people.



1 Now, I went down to city hall. And I said,  
2 Can I get a reduction on my taxes? And they said, No,  
3 you make too much. I make \$35,000 a year. That's low  
4 income as far as -- you've got to make like 25,000  
5 before they'll give you any kind substantial breakoff.  
6 I'm going to be out of my house soon because I'm getting  
7 taxed out of it. I've lived here all my life, 76 years.  
8 I've worked since I was 14, and now I'm kicked out of my  
9 house.

1, cont.

10 And this is creating more homeless people. So  
11 we've gotta cure the source. When you've got cancer,  
12 you don't just take a little tumor off here. You go to  
13 primary tumor, and you heal the source to get the  
14 problem 'cause it's going to get worse and worse. More  
15 people are going to be homeless.

16 So we've got to lower those taxes, lower those  
17 apartment rents. And I'm all for the housing thing to  
18 help people. I'm going to need it myself. And she was  
19 right. You haven't seen anything else yet. It's going  
20 to get worse and worse. These taxes have doubled in one  
21 year. That's the source.

2

**PUBLIC MEETING TESTIMONY 81 - BRADLEY SCARP**

22 NUMBER 81: Bradley Scarp is my name. I'll  
23 make my comment short. By the way, I want to address  
24 the number of people who -- most of whom left. But, you  
25 know, I don't think so many Magnolians are totally

1



1 against. And there's a lot of disparaging comments  
2 about homelessness versus people who make a higher  
3 income. I don't think that's necessarily the case.

4 But I want you to consider this, and I want  
5 this on the record: There's discussion about how remote  
6 and what the logistics are and what the infrastructure  
7 will be and especially transportation. Magnolia is an  
8 island. It is surrounded by a railroad. You can't get  
9 there but one, two, and three ways. Right now, if you  
10 go, at any rush hour in the morning or afternoon, you  
11 can't get there and you stop. So consider how many  
12 people and what their opportunities are because that is  
13 the big issue.

14 There are no services planned. There is no  
15 increased transportation. But you have to be able to  
16 accomplish that. And it's really hard 'cause Magnolia  
17 is a island. So consider that when you think of the  
18 scope of a project like this. People have to be able to  
19 move. Thank you.

**PUBLIC MEETING TESTIMONY 82 - ANDREW SANG**

20 NUMBER 82: Good evening. My name is Andrew  
21 Sang. In full disclosure, I'm not a resident of  
22 Magnolia. I am a resident of Northeast Ravenna, and I'm  
23 a student at the University of Washington. I consider  
24 myself a housing advocate.

25 To be honest, I don't support alternative one

1, cont.

1



1 because I think that this city council has the  
2 opportunity to go so much further. We have -- this  
3 is -- you know, we have one of the fastest growing  
4 companies in all of America, you know, at our doorstep.  
5 And the reason -- the fact that we're not able to build  
6 some housing for folks who can't afford it, I think  
7 that's kind of ridiculous. Right?

8           You know, personally, I would like to sort of  
9 share my own story with housing with you. After my  
10 first quarter at the University of Washington, my family  
11 was at wit's end. We had no more money. I had to  
12 withdraw. You know, I was staring at the precipice of  
13 homelessness. Right? And those couple days were the  
14 most frightening days of my life. I don't want anyone  
15 else to ever have to face that kind of situation ever  
16 again where they are -- they don't know where they're  
17 going to be the next day.

18           I understand the community here has a lot of  
19 concerns with respect to issues of transportation and  
20 education. Right? But I think that, you know, the  
21 needs of this region can reconcile. Okay? It's not an  
22 either-or kind of situation. I believe that we're a  
23 city with so much growth and so much money and so much  
24 power that, you know, I find it kind of unbelievable  
25 that we're not able to reconcile the fact that we need

1, cont.

2



1 both housing and education. Why is it not possible to  
2 build, you know, a couple towers and put a school in the  
3 bottom of one of them?

4 Whatever the case is, you know, if you guys  
5 need, like, an income tax or whatever it is, we'll vote  
6 for it as long as you guys are willing to be courageous  
7 and not be limited by the scope of your imagination.  
8 Right? Like I understand it is difficult. And I  
9 understand it is tough. But please be courageous.

10 Thank you.

11 (Hearing concluded at 8:58 p.m.)  
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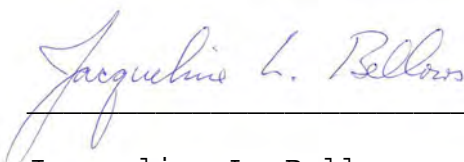
2, cont.



## C E R T I F I C A T E

I, Jacqueline L. Bellows, the undersigned Certified Court Reporter, pursuant to RCW 5.28.010 authorized to administer oaths and affirmations in and for the State of Washington, do hereby certify that the public comments, a transcript of which is attached, were given before me at the time and place stated therein; That the public comments were by me stenographically recorded and transcribed under my supervision, to the best of my ability; that the foregoing transcript contains a full, true, and accurate record of all the public comments given and occurring at the time and place stated in the transcript; that I am in no way related to any party to the matter, nor to any counsel, nor do I have any financial interest in the event of the cause.

WITNESS my hand in Seattle, County of King, State of Washington, this 17th day of January, 2018.



Jacqueline L. Bellows  
Washington State Certified Court Reporter, No. 2297  
jbellows@yomreporting.com



<b>\$</b>	55:1 57:19 76:2 84:18 89:11	7:19 25:23	18:22 25:6,15, 21 31:18 33:23 41:23 62:16 73:6 74:15 79:9 89:9,16 95:24	70:12
<b>\$100</b>	<b>10-month</b>	<b>17</b>		<b>23</b>
50:25	64:13	27:3		34:17
<b>\$100,000</b>	<b>10-year</b>	<b>175,000</b>		<b>238</b>
65:23 90:25	55:10,12 92:7	11:9		14:23
<b>\$1800</b>	<b>100</b>	<b>18</b>	<b>200-and-some</b>	<b>238-or-some</b>
46:20	33:17 49:11	28:12	41:20 52:21	55:10
<b>\$2.1</b>	79:8 88:18	<b>19</b>	<b>2000s</b>	<b>24</b>
57:14	97:13	29:22 50:11	9:19	35:19
<b>\$3</b>	<b>11</b>	<b>1968</b>	<b>2005</b>	<b>24,000</b>
29:8	19:13	85:11	92:6	81:17
<b>\$300,000</b>	<b>11,000</b>	<b>1995</b>	<b>2008</b>	<b>25</b>
7:1	38:18,19	80:25	39:14	22:24 37:3
<b>\$35,000</b>	42:11	<b>1997</b>	<b>2009</b>	43:16 85:11
98:3	<b>12</b>	47:6	10:2	89:11
<b>\$46.00</b>	19:20 21:3	<b>1C3</b>	<b>2013</b>	<b>25,000</b>
90:20	27:7	63:5	90:18	92:8 98:4
<b>\$50.00</b>	<b>12-year-old</b>	<b>2</b>	<b>2014</b>	<b>250</b>
90:19	95:17		10:16	7:24 95:24
<b>\$6.08</b>	<b>13</b>	<b>2</b>	<b>2015</b>	<b>26</b>
92:15	21:13	7:7 55:19	32:6 40:12	6:23 10:3
<b>\$90,000</b>	<b>1300</b>	<b>2,000</b>	55:20 92:6	38:12,25 39:5
79:4	38:23	25:20,21	<b>2016</b>	<b>27</b>
<b>1</b>	<b>133</b>	62:15 71:23	9:6	39:22
	40:7	82:21 91:2	<b>2017</b>	<b>27,303-square-feet</b>
<b>1</b>	<b>1350</b>	<b>2,380</b>	26:7 38:17	57:17
6:2 21:10	64:18	56:14	40:8 66:12	<b>28</b>
33:21 59:4	<b>14</b>	<b>2-</b>	<b>2030</b>	41:16
69:8 79:8 93:1	9:9 22:21	71:18	43:3	<b>280-some</b>
<b>1,000</b>	45:20 51:15	<b>20</b>	<b>2050</b>	43:13
71:23	98:8	30:20 54:6	65:19	<b>2800</b>
<b>1,238-bed</b>	<b>1400</b>	58:22	<b>21</b>	38:23
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<b>1/2</b>	<b>15</b>	90:7,8	<b>22</b>	71:16
57:16 84:21	9:7 24:12 51:9	<b>20,000</b>	11:6 33:6	<b>29</b>
<b>10</b>	<b>150</b>	80:4	38:25	15:5 39:1 42:4
11:10 14:22	17:7 89:24	<b>20-year</b>	<b>225,000</b>	
18:1 39:15	<b>16</b>	46:21 51:14	11:9	
		<b>200</b>	<b>22nd</b>	





<b>3</b>	97:20	<b>46</b>	<b>57</b>	<b>7</b>
<b>3</b>	<b>35th</b>	62:25	74:20	<b>7</b>
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57:16 92:11	<b>36</b>	63:12	75:19	<b>7,000</b>
97:2	52:6	<b>48</b>	<b>59</b>	97:20
<b>3,000</b>	<b>37</b>	64:1	76:24	<b>7-eleven</b>
40:10 71:18	52:23 96:13	<b>49</b>	<b>6</b>	16:10
<b>30</b>	<b>38</b>	65:8	<b>6</b>	<b>70</b>
6:23 8:25 21:5	54:1	<b>40</b>	13:9 92:25	87:15 88:4
35:17 43:15	<b>39</b>	63:5	<b>6,000</b>	<b>70's</b>
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96:15	<b>4</b>	<b>5</b>	<b>60</b>	<b>70s</b>
<b>30's</b>	<b>4</b>	12:5 65:20	77:25	60:14
46:20	10:24 57:15	88:24	<b>60's</b>	<b>71</b>
<b>30-</b>	<b>4,000-square-foot</b>	<b>5,000</b>	51:14	89:1
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81:21	57:15	<b>50</b>	<b>600,000</b>	<b>720</b>
<b>300</b>	<b>40</b>	38:25 59:21	46:24	65:1
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<b>31st</b>	<b>41</b>	<b>500</b>	79:15	91:24
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<b>32</b>	<b>42</b>	<b>51</b>	80:23	65:2
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<b>320,000</b>	<b>4218</b>	<b>53</b>	82:7	93:17 97:20
78:11	57:13	70:10	<b>66</b>	98:7
<b>33</b>	<b>43</b>	<b>534-acre</b>	83:6	<b>77</b>
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<b>3500</b>				



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## Agency Letters

## Response to Department of Ecology - Letter 1a

### Comment 1

Thank you for information on materials that must be provided to obtain state and federal authorization when development is proposed on the Fort Lawton and/or Talaris site, should wetlands be present on the site(s). As described in Section 3.2, **Biological Resources**, and **Appendix C**, a wetland could be located in the northwest corner of the Fort Lawton site. A wetland has been identified in the southwest portion of the Talaris site, a stormwater pipe passes through the site, and a constructed pond is located in the central portion of the site. On the Fort Lawton site, any wetlands would be delineated, surveyed and rated and appropriate buffers determined per SMC 25.09.160. On the Talaris site, the jurisdictional status of the constructed pond and the stormwater pipe/riparian corridor would be confirmed. Alternatives 1 and 3 are not expected to impact the possible wetland on the Fort Lawton site; Alternative 2 could impact this possible wetland. Alternatives 2 and 3 are not expected to impact the wetland on the Talaris site. Mitigation would be provided for any wetland impacts by implementing an approved mitigation plan, per SMC 25.09.065. Any mitigation sites would be maintained and monitored and trees would be retained/installed, as applicable.

## Response to King County Metro - Letter 1b

### Comment 1

Thank you, your comment and support for affordable housing is noted for the record. The Office of Housing and its project partners will continue to discuss and coordinate with Metro as the project progresses to determine if there would be any facilities in the development that could make sense to offer for shared use. However, the project would not fund or build a comfort station.

## Groups Letters

## Response to Discovery Park Community Alliance - Letter 2

### Comment 1

Office of Housing received the September 27, 2017, letter from Foster Pepper/Discovery Park Community Alliance. However, the letter was not submitted during the Fort Lawton EIS scoping period, the first official period for public input on the EIS, which ended on June 26, 2017. As the letter was resubmitted during the 2<sup>nd</sup> official period for public input on the EIS, the DEIS comment period, we are now responding to the letter.

### Comment 2

Thank you, your comment regarding opportunities for public input is noted for the record. Provisions were made for all who signed up to speak at the DEIS public meeting held on January 9, 2018. The Magnolia United Church of Christ was selected as the venue for the meeting because of its convenient location, high quality sound system for ease of hearing public comments, and capacity to accommodate a large number of people (in excess of the number of attendees at previous meetings held during the EIS scoping period). Although some citizens may have been discouraged from testifying by the large number of persons wishing to speak, all persons who wished to speak were allowed to do so. Comments on the DEIS were also accepted in writing throughout the comment period, and all comments—written and verbal—will be given equal weight. See Section 4.5, **Opportunity for Public Input**, for additional information on public participation in the Fort Lawton EIS process.

### Comment 3

Your comments are noted.

The Fort Lawton site is currently not in park use. Therefore, it cannot be preserved as a park. Rather, it is vacant U.S. Army Reserve Center containing buildings, roadways, parking areas, sidewalks and open space.

The probable significant impacts of three action alternatives and the no action alternative were analyzed in the DEIS, including:

- **Alternative 1 (Applicant's Preferred Alternative)** – Mixed Income Affordable Housing and Public Park Uses Onsite;
- **Alternative 2** – Market-Rate Housing Onsite; Affordable/Homeless Housing Offsite;
- **Alternative 3** - Public Park Onsite; Affordable/Homeless Housing Offsite; and
- **Alternative 4** – No Action Alternative.

A public park alternative was included in the DEIS (Alternative 3). Under Alternative 3, the entire Fort Lawton site would be developed as a public park, with up to 4.7 acres of forested land owned by the U.S. Army in the west portion of the site that would be incorporated into Discovery Park.

A cost-benefit analysis is not required by SEPA (WAC 197-11-450).

Please see below for responses to your other comments.

#### Comment 4

Thank you for information on SEPA requirements and case law related to SEPA.

The City considers the Fort Lawton EIS alternatives to be reasonable, as defined by WAC 197-11-440(5)(b), because they include the Proposed Action (Alternative 1 – the Applicant’s Preferred Alternative), two other action alternatives (Alternatives 2 and 3), and the No Action Alternative (Alternative 4). Alternatives 2 and 3 would reduce impacts relative to Alternative 1 in certain areas (e.g., certain environmental health and public services impacts).

Substantial environmental analysis was provided in the DEIS, including technical studies on geology/soils, biological resources, air quality, noise, environmental hazards, aesthetics/visual resources, historic/cultural resource, transportation and utilities. The City has determined that the analysis in the DEIS, together with the additional analysis provided in this FEIS, meet the requirements of SEPA and are sufficient to make a reasoned decision on the EIS alternatives.

#### Comment 5

As stated in the response to Comment 4 in this letter, the City considers the Fort Lawton EIS alternatives to be reasonable.

The Talaris site was identified because it is one of the few large, contiguous sites available in a residential area of Seattle, and furthermore the site provides comparable advantages to those provided by Fort Lawton, including location in a high opportunity neighborhood with proximity to ample public recreation opportunities. The City is not proposing to develop housing at the Talaris site (see Section 4.1, **Alternatives**).

As allowed by SEPA, the project that is chosen by the decision-makers need not exactly match any one of the EIS alternatives. **Chapter 2**, page 2-21, note that the Proposed Action may include components of some or all the three alternatives. However, it is assumed that the Proposed Action that is ultimately approved will be within the range of assumptions and impacts evaluated in the EIS.

#### Comment 6

See the response to Comment 4 in this letter. Section 4.1, **Alternatives**, indicates that the Talaris site was identified as the off-site alternative because it is one of the few large, contiguous sites available in a residential area of Seattle that also offers similar advantages to the Fort Lawton site. After publication of the DEIS, Quadrant Homes (Quadrant) agreed to purchase the Talaris site. The sale of the Talaris site is currently not complete, and Quadrant’s development plans are in initial stages. Therefore, development of this site for affordable housing under Alternatives 2 or 3 is still possible.

#### Comment 7

See the response to Comment 6 in this letter.

#### Comment 8

As allowed by SEPA, Alternative 1 has been identified as the Preferred Alternative in the EIS. However, the City has not made a final decision on this or any other alternative. The City considers that sufficient analysis of the EIS alternatives has been conducted to make a reasoned decision on the project. Also see the response to Comment 4 in this letter.

#### Comment 9

See the response to Comments 4 and 5 in this letter. By definition, the No Action Alternative rarely meets the applicant's objectives, but is required by SEPA to be included in an EIS nonetheless.

#### Comment 10

See the responses to Comments 4, 5, 8 and 9 in this letter regarding reasonable alternatives.

#### Comment 11

See the responses to Comments 3, 4 and 5 in this letter regarding reasonable alternatives and a public park alternative. Alternative 3 is an "all park" alternative.

#### Comment 12

As noted in **Chapter 2**, the City determined that Seattle Public Schools (SPS) could potentially qualify for open space conveyances, and has offered SPS the opportunity to pursue ownership of a portion of the property devoted to active recreation under Alternative 1. Which public agency owns this area would not alter the environmental impacts of the proposed use, which would remain consistent with what has been studied in this EIS. SPS does not have funding or firm plans for development of a school at this time. Should SPS pursue this option in the future, they would need to conduct additional separate environmental review. The City's objectives for the project and their proposed plans do not depend upon including a school on the Fort Lawton site.

#### Comment 13

Section 3.6, **Land Use/Relationship to Plans and Policies**, provided a detailed analysis of the potential impacts of Alternative 1, and comparatively less detailed analyses of Alternatives 2 and 3. The analyses concluded that no significant land use impacts are anticipated. For Alternative 1, this is due to the compatibility of the proposed housing and public park uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of new vehicular/pedestrian connection to certain off-site uses.



#### Comment 14

Proposed development is not expected to undermine the growth in urban centers and urban villages envisioned by the Comprehensive Plan. It is acknowledged that the Fort Lawton site is not located in an urban village or urban center. However, the Comprehensive Plan allows limited multi-family, commercial and industrial uses outside of urban villages to support the surrounding areas or to maintain the existing character (Policy GS 1.23). Existing multi-family housing is present adjacent to the site (to the southeast), and the site is designated Multi-Family Residential in the Comprehensive Plan, indicating the future use the City envisions for the site (see DEIS Section 3.6.2 for details). The site is also located on a Minor Arterial (W Government Way).

A summary and discussion of rezone criteria for Alternative 1 is provided in this FEIS (see Section 3.6, **Land Use/Relationship to Plans and Policies**). The City is not proposing a rezone of the Talaris site

A correction has been made in Section 3.6, **Land Use/Relationship to Plans and Policies**, page 3.6-1, noting that, “Alternatives 2 and 3 would require that a portion of the Talaris site be rezoned from SF 5,000 to low rise residential zoning; a Comprehensive Plan amendment would also be required.”

#### Comment 15

A discussion of a rezone at the Talaris site was not included in the EIS, as the City is not proposing to develop housing at the Talaris site or rezone that site. Should the City propose housing at the Talaris site and to rezone the site, the City will prepare an EIS that includes a rezone analysis.

#### Comment 16

Following are responses to the Comprehensive Plan open space goals/policies referenced in this comment.

*“[p]reserve and reclaim park property for public use and benefit, and ensure continued access to parkland for the growing population,”*

The Fort Lawton site is not currently, nor was it formerly park property. Therefore, park property cannot be preserved or reclaimed. However, a public park alternative (Alternative 3) is included in the EIS. The EIS alternatives would not prevent continued access to parkland in the area (e.g., Discovery Park). A cost-benefit analysis is not required by SEPA.

*“retaining City-owned properties that are in environmentally critical areas as natural areas.”*

As described in DEIS Section 3.1, **Earth**, Section 3.2, **Biological Resources**, and **Appendices B and C**, environmentally critical areas are present on Fort Lawton site (e.g., geological hazards, fish and wildlife conservation area and possibly a wetland). These analyses concluded that with implementation of the legally-required mitigation measures and measures that are part of the

project, no significant impacts to critical areas are expected under the EIS alternatives. Alternatives 1 and 3 would retain a large portion of the site, encompassing environmentally critical areas, in natural open space (13.0 acres/38% of the site under Alternative 1 and 17.0 acres/50% of the site under Alternative 3); see **Chapter 2** for details.

*“[e]nhance wildlife habitat by restoring forests and expanding the tree canopy on City-owned land.”*

Existing forest areas in the north and south portions of the site that provide wildlife habitat would be retained under Alternatives 1 and 3. Additional landscaping, including trees, would be provided under all the EIS alternatives, which would expand the tree-canopy in the City. See **Chapter 2** for details on open space and landscaping under the EIS alternatives.

#### Comment 17

While not proposed to be entirely part of Discovery Park, a public park alternative for the Fort Lawton site (Alternative 3) is included in the EIS, with up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site that would be incorporated into Discovery Park. Alternative 3 includes both passive open space and active open space (three multi-purpose fields) areas. Alternative 1 also includes passive open space and active open space areas (two multi-purpose fields), and incorporation of the 4.7 acres of forest land into Discovery Park. See **Chapter 2** for further descriptions of Alternatives 1 and 3. Also see Section 4.1, **Alternatives**, for a discussion of why a Discovery Park alternative was not included in the EIS.

#### Comment 18

DEIS Section 3.6, Land Use/Relationship to Plans and Policies (pg. 3.6-7) discussed the Discovery Park Master Plan and its relationship to the Fort Lawton project. DEIS Section 3.6 also included an analysis of each of the EIS alternatives potential impacts on Discovery Park. The analysis concluded that the alternatives are not expected to result in significant impacts on the park due to the compatibility of uses and the incorporation of approximately 4.7 acres in the west portion of the site into the park that would provide a separation between proposed uses on site and the park. Section 4.1, **Alternatives**, provides information on why a Discovery Park alternative was not included in the EIS. A public park alternative for the Fort Lawton site (Alternative 3) is included in the EIS.

#### Comment 19

The study area for the DEIS transportation analysis included intersections near the Fort Lawton site where project-generated traffic, and therefore project transportation impacts, would be highest. Farther from the site, trips spread out and have lower impact, so detailed operational analysis is not needed. However, in response to questions raised about several streets and intersections located farther from the site, additional information has been provided in Section 3.10, **Transportation**.

## Comment 20

The DEIS transportation analyses applied an annual growth rate to existing traffic volumes to account for cumulative effects through year 2030 with trips generated by other new development. The assumed background growth rate is considered conservatively high when compared to historical traffic trends in the area that show a decline in traffic volumes over the past decade. Background growth of 1% per year over 13 years is also at the high end of the growth assumptions typically applied to analysis of new development projects in Seattle. Trips forecast to be generated by the project were added to the No Action volumes that reflect the assumed background growth, to evaluate the cumulative impacts on traffic operations of the project and other new development (see Section 3.10, **Transportation** and **Appendix I** for details).

In addition, new analysis was performed for this FEIS to evaluate the cumulative effects of the recent reconfiguration at the W Emerson Street/Gilman Avenue W intersection. The same background growth assumptions used in the DEIS were used for the new analysis (see Section 3.10, **Transportation**, for the analysis).

## Comment 21

The transportation impacts of Alternatives 2 and 3 at the Talaris site were analyzed using the same methods as for Alternatives 1, 2 and 3 at the Fort Lawton site. DEIS Table 3.10-7 summarized the traffic operation impacts of the Talaris site alternatives, which would amount to added delay of less than 1 second at the study area intersections.

The DEIS transportation analysis stated, *“The City of Seattle does not have adopted level of service standards for individual intersections, however, typically considers operation of LOS D as acceptable. The City may tolerate delays in the LOS E or F range for minor movements at unsignalized intersections or at signalized intersections where additional traffic control measures are not applicable or desirable. For signalized intersections that operate at LOS E or F without the project, the City will typically accept increases in delay of less than 5 seconds per vehicle.”* This threshold has been applied to hundreds of projects by the Seattle Department of Construction and Inspections (SDCI) and Seattle Department of Transportation (SDOT) (see Section 3.10, **Transportation**, and **Appendix I**).

## Comment 22

The transit assessment provided in the DEIS concluded that the level of additional transit demand that would be generated by Alternative 1—forecast to be an average of 2 to 3 riders per bus during the peak hour—could be accommodated with the existing bus service (see Section 3.10, **Transportation**, and **Appendix I** for details). Additional analysis (based on ridership counts and calculated bus capacity) that supports the DEIS conclusion is provided in Section 3.10, **Transportation**.

### Comment 23

As described in DEIS transportation analysis, Census data for the Magnolia neighborhood was applied to estimate mode shares for single-family homes, townhouses and apartments under the EIS alternatives. This is appropriate because the Census data reflects the travel choices that Magnolia residents make with the level of transit service that exists in the neighborhood, and would be available to the Fort Lawton site. The trip estimates for residents of Senior Housing were not based upon the Census data, rather upon observed data at senior housing facilities in Seattle (see Section 3.10, **Transportation**, and **Appendix I** for details).

As noted in the response to Comment 22 in this letter, the additional transit demand generated by Alternative 1 is forecast to be an average of 2 to 3 riders per bus during the peak hour. Therefore, even if the percentage of transit riders were to be higher than other residents in the Magnolia neighborhood, the number of riders per bus would still be able to be accommodated by existing transit service.

### Comment 24

The transportation mitigation measures identified for the Fort Lawton site include implementation of parking management strategies to help reduce parking demand beyond what was projected in the DEIS analysis. Providing shared bikes or information about existing bike share programs were identified as possibilities among a number of measures—which also included providing information about bus service and car sharing services—that could be employed to support and encourage lower vehicle ownership. These measures are consistent with those being applied at new developments all over Seattle to support the City’s policies that encourage reductions in vehicle ownership and single-occupant driving. However, the DEIS transportation analysis did not assume additional reduction in vehicle trips or parking demand as a result of these types of strategies. Travel mode shares were forecast based upon Census data for residents in the Magnolia neighborhood and data from senior housing facilities in Seattle. Additionally, all trips generated by the athletic field use were assumed to occur by vehicle (see Section 3.10, **Transportation**, and **Appendix I** for details).

### Comment 25

The DEIS transportation analysis applied a conservative methodology to estimate parking demand and disclosed that the potential parking demand with Alternative 1 could exceed on-site demand which could result in overspill on public streets. This is consistent with SEPA requirements to disclose the impacts that could result from a proposed project. The DEIS still identified mitigation measures that could help reduce parking demand and minimize this potential impact. See the response to Comment 24 in this letter.

### Comment 26

As discussed in **Chapter 2**, Fort Lawton is one of the last remaining military bases to be disposed of under the U.S. Army 2005 Base Realignment and Closure (BRAC) process. Following the decision to close the base, the Army named the City of Seattle as the Local Redevelopment Authority (LRA), responsible for preparing and implementing the redevelopment plan for the

property. All the uses assumed under the EIS alternatives are uses allowed by the BRAC process, and affordable housing is a preferred use.

#### Comment 27

As indicated in this comment, the City Landmark status of the buildings on the Fort Lawton site has not been determined, but most do not appear to meet the criteria to be considered eligible for Landmark designation. The exception is Harvey Hall. The DEIS indicated that existing buildings to be removed under the EIS alternatives would be referred to the City Landmarks Preservation Board for consideration, following the process described in more detail in **Appendix H**. If a building is determined eligible for City Landmark status, requirements for mitigation of impacts to historic sites would be determined by the Landmarks Preservation Board (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).

#### Comment 28

The DEIS addressed the potential impacts to the Fort Lawton Cemetery under each of the EIS alternatives (see pgs. 3.9-12 and 3.9.13), and noted that Alternatives 1 and 3 would not indirectly (e.g., visually) impact the cemetery, but Alternative 2 would. The historic and cultural analysis noted that "indirect impacts to the NRHP-eligible Fort Lawton Cemetery [would occur] due to the construction of a road and housing in proximity to the eastern cemetery boundary, which would affect its integrity of setting through the introduction of new built environment elements." The proximity of new development to the cemetery under Alternative 2 would change visual and auditory aspects of the cemetery's setting, and maintaining the wooded buffer around the cemetery would help minimize these changes (see **Appendix H** for details).

#### Comment 29

The purpose of an EIS is to identify probable significant impacts. Identification of such impacts does not render an alternative unreasonable. As noted in the Historic and Cultural Resources mitigation measures, under Alternatives 2 and 3, proposed development at Talaris would be reviewed by the City Landmarks Preservation Board. Any changes to the site would comply with the designation ordinance or Controls and Incentives Agreement for the property. Proposed changes should also meet the Secretary of the Interior's Standards for Rehabilitation and Secretary of the Interior's Standards with Guidelines for Treatment of Cultural Landscapes.

Should the Talaris site be selected for development under Alternatives 2 or 3, an EIS would be prepared and could include additional analysis of historic and cultural resources.

#### Comment 30

The referenced statement about impacts on wildlife and wildlife habitat under the EIS alternatives was meant for comparative purposes, and to indicate that the types of impacts under the EIS alternatives would be similar to other urban development. A thorough analysis of the potential impacts of the EIS alternatives on wildlife/wildlife habitat at the Fort Lawton and Talaris sites is contained in **Appendix C** and summarized in Section 3.2, **Biological Resources**.

### Comment 31

The identification and analysis of the possible wetland on the Fort Lawton site in the DEIS is considered adequate for this SEPA review. **Figure 3.2-1** shows the approximate location of the potential wetland, and indicates that the wetland and its buffer are expected to be entirely within the north forest area, which would be retained under Alternatives 1 and 3. The biological resources analysis did not anticipate significant impacts on the possible wetland under these alternatives, but indicated that impacts could occur under Alternative 2. Should development of the site proceed, any wetland would be delineated, surveyed and rated and appropriate buffers determined per SMC 25.09.160. As necessary, adjustments to the site plans would be made for the wetland (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

### Comment 32

Section 3.2, **Biological Resources**, and **Appendix C** described the potential impacts of development under the EIS alternative on the great blue herons on and near the Fort Lawton site (see pgs. 3.2-11, 3.2-12 and 3.2-14).

SEPA does not require that the analysis of alternatives be conducted at the same level as the Proposed Action/Preferred Alternative (WAC 197-11-440(5)(v)). As such, the analysis of the bald eagle nest at the Talaris site was not analyzed in detail. Should the Talaris site be selected for development under Alternatives 2 or 3, an EIS would be prepared and the document could include additional analysis of biological resources such as the bald eagle nest.

### Comment 33

The biological resources analysis prepared for the DEIS discussed the potential for permanent displacement of species, and the potential for disruption during breeding season. The analysis noted that with construction activities during breeding season there is a greater potential for permanent loss of species. Several mitigation measures are identified to address these potential impacts, including preparation of a great blue heron *Management Plan* to address construction activities during the nesting season, and coordination with WDFW when working near nesting habitat.

The DEIS analyzed the impacts to wildlife and wildlife habitat at the Fort Lawton site in relation to Discovery Park. The analysis indicated that under Alternatives 1 and 3, wildlife habitat and corridors for wildlife movement between Discovery Park and Kiwanis Memorial Reserve Park would be preserved within the proposed natural areas (e.g., in the forest areas in the north and south portions of the site). Also, up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park and preserved as natural area. Under Alternative 2, the north forest area that provides wildlife habitat and a wildlife corridor between the parks would be partially developed, and the south forest area completely removed. The forest land owned by the U.S. Army may or may not be incorporated into Discovery Park under this alternative. Therefore, Alternative 2 would have greater potential to impact wildlife/wildlife habitat than Alternatives 1 and 3 (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

#### Comment 34

The DEIS geotechnical study described the potential for landslides on existing, steep, landslide-prone slopes in the north and west portions of the Fort Lawton site under all the EIS alternatives, particularly during construction activities (see pages 3.1-9, 3.1-11 and 3.1-15, and **Appendix B** for details). The potential for erosion was also noted. Appropriate mitigation measures were identified to address these potential impacts, including site-specific analyses and adherence with City of Seattle critical area and grading regulations. The analysis concluded that no significant earth-related impacts are expected.

As described in the DEIS, the Talaris site is located within the 1,000-ft. methane buffer identified by City of Seattle. The DEIS noted that previous studies by others (Shannon & Wilson 2013) identified the risk of methane migrating from the abandoned landfill onto the property as being low. They based their conclusion on subsurface exploration logs and the characteristics of the soils surrounding the landfill. Therefore, the potential for adverse impacts on human health from methane migration is not expected to be significant. The analysis of methane migration under Alternatives 2 and 3 is considered sufficient for this EIS. Should the Talaris site be selected for development of the affordable housing, an EIS would be prepared and additional site-specific analysis of possible methane migration could be conducted.

#### Comment 35

The noise impacts during construction were described as temporary because at a point they would cease and the minor noise impacts during operation of the project would continue. As noted on page 2-25, project construction would likely begin in 2020 and could last approximately five years. With adherence to state and local regulations, noise impacts during construction are not expected to be significant a (see Section 3.4, **Noise**, and **Appendix E** for details).

#### Comment 36

The DEIS did not list the services that would be provided on site, including case management services, as mitigation for the project's impacts on police or fire/emergency medical services. The document states that these support services "could reduce the need for police service." The DEIS notes that there would be additional demand for police and fire/emergency medical services with the EIS alternatives (see Section 3.11, **Public Services**, for details).

#### Comment 37

The DEIS provided an analysis on the potential impacts on schools with development under the EIS alternatives at the two sites, using Seattle Public School's (SPS's) building capacity, enrollment projections and student yield rates information. Additional information on schools has been added to this FEIS (see Section, 3.11, **Public Services**, for details). SPS assesses how to address increases/decreases in student population and changes in the distribution of student population relative to existing and planned facilities on an annual basis through their Capital Facilities Plan process to determine what actions should be taken to match enrollment and capacity.

### Comment 38

The City considers the discussion of light spillage on areas adjacent to the Fort Lawton and Talaris sites in the DEIS to be adequate. Minimal light spillage is expected under the EIS alternatives due to the types of uses that are proposed (residential and park uses). The multi-purpose fields under Alternatives 1 and 3 at the Fort Lawton site would not be lit, and therefore would not generate lighting impacts. Mitigation is also identified to reduce potential lighting impacts, including the types of lighting fixtures that would be used. Therefore, significant lighting impacts are not expected (see Section 3.7, **Aesthetics/Visual Resources**, for details).

An analysis of potential shadow impacts was conducted at the Fort Lawton site because Discovery Park, Kiwanis Memorial Preserve Park and Commodore Park are located near the site. SMC 25.05.675.Q.2, aims to “minimize or prevent light blockage and the creation of shadows on open spaces most used by the public.” The analysis concluded that no significant shadow impacts on these public open spaces are expected. The impacts of shadows on the residential uses to the north and east of the Fort Lawton were not discussed because these are not public open spaces. A shadow impact analysis was not conducted for the Talaris site because there are no public open spaces nearby that could be impacted by shadow/light blockage from the project (see Section 3.7, **Aesthetics/Visual Resources**, for details).

### Comment 39

The DEIS concluded that there would be no significant impacts on housing because no housing would be eliminated. Housing would be provided under all the EIS alternatives, which is considered a positive impact on housing. See the response to Comment 14 in this letter relative to urban centers and urban villages.

### Comment 40

The U.S. Army BRAC process is described in **Chapter 2**. BRAC policies and procedures are not elements of the environment to be analyzed in a SEPA EIS. Therefore, no further analysis of these policies/procedures is required. The City and the U.S. Army will continue to coordinate to make sure that the BRAC process is properly implemented.

### Comment 41

The 2012 Army NEPA EA was used as background for the Fort Lawton EIS (e.g., for existing conditions, such as the geotechnical and environmental health conditions at the site). New information and analysis of the site and the current EIS alternatives is provided in the 2017/2018 Fort Lawton SEPA EIS. The U.S. Army will conduct additional NEPA review of the updated redevelopment plan that is selected by the City.

### Comment 42

The City did not acknowledge that the prior NEPA review is inadequate. See the responses to Comments 40 and 41 in this letter regarding the BRAC process and the relationship between the NEPA and SEPA review of the Fort Lawton site.



#### Comment 43

Your comment regarding opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**, for additional information on how the public has been involved/will be involved in the SEPA and NEPA processes for the Fort Lawton project.

#### Comment 44

Your comment regarding a public park alternative is noted. See the responses to Comments 3, 16, 17, 18, 26 and 40 in this letter regarding a public park alternative, the relationship of the project to Discovery Park and the U.S. Army BRAC process.

#### Comment 45

DEIS Section 3.6, **Land Use/Relationship to Plans and Policies**, provided a thorough discussion of the potential land use impacts of proposed development under the EIS alternatives, and the relationship of the alternatives to relevant plans and policies. The analysis concluded that while the alternatives would convert the existing uses on the site to new residential and park uses, intensify the uses at the site and increase activity levels, no significant land use impacts are expected due to the compatibility of proposed uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of new vehicular/pedestrian connection to certain off-site uses.

A summary and discussion of the City of Seattle's rezone criteria as they relate to a rezone of the Fort Lawton site under Alternative 1 is provided in this FEIS (see Section 3.6, **Land Use/Relationship to Plans and Policies**). As noted in this discussion, the Fort Lawton site is not entirely surrounded by single-family residential and park uses. Multi-family development is located to the southeast of the site.

See the response to Comment 14 in this letter regarding urban centers and urban villages and the response to Comments 22 and 23 in this letter regarding transit service to the site.

#### Comment 46

See the response to Comment 8 in this letter which indicates that no decisions have been made on the project to date.

#### Comment 47

The Proposed Actions for the Fort Lawton project are listed in the **Fact Sheet** (pg. i), **Summary** (pg. 1-1) and in **Chapter 2** (pgs. 2-19 and 2-20). The Applicant's Objectives are presented in **Chapter 2** (pg. 2-17).

#### Comment 48

See the responses to Comments 5 and 6 in this letter regarding the off-site alternative.

#### Comment 49

See the responses to Comments 5 and 6 in this letter regarding reasonable alternatives.

#### Comment 50

The Office of Housing's objective for the proposal is to prepare a redevelopment plan for the Fort Lawton site with housing and park uses, in response to the disposal of the site by the U.S. Army under the BRAC process. See the response to Comment 4 in this letter concerning reasonable alternatives, including Alternative 2. The means of financing a project are not required to be included in a SEPA EIS; however, none of the alternatives rely on the Office of Housing having the authority to directly develop housing.

#### Comment 51

Development of public park uses at the Fort Lawton site would fulfill certain of the Applicant's objectives for the site, including "provide new public park amenities that serve the needs of current and future neighborhood residents, as well as the broader community" (see **Chapter 2**). The means of financing a proposal are not required to be included in a SEPA EIS. See the response to Comment 5 in this letter regarding the scope of the Proposed Action that is ultimately selected for development.

#### Comment 52

See the responses to Comments 4 and 8 in this letter regarding reasonable alternatives and any decisions that have been made on the project to date.

#### Comment 53

Your comments regarding developing the Fort Lawton site as a park/open space are noted.

#### Comment 54

See the responses to Comments 5 and 6 in this letter regarding the EIS alternatives. The means of financing a project are not required to be included in a SEPA EIS.

#### Comment 55

Your comment regarding developing the Fort Lawton site as a park and de-linking housing at an off-site location is noted.

#### Comment 56

Thank you for the information on SEPA requirements and case law related to SEPA and the Fort Lawton project. SMR architects developed site plans for all the EIS alternatives. As allowed by SEPA, more detailed information is provided in the Fort Lawton EIS on Alternative 1, the

Applicant's Preferred Alternative. See the response to Comment 8 in this letter which indicates that no decisions have been made on the project to date.

#### Comment 57

See the response to Comment 40 in this letter regarding the U.S. Army BRAC process.

#### Comment 58

See the response to Comment 41 in this letter regarding use of the 2012 Army NEPA EA in the 2017/2018 Fort Lawton SEPA EIS.

#### Comment 59

Your comments are noted.

Response to Friends of Battelle/Talaris - Letter 3

#### Comment 1

Thank you for information on Friends of Battelle/Talaris.

#### Comment 2

Your comment regarding development at the Talaris site under Alternatives 2 and 3 is noted for the record. Please see the response to Letter 2, Comment 4 concerning reasonable alternatives per SEPA.

#### Comment 3

It is acknowledged that the Talaris site is currently in private ownership. As noted in **Chapter 2**, development of the site as affordable and formerly homeless housing would require purchase of the property by affordable housing developers. A site studied in an alternative site analysis need not be a public property. See Section 4.1, **Alternatives**, for more information.

#### Comment 4

Thank you for this information on the design of the buildings/landscaping on the Talaris site.

#### Comment 5

Your comments regarding the historic status of buildings and landscaping on the Talaris site are noted. A description of historic and cultural resources on the Talaris site, and an analysis of potential impacts of development on these resources under Alternatives 2 and 3, is contained in Section 3.9, **Historic and Cultural Resources**, and **Appendix H**.

The following mitigation measure is identified in this EIS:

- Under Alternatives 2 and 3, proposed development at Talaris would be reviewed by the City Landmarks Preservation Board. Any changes to the site would comply with the designating ordinance or Controls and Incentives Agreement for the property. Proposed changes should also meet the Secretary of the Interior's Standards for Rehabilitation and Secretary of the Interior's Standards with Guidelines for the treatment of Cultural Landscapes.

#### Comment 6

As described in Section 3.6, **Land Use/Relationship to Plans and Policies**, the Talaris site is zoned Single-family 5000 (SF 5000). Single-family residential uses are the primary uses allowed in this zone. Other uses allowed outright in this zone include nursing homes and adult family homes. Proposed development on the site under Alternatives 2 and 3 would require a rezone of the site to a lowrise residential classification (e.g., LR2 (M1)).

#### Comment 7

Your comment is noted. As indicated in Section 3.2, **Biological Resources**, and **Appendix C**, a stream or riparian corridor ECA is mapped by City of Seattle on the Talaris site. A past study of the site indicated that this feature is a large stormwater pipe that lacks fish habitat "upstream" of the site and therefore is not considered a regulated critical area. No other streams are known to exist on the site. The site plans for the Talaris site under Alternatives 2 and 3 do not currently provide for daylighting or rehabilitating any creek (see **Figure 2-11**).

#### Comment 8

Your comment regarding access roads on the Talaris site is noted. Office of Housing has committed to prepare an EIS if affordable and formerly homeless housing is proposed at the Talaris site. The EIS could include review of the condition of the access roads onsite.

#### Comment 9

Thank you for information on wildlife use of the site. Section 3.2, **Biological Resources**, and **Appendix C** describe the biological resources on and near the Talaris site, based on information from online sources, WDFW interactive mapping and previous studies of the site.

#### Comment 10

As noted in this comment, no plans for the Talaris site are currently before the City Landmarks Preservation Board. Please see the response to Comment 5 in this letter.

#### Comment 11

Your comment regarding the appropriate location for affordable housing is noted.

## Response to Friends of Discovery Park – Letter 4

### Comment 1

Thank you, your comment regarding a Discovery Park alternative is noted for the record. Incorporation of the entire Fort Lawton site into to Discovery Park was not included as an alternative in the EIS because it would not meet the applicant’s objectives for the proposal (see **Chapter 2** for the applicant’s objectives for the project). A public park alternative is included in the EIS (Alternative 3). Under Alternative 3, the entire Fort Lawton site would be developed as a public park. Under Alternatives 1 and 3, 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park. Under Alternative 2, the 4.7 acres in the west portion of the site could be purchased by the City for future public use. Please see Section 4.1, **Alternatives**, for more information.

Both Alternatives 1 and 3 would preserve the forest area in the north and south parts of the Fort Lawton site in their natural conditions as wildlife corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park. Alternative 2 would not preserve these forest areas in their natural condition (see Section 3.2, **Biological Resources**, and **Appendix C** for details)

## Response to Habitat for Humanity – Letter 5

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Housing Development Consortium of Seattle-King County – Letter 6

### Comment 1

Thank you for information on Housing Development Consortium. Your comment in support of Alternative 1 is noted for the record.

## Response to Laurelhurst Community Club - Letter 7

### Comment 1

Thank you for your comments on the Fort Lawton DEIS and for providing information on the Laurelhurst Community Club (LCC).

### Comment 2

Seattle Office of Housing notified agencies, tribes and the public about EIS Scoping, availability of the DEIS, and the date/time/place of the DEIS public meetings. Noticing focused on the Fort Lawton site because it is the location of the re-use plan. The City is not proposing development

at the Talaris site. It is acknowledged that the LCC was not individually notified about the Fort Lawton DEIS. Please see Section 4.5, **Opportunities for Public Input**.

As described in the Section 4.1, **Alternatives**, after publication of the DEIS, Quadrant Homes (Quadrant) agreed to purchase the Talaris site. The sale of the Talaris site is currently not complete, and Quadrant's development plans are in initial stages. If Quadrant completes the purchase of the site and applies for development approvals from the City, SEPA review of their project would be necessary. Similarly, the City has committed to prepare an EIS should the City propose affordable and formerly homeless housing at the Talaris site.

Per your request, the LCC, Seattle Landmarks Preservation Board and Friends of Battelle will be placed on the project listserv. Office of Housing will notify the listserv of significant milestones in the planning process, including notification of when a draft redevelopment plan is available for public comment, and when the plan is submitted to City Council for review. Thank you for your interest in the project.

#### Comment 3

Thank you for providing information on LCC's relationship to the Talaris site. WAC 197-11-440(5)(v) indicates that the impacts of EIS alternatives may be analyzed in less detail than the Proposed Action (Alternative 1, the Preferred Alternative, in this case). As such, less information and analysis is provided on Alternatives 2 and 3 and the Talaris site in the Fort Lawton DEIS. As described in the response to Comment 2 in this letter, should the Talaris site be selected by the City for the affordable and formerly homeless housing, an EIS would be prepared. Information on LCC's history of involvement and legal status related to the site could be included in the EIS.

#### Comment 4

Your comment regarding the Talaris site's landmark status is noted for the record. The Historic and Cultural Resources Report in **Appendix H** provides an analysis of the impacts of the EIS alternatives on these resources, and Section 3.9, **Historic and Cultural Resources**, summarizes this analysis. Several places in the DEIS note that both the Talaris buildings and site are designated as a City historic landmark (e.g., pages 2-10, 3.6-40, and 3.9-8). As described in the response to Comment 3 in this letter, the impacts of EIS alternatives, including the Talaris site, may be analyzed in less detail than the Proposed Action. Should the Talaris site be selected by the City for the affordable and formerly homeless housing, an EIS would be prepared, including analysis of the impacts of proposed development on the Talaris site's historic status.

#### Comment 5

See the response to Comment 1 in this letter regarding noticing for the Fort Lawton EIS. As described in **Chapter 2**, the Talaris site was chosen for study in the EIS because it is one of the few large, contiguous sites available in a residential area of Seattle that also offers similar advantages to the Fort Lawton site. It was also selected because some impacts of development at the Talaris site could be less than development at the Fort Lawton site (e.g., certain environmental health and land use impacts).

#### Comment 6

As noted in the response to Comment 2 in this letter, an EIS for review of the Talaris site would be provided should it be selected by the City for the affordable and formerly homeless housing. An EIS would offer opportunity for public comment on the draft document, if development were proposed at the Talaris site.

#### Comment 7

Per WAC 197-11-444 and WAC 197/44/440(8), the analysis of environmental justice is outside the scope of a SEPA EIS. This analysis was included in the DEIS as a precursor to a possible future NEPA analysis of project, should federal funding be available for the project. The statements regarding the socioeconomic makeup of the Magnolia and Laurelhurst neighborhoods referenced in this comment represent the findings of the DEIS analysis. DEIS Section 3.13, **Socioeconomics and Housing**, documents the existing median household income in the Magnolia and Laurelhurst neighborhood as compared to the entire city of Seattle. This comparison is based on the 2011-2015 American Community Survey 5-Year Estimates reported to the U.S. Census Bureau, a reliable source of information. The documentation of positive impacts of diversifying the income level at the Fort Lawton site relates to Seattle Comprehensive Plan (2016) policies that encourage such diversification (e.g., Comprehensive Plan policies GS 1.22, GS 2.4, H G1, H G5 and H5.3).

The past restrictive covenants in the Magnolia and Laurelhurst neighborhoods were described in the DEIS as historic background for the lack of diversity in these neighborhoods. It is acknowledged that there could be other reasons that the neighborhoods are currently not as diverse as the city as a whole.

#### Comment 8

The transportation impacts of the Talaris site alternatives (Alternatives 2 and 3) were analyzed using the same methods applied to the Fort Lawton site alternatives (Alternatives 1, 2 and 3). **Table 3.10-7** in the DEIS summarized the traffic operational impacts of the Talaris site alternatives, which would result in added delay of less than 1 second at the study area intersections. Therefore, the DEIS concluded that no significant transportation impacts are expected with the Talaris site alternatives (see Section 3.10, **Transportation**, and **Appendix I** for details).

#### Comment 9

Your comments regarding the adequacy of the DEIS are noted. Office of Housing has determined that the analyses of the Proposed Actions in the DEIS and in this FEIS are adequate for SEPA purposes. As noted in the response to Comment 2 in this letter, an EIS review of the Talaris site would be provided should it be selected by the City for the affordable and formerly homeless housing. An EIS would offer opportunity for public comment on the draft document, if development were proposed at the Talaris site.

## Response to Magnolia Community Council - Letter 8

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Master Builders Association - Letter 9

### Comment 1

Thank you for information on the master Builders Association. Your comment in support of Alternative 1 is noted for the record.

## Response to Real Change - Letter 10

### Comment 1

Thank you, your comments in support of Alternative 1 is noted for the record. Please see Section 4.1, **Alternatives**, for information on a higher density alternative.



## Individual Letters

## Response to Katya Adams - Letter 11

### Comment 1

Thank you, your comment regarding keeping the Fort Lawton site available to the public is noted for the record. The Fort Lawton site is currently owned by the U.S. Army and is not officially available for public use. While some residents may use the site for recreation, any recreational uses are unauthorized. Please see Section 4.1, **Alternatives**, for a discussion of a Discovery Park alternative. Under Alternative 3 the entire Fort Lawton site would be in public park uses. Alternative 1 would include affordable housing as well as public park uses (see **Chapter 2** for details).

### Comment 2

Both Alternative 1 and Alternative 3 would provide active recreation uses, including multi-purpose fields. Alternative 1 would include two fields, while Alternative 3 would include three fields. Additionally, new demand for recreation from the residents under Alternative 1 (586 people) would be addressed by the proposed park and recreation facilities onsite and the incorporation of 4.7 acres owned by the U.S. Army in the west portion of the site into Discovery Park. See Section 3.8, **Recreation and Open Space**, for details.

### Comment 3

Your comment regarding Alternative 1 and 2 being inconsistent with Seattle's Comprehensive Plan and the Seattle Municipal Code is noted. Section 3.6, **Land Use/Relationship to Plans and Policies**, provides a discussion of the consistency of the EIS alternatives with the Seattle Comprehensive Plan and Seattle Municipal Code, including discussion of the potential rezone that would be required under Alternative 1.

### Comment 4

Your comment in support of Alternative 3 is noted.

### Comment 5

The Fort Lawton site is not currently located in Discovery Park, rather it is situated on the east edge of the park. As described in DEIS Section 3.6, **Land Use/Relationship to Plans and Policies**, in 2010 the Court of Appeals determined that the City was not required to publicly determine the applicability of the Discovery Park Master Plan to the Fort Lawton Redevelopment Plan.

### Comment 6

Your comment regarding the cumulative impacts is noted. See Section 4.6, **Cumulative Impacts**, for a summary of cumulative impacts under Alternative 1. Additional discussion of transportation issues in the greater Fort Lawton area has been added to this FEIS (see Section 3.10, **Transportation**, for details).

#### Comment 7

See the response to Comment 6 in this letter. The additional transportation analysis prepared for this FEIS addressed the three access points to the Magnolia neighborhood and determined that traffic from the Fort Lawton project would represent a small percentage of the traffic at these intersections (see Section 3.10, **Transportation**, for details).

#### Comment 8

Section 3.7, **Aesthetics**, includes an analysis of views and visual impacts associated with development on the Fort Lawton site under the EIS alternatives. Visual simulations were prepared as part of the analysis in Section 3.7 and **Appendix G** to illustrate existing and potential views of and through the Fort Lawton site from various areas on the site and in the surrounding area.

Your comment regarding affordable housing is noted. While there are some affordable housing options in the Magnolia area, the overall amount of affordable housing remains low. See Section 3.13, **Housing and Socioeconomics**, for description of existing housing conditions and potential impacts of the EIS alternatives.

#### Comment 9

Your comment regarding significant impacts and mitigation is noted.

#### Comment 10

Alternative 1 would include a mix of housing types on the Fort Lawton site. As noted in **Chapter 2**, the types of housing that under Alternative 1 would include senior supportive housing.

#### Comment 11

Your comment regarding development of the Talaris site and/or other off-site locations is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

#### Comment 12

Your comment requesting the development of a school on the Fort Lawton site is noted. Office of Housing has had several discussions with Seattle Public Schools about possible school use of the site. As described in **Chapter 2**, SPS determined that the Fort Lawton site would not meet federal Department of Education requirements for public benefit conveyance for construction of a school. Based on further discussions, it was determined that SPS may pursue ownership of a portion of the property devoted to active recreation under Alternative 1. Should SPS pursue development of a school in the future, it would need to conduct additional separate review of their proposal. See Section 4.1, **Alternatives**, for more information on a school alternative.

### Comment 13

Under SEPA regulations, EISs are not required analyze the cost of each EIS alternative. Examples of information not required to be discussed an EIS are: methods of financing proposals, economic competition, profits and personal income and wages and social policy analysis (WAC 197-11-448).

### Comment 14

Your comment regarding developing the Fort Lawton site as a park, incorporating it into Discovery Park or developing it as a school is noted.

Response to Scott Adams - Letter 12

### Comment 1

Please see the response to Letter 11, Comment 1.

### Comment 2

See the response to Letter 11, Comment 2.

### Comment 3

See the response to Letter 11, Comment 1. Under Alternative 4, no parks and recreation facilities would be developed on the Fort Lawton site that would help satisfy the 2035 City quota for parkland. Alternative 1 would provide 21.6 acres of public park and recreation facilities; Alternative 3 would provide 29.0 acres. See Section 3.8, **Recreation and Open Space** for details.

### Comment 4

Your comment regarding potential positive impacts to views under Alternative 3 is noted for the record. As part of the EIS analysis, visual simulations were prepared to illustrate potential impacts to views from locations on the Fort Lawton site and in the surrounding area (see Section 3.7, **Aesthetics** and **Appendix G**). There are no existing City-designated viewpoints on the site. The site is currently owned by the U.S. Army and is not officially available for public use, including for viewing. While some residents may use the site for recreation/views, any such uses are unauthorized. It is acknowledged that views from certain locations on the site could be impacted by new building development. However, with redevelopment under Alternatives 1 and 3, public access would be provided to the site, including for viewing.

### Comment 5

Your comment regarding recreational uses under the EIS alternatives is noted. See the response to Comment 3 in this letter.

#### Comment 6

See the response to Comment 3 in this letter.

#### Comment 7

Your comment regarding views of the Fort Lawton Cemetery is noted. Views of the cemetery from Fort Lawton site would remain available under Alternatives 1 and 2 from roadways, open space areas and other locations on the site. As described in Section 3.9, **Historic and Cultural Resources** and **Appendix H**, while the Fort Lawton Cemetery has been determined to be potentially eligible for listing on the NRHP, it has not been evaluated for potential historic significance in order to be listed on the NRHP.

#### Comment 8

The Fort Lawton site is not on the National Register of Historic Places. The City Landmark status of buildings on the Fort Lawton site has not been determined, but most do not appear to meet the criteria to be eligible for Landmark designation. Existing buildings that appear to meet the criteria for landmark designation and are proposed to be demolished at the Fort Lawton site would be referred to the City's Landmark Preservation Board (LPB) for their consideration as a City Landmark. If a building is designated as City Landmark, a Certificate of Approval will be required before any changes requiring a Certificate of Approval can be made to the landmark. Therefore, significant impacts to historic resources are not expected (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).

#### Comment 9

The DEIS transportation analysis did not initially include the W Emerson Place/Gilman Avenue W intersection as it was believed that it was at a distance where the number of trips passing through would not have a significant impact. However, comments received from the community indicated that this intersection was of particular interest and as a result has been included in the FEIS. The analysis was based on current conditions, which included re-channelization of Gilman Avenue W and the west section of W Emerson Place to provide protects bike lanes. The effect of the trips generated from Fort Lawton have been evaluated at the W Emerson Place/Gilman Avenue W intersection. As shown in **Table 3.10-5**, trips generated with the buildout of Alternative 1 (which would be the highest of the alternatives) would comprise 1.2% to 2.1% of the total peak hour volumes through the intersection (see Section 3.10, **Transportation**, for details).

#### Comment 10

See the response to Comment 9 in this letter.

#### Comment 11

Estimates of trips generated by the EIS alternatives were calculated according to procedures established by the Institute of Transportation Engineers (ITE). ITE procedures are the industry

standard for trip generation analysis and reflect best practice. As set forth in the ITE procedures, trip generation rates and equations – which are based upon nationwide data – were adjusted to reflect locally-collected data. These included 2010 Census travel mode data for the Magnolia neighborhood, and for trips generated by senior housing and the athletic fields, by data collected for other similar projects in Seattle. These estimation procedures and adjustments are described in detail in Section 3.1.2 of the transportation analysis (**Appendix I**).

#### Comment 12

The transit assessment provided in the DEIS concluded that that level of additional transit demand that would be generated by the project—forecast to be an average of 2 to 3 riders per bus during the peak hour—could be accommodated with the existing bus service. Additional analysis that supports the DEIS conclusion, based upon ridership counts and calculated bus capacity, is provided in Section 3.10, **Transportation**, of this FEIS.

#### Comment 13

Additional analysis has been included in this FEIS to show the relative effect of project trips at the three primary access points to the 15<sup>th</sup> Avenue W corridor: W Emerson Place/W Nickerson Street, W Dravus Street and the Magnolia Bridge. New analysis was also performed to assess the change in the configuration at the W Emerson Place/Gilman Avenue W intersection. The new analysis is provided in Section 3.10, **Transportation**.

The analysis determined that the W Emerson Place/Gilman Avenue W intersection currently operates at LOS F with the reconfiguration and all-way stop control, consistent with many comments made about congestion at that intersection. Project-generated trips through this intersection would be a small proportion of the overall intersection traffic, estimated to range from 1.2% to 2.1% of the total traffic.

The Seattle Department of Transportation recently evaluated the intersection as part of its *Magnolia Bridge Traffic Maintenance During Bridge Closure Report* (Heffron Transportation, November 10, 2017), and it was recommended that the intersection be monitored to determine if a traffic signal should be installed.

Also see the response to Comment 9 in this letter.

#### Comment 14

See the response to Comment 13 in this letter.

#### Comment 15

Under SEPA, impacts are defined as the adverse effects of a proposed project. Positive impacts may be disclosed in an EIS, but are required to be included. The relative transportation impacts of the EIS alternatives at the Fort Lawton site (including trips generated, impacts on traffic operations, parking demand, traffic safety, transit and non-motorized transportation) are included in Section 3.10, **Transportation**, and **Appendix I**.

#### Comment 16

While the City has set aside land for potential Seattle Public Schools (SPS) use on the Fort Lawton site, the potential development of a school is not part of the proposed EIS alternatives. Planning and environmental analysis for any school would be performed by SPS. The potential impacts of the EIS alternatives on schools is analyzed in Section 3.11, **Public Services**. This analysis has been update for this EIS based on recent discussions with SPS.

#### Comment 17

Your comments regarding public service impacts under the EIS alternatives is noted. Through tax revenues generated directly and indirectly from the development of the Fort Lawton site and the service purveyors' planning processes, all the purveyors have indicated that they could handle the increased demand for services from the three EIS alternatives. Therefore, no significant public services impacts are expected. Several mitigation measures are offered for the increase in demand for public services and are listed at the end of Section 3.11, **Public Services**.

#### Comment 18

Conclusions regarding SPD's ability to handle an increase in demand are based on personal communication with SPD staff, as well as data from their capital facilities plans, annual reports and website data. The City of Seattle has approved a plan for 200 new officers by 2020; SPD does not anticipate that they would need to increase staffing levels beyond this level or provide equipment upgrades due to this project. There is no definitive evidence that affordable housing would result in increased rates of crime. Alternative 1 at the Fort Lawton site and Alternatives 2 and 3 at the Talaris site would also include a comprehensive package of services for senior supportive housing focused on residential stability, which could help reduce the need for police service (see Section 3.11, **Public Services**, for details).

#### Comment 19

Your comment regarding increased demand for school services under the EIS alternatives is noted. As part of the FEIS, SPS was requested to provide updated information on its enrollment projections and anticipated projects and planning that would affect school capacity around Fort Lawton. As described in DEIS Section 3.11, **Public Services**, potential development on the Fort Lawton site would generate approximately 41 new students under Alternative 1. New elementary students added to Lawton Elementary and Ballard High School would contribute to schools that are over their right-sized capacity. However, SPS anticipates that Magnolia Elementary and Lincoln High School would be operational by 2019 and are expected to help absorb demand for the surrounding area and could affect boundaries/enrollment for schools serving the Fort Lawton site (see Section 3.11, **Public Services**, for details).

## Comment 20

The EIS analyzes impacts under the assumption that no school is added. The City has begun discussion with SPS regarding their interest in owning and maintaining land dedicated to active recreation under Alternative 1. Such uses could help meet SPS's recreation needs, as well as serving the broader public. As with other shared facilities in Seattle, these would likely be the subject of a Joint Use of Facilities Agreement with Seattle Parks and Recreation. This land is currently planned for recreation, not for a new school; thus, the EIS does not address impacts if a new school is added (see Section 4.1, **Alternatives**, for additional discussion on a School alternative).

SPS currently does not have fully formed plans for development of a school on the Fort Lawton site. Should SPS pursue this option in the future, it would need to conduct additional, separate environmental review of the school proposal.

## Comment 21

For the affordable rental housing, a covenant will be recorded against the property that requires continued use of the units funded by the City as low-income housing for a minimum of 50 years, and for any additional period for which the City's loan is extended or remains outstanding.

For the affordable ownership housing, restrictions recorded against the title require that, for a period of at least 50 years, upon resale, the homes must be sold to eligible homebuyers at an affordable sales price for a low-income homebuyer. Resale restrictions must be in the form of a ground lease, covenant, or other recorded document approved by the Office of Housing.

Providers of income-restricted affordable housing must report annually to public funders. The Seattle Office of Housing's compliance and performance assessments cover a comprehensive list of compliance and performance areas, including resident eligibility, affordability, affirmative marketing and nondiscrimination, capital needs assessments, sound project fiscal management, and community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints).

## Comment 22

Your comment in support of Alternative 3, possibly including a school, is noted.

Response to Matt Adkins - Letter 13

## Comment 1

Thank you, your petition in support of Alternative 1 is noted for the record.



Response to Celena Adler - Letter 14

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Damon Agnos - Letter 15

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment regarding a higher density affordable housing alternative is noted. See Section 4.1, **Alternatives**, for a discussion of a Higher Density Affordable Housing Alternative.

Comment 3

Your comment regarding affordable housing and transit are noted.

Response to Elaine Albertson - Letter 16

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Suha Alivizatos - Letter 17

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1, and Section 4.1, **Alternatives**.

Response to Zach Alexander - Letter 18

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alison - Letter 19

Comment 1

A record of all verbal and written comments received on the Fort Lawton DEIS is included in this chapter of the FEIS. No other public hearings are required during the SEPA processes for the Fort Lawton project. Seattle City Council approval will be required for several actions related to the Fort Lawton project. City Council meetings are open to the public and public comment

regarding proposed Council actions is generally allowed. If Alternative 2 or 3 is chosen and an off-site location is selected for affordable housing, additional SEPA review and public hearings would be provided on that project.

As noted in Section 4.5, **Opportunity for Public Input**, everyone who signed up to speak at the DEIS public hearing on January 9, 2018 was given the opportunity to do so. Unfortunately, some people who wished to speak may have been discouraged by the number of commenters and nature of comments at the meeting. Comments on the DEIS were also accepted in writing, and all comments—written and verbal—will be given equal weight.

## Response to Craig Allegro - Letter 20

### Comment 1

As noted in this comment, two public meetings were held during EIS scoping (on June 19, 2017, and June 21, 2017) to provide opportunities for the public to learn more about the Proposed Actions and to provide input on the scope of the EIS. Public comments were accepted in writing at the meetings and in writing throughout the scoping period. These meeting were not intended as forums for verbal comment, and provisions were not made to transcribe such comments. Commenters were allowed to speak orally nonetheless.

See the response to Letter 19, Comment 1. The Magnolia United Church of Christ was selected as the venue for the DEIS public meeting because of its convenient location, high quality sound system for ease of hearing public comments, and capacity to accommodate a large number of people (in excess of the number of attendees at previous meetings held during the EIS scoping period) (see Section 4.5, **Opportunity for Public Input**, for details).

## Response to Deanne Allegro - Letter 21

### Comment 1

The apartment building that is part of the Fort Lawton redevelopment plan would provide affordable supportive housing for homeless seniors. Homeless senior veterans are a target population for a portion of those supportive housing units. This is described in the discussion of Alternative 1.

The housing must be operated according to an approved management plan. Catholic Housing Services is proposing a comprehensive package of services focused on stability for the residents. Case management services would be provided onsite, and case managers would leverage behavioral health services, including chemical dependency treatment and/or mental health services, as needed. In addition to case management services, all residents would have access 24 hours a day to residential counselors. Approval of the proposal is contingent on adequate funding for staffing for demonstrated best practices in permanent supportive services. Supportive housing – the combination of affordable housing with supportive services – is widely considered a comparatively cost efficient and humane approach to enabling health and recovery for individuals and families experiencing homelessness or similar crisis.

All federal, state, and local fair housing laws apply to both for-profit, market-rate housing and publicly funded affordable housing. Providers of income-restricted affordable housing must report annually to public funders. The Seattle Office of Housing's regular assessments cover a comprehensive list of compliance and performance areas, including community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints). Housing providers must also demonstrate affirmative marketing and nondiscrimination consistent with federal, state, and local fair housing laws and regulations.

### Comment 2

The elements of the environment, as used in SEPA, are listed in WAC 197-11-444, and include the adequacy of public services such as police, fire, schools and parks and recreation; impacts on the incidence of crime is not identified as an environmental impact. However, to respond to concerns raised during the EIS scoping process about the potential for increased crime under Alternative 1, a discussion of crime is included in Section 3.11, **Public Services – Impacts**.<sup>2</sup>

Section 3.11, **Public Services – Impacts**, indicates that the increase in on-site population with development under the EIS alternatives would increase demand for police services. The comment appears to suggest that affordable housing residents cause greater increases in crime in the surrounding areas. However, there is no definitive evidence that this is the case. Numerous studies and research on this topic have been conducted over the past 30 years in cities across the country. A review of such literature concludes that there is little evidence for crime spillovers into surrounding neighborhoods. Overall, whether looking at larger public housing projects, vouchers or scattered-site public housing, the effects on neighborhood crime are typically quite small, if they exist at all.<sup>3</sup>

Development of senior supportive housing under Alternative 1 would include the provision of a comprehensive package of services focused on residential stability and the well-being of residents, including case management services provided onsite by Catholic Community Services of Western Washington and residential counselors that would be available onsite 24 hours a day (see **Chapter 2** for details). These support services could help reduce the need for police service.

## Response to Justin Allegro - Letter 22

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

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<sup>2</sup> SEPA Rules allow an EIS to discuss subjects in addition to potential environmental impacts to the elements of the environment identified in WAC 191-11-444. However, the rules also state that if discussion of these optional subjects are included in an EIS, the "decision whether to include such information and the adequacy of any such additional analysis shall not be used in determining whether an EIS meets the requirements of SEPA." (WAC 197-11-44(8)).

<sup>3</sup> Michael C. Lens. *Subsidized Housing and Crime: Theory, Mechanisms and Evidence*. January 2013.

### Comment 2

Your comment regarding public school capacity is noted for the record. Please refer to Section 4.2, **Public Services**, for further details.

### Comment 3

When determining what uses might comprise the permitted uses at the site, SEPA does not require that all potential land uses be considered. Furthermore, SPS determined that it would be unable to meet federal Department of Education requirements for a property conveyance for educational use. In particular, SPS determined that it would not meet the criteria related to financial ability and immediate need. Thus, an alternative that includes a school on the Fort Lawton site is not evaluated in this EIS.

After the EIS scoping period ended, the SPS board passed a resolution expressing interest in finding ways to possibly include SPS facilities in the redevelopment. In response, the City offered SPS the opportunity to pursue ownership of a portion of the Fort Lawton site proposed to be devoted to active recreation under Alternative 1. This option is described in **Chapter 2** under Alternative 1. SPS currently does not have fully formed plans for development of a school on the Fort Lawton site. Should SPS pursue this option, it would need to conduct additional, separate environmental review of their school proposal.

### Comment 4

Please see the response to Comment 3 of this letter.

Response to Lindsay Allen - Letter 23

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Anson Allseitz - Letter 24

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Scott Alspach - Letter 25

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Grace Amend - Letter 26

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 15, Comment 2.

## Response to Jane Anau - Letter 27

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 15, Comment 2.

## Response to Lindsay Andersen - Letter 28

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Sarah Andersen - Letter 29

### Comment 1

Thank you, your comment in opposition of the proposed project is noted for the record.

### Comment 2

The transportation analysis presented in the DEIS evaluated intersections near the project site where project-generated traffic would be highest. Additional information has been provided in this FEIS about the effect of project trips at key intersections farther from the site. As shown in DEIS Table 3.10-4 (or Table 11 of the Transportation Technical Report in Appendix I) and Section 3.4 of this FEIS, project-generated trips are expected to add some delay at intersections in the vicinity, but would not change their overall operation as compared to conditions without the project (No Action Alternative).

Please see the responses to Letter 12, Comment 13.

### Comment 3

Please see the response to Letter 4, Comment 1.

## Response to Kyle Anderson - Letter 30

### Comment 1

Thank you, your comment in opposition of the proposed project is noted for the record.

## Response to Christine Anderson - Letter 31

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in opposition of the development of thousands of low income housing units is noted.

## Response to Stephanie Anderson – Letter 32

### Comment 1

Thank you, your comment in support of a park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

Your comment regarding restricting comments to only Magnolia residents is noted. However, SEPA and the City's Environmental Policies and Procedures (SMC 25.05) do not limit who may comment on an EIS.

## Response to Claire Andrefsky - Letter 33

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Evaluations of housing and socioeconomics, and environmental justice are included in the EIS (see Sections 3.13 and 3.14, respectively).

## Response to Jennifer Andrews - Letter 34

### Comment 1

Thank you, your comment in support of including school uses on the Fort Lawton site is noted for the record. As described in **Chapter 2**, the City has begun discussion with Seattle Public Schools (SPS) regarding their interest in owning and maintaining land dedicated to active recreation under Alternative 1. Such uses could help meet SPS's recreation needs, as well as serving the broader public. As with other shared facilities in Seattle, these would likely be the subject of a Joint Use of Facilities Agreement with Seattle Parks and Recreation. SPS currently

does not have fully formed plans for development of a school on the Fort Lawton site. Should SPS pursue this option in the future it would need to conduct additional, separate environmental review of the school proposal.

For information on impacts to school capacity, please see Section 3.11, **Public Services**, and Section 4.2, **Public Services**.

Response to Helen Angell - Letter 35

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Dustin Anglin - Letter 36

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Anonymous - Letter 37

Comment 1

Thank you, your comments in support of the development of affordable housing is noted for the record.

The EIS provides information on climate change in Section 3.3, **Air Quality/Greenhouse Gas (GHG) Emissions**. As noted in this section, GHG constituents include carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide, water vapor, O<sub>3</sub> and halocarbons. CO<sub>2</sub> is the individual constituent that is normally emitted in the greatest amount and generally contributes the most to climate change. Projected buildout (2025) GHG emissions for each of the EIS alternatives is presented in **Table 3.3-1**. Predicted GHG emissions from all the alternatives would fall below Washington State Department of Ecology's threshold of significance; therefore, no significant GHG impacts are anticipated.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

Because this EIS is prepared by the City of Seattle, the EIS Alternatives are limited to locations within Seattle. While increasing the number of people with "long single-car commutes and high-carbon [lifestyles]" likely would lead to a higher greenhouse gas (GHG) emissions, this is not within the scope of the Fort Lawton EIS. The GHG analysis included in this FEIS is included in Section 3.3, **Air Quality/Greenhouse Gas Emissions**.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

#### Comment 7

Your comment regarding affordable housing in the region is noted.

#### Response to Anonymous - Letter 38

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.



## Response to Anonymous - Letter 39

### Comment 1

Thank you, your comment regarding the park is noted for the record.

## Response to Anonymous - Letter 40

### Comment 1

Thank you, your comments regarding transit and access to services under Alternative 1 is noted for the record.

Transit Service is discussed in Section 3.10, **Transportation**, Section 4.4, **Transportation**, and **Appendix I**. Under Alternative 1, projected additional transit demand averages approximately 2 to 3 new riders per bus that currently serves the Fort Lawton site during the peak hour. Existing bus service would be adequate to serve this demand. Additional information on transit service is included in this FEIS to support this conclusion.

The elements of the environment to be considered in an EIS include public services such as police, fire, schools and parks and recreation; the availability or adequacy of commercial and institutional services are not required to be evaluated in an EIS. However, in response to concerns raised about the accessibility and affordability of commercial and institutional services, a discussion of these services is provided below.

While some higher-end commercial services are located near the Fort Lawton site, other less costly options are also located in the vicinity. For example, Metropolitan Market is the closest grocery store to the Fort Lawton site (approximately 0.4 mile to the south) and is generally considered more of a high-end grocery store. Other less costly options include an Albertson's grocery store located approximately 1.3 miles to the south, a QFC located approximately 1.4 miles to the east and a Safeway located approximately 1.5 miles to the northeast. For gas station services, a Shell station is located the most proximate to the site; however, an Arco station and three 76 stations are located within 1.3 mile or less of the site and would provide additional options for services. For medical facilities, Swedish Primary Care Facilities are located to the south of the site in Magnolia (approximately 1.4 miles from the site), as well as within the Ballard and Queen Anne neighborhoods. Also see Section 3.6, **Land Use/Relationship to Plans and Policies**, for a description of existing land uses in the Fort Lawton vicinity.

Under Alternative 1, residents of the senior supportive housing uses would have on-site support services provided by Catholic Community Services of Western Washington, including case management services, assistance with medical benefits, and assistance with outside mental and medical health providers.

The following possible mitigation measure is included in Section 3.11, **Public Services**, to provide enhanced access to commercial and institutional services and employment opportunities:

- Van service could be provided as part of the project for senior supportive housing and possibly for the other affordable housing onsite to enhance access to services and employment opportunities.

#### Response to Anonymous - Letter 41

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Response to Anonymous - Letter 42

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. For information on the Seattle Public Schools' potential use of the site, please see the response to Letter 34, Comment 1.

##### Comment 2

Your comment in opposition of private development of the Fort Lawton site under Alternative 2 is noted for the record.

#### Response to Anonymous - Letter 43

##### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

#### Response to Anonymous - Letter 44

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Response to Ellen Archibald - Letter 45

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Please see the response to Letter 15, Comment 2.

#### Response to Jim Arrowsmith - Letter 46

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Lisa Ascher - Letter 47

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 15, Comment 2.

### Comment 3

Thank you for your comments. See the response to Letter 40, Comment 1.

## Response to Jennifer Aspelund - Letter 48

### Comment 1

Thank you, your comment in support of Alternative 3 and development in park use is noted for the record. Please note that under Alternative 3 the entire site would be developed in park uses that would be available to the public.

## Response to Suzanne Asprea - Letter 49

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Walker Aumann - Letter 50

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 15, Comment 2.

## Response to Tea Austen - Letter 51

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Kaya Axelsson - Letter 52

### Comment 1

Please see the response to Letter 15, Comment 2.

## Response to Shary B - Letter 53

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment in regarding deed restrictions is noted for the record. See the response to Letter 12, Comment 21.

### Comment 5

See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Response to Jennifer Bacon - Letter 54

### Comment 1

Thank you, for your comment in support of Alternative 1 is noted for the record.

## Response to Taylor Bailey - Letter 55

### Comment 1

Thank you, your comment in support of affordable housing on the Fort Lawton site is noted for the record. The existing office layouts in the buildings onsite were not conducive to providing

the range of affordable ownership and rental housing desired by the City, and the cost of renovation (which would include substantial heating, plumbing, electrical and seismic upgrades) would not have represented a more efficient approach. Constructing new housing yields more options and flexibility to create an efficient site plan, as well as a mix of housing types that are compatible with the existing residential neighborhood. The City is managing the Fort Lawton property for an interim period while the long-term plan is being developed, and would be willing to explore rental of existing spaces on a short-term basis; however, the condition of the buildings may preclude such options.

## Response to Tamar Bailey - Letter 56

### Comment 1

Thank you, your comment regarding affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding deed restrictions is noted for the record. See the response to Letter 12, Comment 21.

### Comment 5

See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Response to Aloe Bailey - Letter 57

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Max Baker - Letter 58

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Jessica Balsam - Letter 59

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Sonia Balsky - Letter 60

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Kathryn Banke - Letter 61

### Comment 1

As part of the FEIS, SPS was requested to provide updated information on its enrollment projections and anticipated projects and planning that would affect school capacity around Fort Lawton. As noted in Section 3.11, **Public Services**, development on the Fort Lawton site under Alternative 1 would generate approximately 41 new students. New students added to Lawton Elementary and Ballard High School would contribute to schools that are over their right-sized capacity. However, SPS anticipates that Magnolia Elementary and Lincoln High School would be operational by 2019 and are expected to help absorb demand for the surrounding area and could affect boundaries/enrollment for schools serving the Fort Lawton site (see Section 3.11, **Public Services**, and Section 4.2, **Public Services**, for details).

### Comment 2

Your comment in support of including a public school in the redevelopment plan for Fort Lawton is noted. Please see the response to Letter 34, Comment 1.

### Comment 3

See the response to Letter 40, Comment 1.

## Response to Geri Ann Baptista - Letter 62

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

## Response to Linda Bard - Letter 63

### Comment 1

Thank you, your comment regarding opportunities for public input in the EIS process is noted for the record. Please see the response to Letter 20, Comment 1.

## Response to Lisa Barnes - Letter 64

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 15, Comment 2.

### Comment 3

Under Alternative 1, the site would be rezoned from the existing SF 7200 zoning to LR2(M1) zoning. Proposed redevelopment does not currently include retail; inclusion of retail would require a reclassification to a designation that allows commercial uses. Also see the discussion of “Other Alternatives” in Section 4.1, **Alternatives**.

## Response to Michaela Barrett - Letter 65

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Marilyn Bates - Letter 66

### Comment 1

Thank you, your comment in opposition to housing at the Fort Lawton site is noted for the record. A possible alternative location for the affordable housing—the Talaris site—is included in Alternatives 2 and 3. Please see the response to Letter 40, Comment 1.

### Comment 2

Your comment regarding opportunity for public input in the EIS process is noted. See Section 4.5, **Opportunity for Public Input**.

### Comment 3

Please see the response to Letter 40, Comment 1. Your comment regarding a park alternative is noted. Under Alternative 3, the entire Fort Lawton site would be developed as a park. The Fort Lawton site is currently not in Discovery Park, the park is immediately west of the site. See the response to Letter 4, Comment 1.

## Response to Serena Batten - Letter 67

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Colin Bayer - Letter 68

### Comment 1

Thank you, for your comment in support of Alternative 1 is noted for the record.

## Response to Molly Beaudoin - Letter 69

### Comment 1

Thank you, your comment requesting a school alternative is noted for the record. As described in **Chapter 2**, SPS determined that it would be unable to meet federal Department of Education requirements for a public benefit conveyance for construction of a school at the Fort Lawton site. SPS may pursue ownership of a portion of the property devoted to active recreation under Alternative 1. Should SPS pursue this option in the future, it would need to conduct additional, separate environmental review of their school proposal. See Section 4.1, **Alternatives**, for details.

## Response to Lisa Beaulaurier - Letter 70

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Joe Beavo - Letter 71

### Comment 1

Per your request, you will be placed on the project listserv. Office of Housing will notify the listserv of significant milestones in the planning process, including notification of when a draft redevelopment plan is available for public comment, and when the plan is submitted to City Council for review. Thank you for your interest in the project.

### Comment 2

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Dan Becker - Letter 72

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Jennifer Beetem - Letter 73

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding the provision of a p-patch style garden on the Fort Lawton site is noted.



## Response to Larry Benefiel - Letter 74

### Comment 1

Thank you, your comment regarding access to Magnolia is noted. Please see the response to Letter 12, Comment 13.

### Comment 2

See the response to Letter 40, Comment 1.

## Response to Barbara Bengtsson - Letter 75

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding deed restrictions is noted for the record. See the response to Letter 12, Comment 21

### Comment 5

See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Response to Bob Bennett and Sue Boivin - Letter 76

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. As described in Section 3.6 **Land Use/Relationship to Plans and Policies**, proposed development on the Fort Lawton site under Alternative 1 is not expected to result in significant adverse impacts on surrounding land uses due to the compatibility of proposed uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of new vehicular/pedestrian connection to certain off-site uses.

## Response to Patricia Benton - Letter 77

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please note that the Fort Lawton site is not currently part of Discovery Park.

### Comment 2

Your comments regarding crime in Magnolia and Seattle are noted. Please see the response to Letter 21, Comment 2.

### Comment 3

Your comment regarding the homeless in Seattle is noted.

### Comment 4

Your comment regarding homeless encampments in Discovery Park is noted. See the response to Letter 21, Comment 2.

### Comment 5

The formerly homeless housing under Alternative 1 must be operated according to an approved management plan. Catholic Housing Services is proposing a comprehensive package of services focused on stability for the residents. Case management services would be provided onsite, and case managers would leverage behavioral health services, including chemical dependency treatment and/or mental health services, as needed. In addition to case management services, all residents would have access 24 hours a day to residential counselors. Approval of the proposal is contingent on adequate funding for staffing for demonstrated best practices in permanent supportive services. Supportive housing – the combination of affordable housing with supportive services – is widely considered a comparatively cost efficient and humane approach to enabling health and recovery for individuals and families experiencing homelessness or similar crisis.

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and disability. Seattle's list of fair housing protections is far longer. It is also illegal for landlords to unfairly deny applicants housing based on criminal history. The Fair Chance Housing Legislation addresses bias against people who, although they had served their time, faced barriers to safe, stable housing, and could be denied the opportunity to provide for themselves and their families.

Facts to help inform decisions about how to stay safe from sexual abuse are available from the U.S. Department of Justice's Office of Sex Offender Sentencing, Monitoring, Apprehending, Registering, and Tracking. Convicted sex offenders must follow registration requirements, which are governed by the Revised Code of Washington. Chapter 9A.44 pertains to Sex Offenses. For information on who must register, what must be provided, and timeliness of registration see RCW 9A.44.130.

All federal, state, and local fair housing laws apply to both for-profit, market-rate housing and publicly funded affordable housing. Income-restricted affordable housing providers must report annually to public funders. The Seattle Office of Housing's regular assessments cover a comprehensive list of compliance and performance areas, including community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints). Housing providers must also demonstrate affirmative marketing and nondiscrimination consistent with federal, state, and local fair housing laws and regulations.

#### Comment 6

See the response Comment 5 in this letter and to Letter 21, Comment 2.

#### Comment 7

See the response Comment 5 in this letter and to Letter 21, Comment 2.

#### Comment 8

See the response to Letter 12, Comment 13.

#### Comment 9

As noted in **Chapter 2**, senior supportive housing is included as part of the mix of housing types under Alternative 1.

#### Comment 10

Your comment in support of a school on the Fort Lawton site is note. See the response to Letter 69, Comment 1.

#### Comment 11

Your comment regarding including a conference center in redevelopment of the Fort Lawton site is noted. See Section 4.1, **Alternatives**, for a discussion of other alternatives that were requested to be studied in the EIS. Including a conference center in the redevelopment would not meet the applicant's objectives for the project (see **Chapter 2** for these objectives). Generating revenue from the property is also not Seattle Office of Housing's highest priority.

#### Comment 12

A possible off-site location for the affordable housing is included in Alternatives 2 and 3, the Talaris site.

In December, the City announced more \$100 million in investments to build and preserve 1,450 affordable homes in neighborhoods across Seattle, including the construction of 290 homes in four new buildings for chronically mentally ill and homeless individuals and families. The Office of Housing has a demonstrated track record of funding affordable housing for low-income individuals and families, including people who have experienced homelessness, throughout Seattle. Housing for formerly homeless populations is located in a broad range of neighborhoods in all seven Council districts. This includes Downtown urban center neighborhoods, the University District, Capitol Hill, Fremont, Ballard, Greenwood, Lake City, Beacon Hill, Mt. Baker, Rainier Beach and West Seattle.

### Comment 13

It is unclear what to what building restrictions this comment is referring. Currently, the land use designation of the Fort Lawton site is MF and the zoning is SF 7200

### Comment 14

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

### Comment 15

Thank you, your comment in support of including school uses on the Fort Lawton site is noted. See the response to Letter 34, Comment 1.

### Comment 16

Your comment regarding homeless issues in the Seattle is noted. Two alternatives are included in the EIS that do not feature affordable housing: Alternative 2, with market-rate housing onsite; and Alternative 3, with public park uses onsite.

Response to Julie Berard - Letter 78

### Comment 1

Thank you, your comment supporting Alternatives 3 and 4 is noted for the record. However, under Alternative 4, the Fort Lawton site would not be in park use, it would remain in its existing vacant condition. The property would not be conveyed by the U.S. Army to the City of Seattle per the BRAC process. Any future use or disposition of the site would be left to the discretion of the U.S. Army. The most likely outcome would be a sale for development of market-rate residential development in accordance with the uses allowed by the site's current SF 7200 zoning. This outcome is reflected in Alternative 2.

### Comment 2

For information on school capacity, please see the response to Letter 61, Comment 1, Section 3.11, **Public Services** and Section 4.2, **Public Services**. For information on transportation, see Section 3.10, **Transportation**; Section 4.4, **Transportation**; and **Appendix I**.

### Comment 3

Alternative 1 would provide an increase in park space, though less than under Alternative 3. See the response to Letter 12, Comment 2.

Response to Todd Berard - Letter 79

### Comment 1

Thank you, your comment supporting Alternatives 3 and 4 is noted for the record.

### Comment 2

Please see the response to Letter 40, Comment 1.

### Comment 3

Alternative 1 would provide an increase in public park space, though less than under Alternative 3. See the response to Letter 12, Comment 2.

Response to Todd Berard - Letter 80

### Comment 1

Thank you for your comment regarding development of the Talaris site and/or other off-site locations is noted for the record. Please see Section 4.1, **Alternatives**, for more information on off-site alternatives. Under SEPA, EISs are not required to provide a cost comparison of the alternatives. Examples of information not required to be discussed an EIS are: methods of financing proposals, economic competition, profits and personal income and wages, and social policy analysis (WAC 197-11-448). Other information on cost and technical considerations will be used in conjunction with the EIS during the decision-making process.

Reuse of the existing structures on the Fort Lawton site was considered but determined to be infeasible. See Letter 65, Comment 1.

### Comment 2

A description of the history of the Discovery Park Master Plan is provided in Section 3.6, **Land Use and Relationship to Plans and Policies**. As noted in that description, in *Magnolia Neighborhood Planning Council v. City of Seattle*, 155 Wash.App. 305 (2010), a neighborhood group challenged the City's 2008 adoption of a Fort Lawton Redevelopment Plan (FLRP) and contended that the FLRP was inconsistent with the 1986 Discovery Park Master Plan. The Court of Appeals agreed with the City that the 1986 Master Plan created no enforceable right or duty and that the trial court erred in ruling that the City was required to publicly determine the applicability of the Master Plan to the FLRP. Therefore, no further discussion of the Master Plan is provided in the EIS.

### Comment 3

The DEIS transportation analyses applied an annual growth rate to existing traffic volumes to account for cumulative effects through year 2030 with trips generated by other new development. The assumed background growth rate is considered conservatively high when compared to historical traffic trends in the area that show a decline in traffic volumes over the past decade. Background growth of 1% per year over 13 years is also at the high end of the growth assumptions typically applied to analysis of new development projects in Seattle. Trips forecast to be generated by the project were added to the No Action volumes that reflect the assumed background growth, to evaluate the cumulative effect on traffic operations of the project and other new development (see Section 3.10, **Transportation**, and **Appendix I** for details).

In addition, new analysis was performed for this FEIS to evaluate the cumulative effects of the recent reconfiguration at the W Emerson Street/Gilman Avenue W intersection. The same background growth assumptions used in the DEIS were used for the new analysis (see Section 3.10, **Transportation**, for the additional analysis).

A summary of cumulative impacts of redevelopment at the Fort Lawton site, together with other past, present and reasonably foreseeable future actions, is provided in Section 4.6, **Cumulative Impacts**. Certain sections of the EIS discuss the cumulative impacts of the Fort Lawton project in the context of growth in the larger vicinity, the entire city and the region (e.g., Section 3.3, **Air Quality**, 3.4, **Noise**, Section 3.6, **Land Use/Relationship to Plans and Policies**, Section 3.8, **Recreation and Open Space**, Section 3.10, **Transportation**, Section 3.11, **Public Services**, Section 3.12, **Utilities**, Section 3.13, **Housing/Socioeconomics**, and Section 3.14, **Environmental Justice**). These impacts are summarized as well.

#### Comment 4

The study area for the transportation analysis presented in the DEIS included intersections near the project site where project-generated traffic, and therefore project transportation impacts, would be highest. Farther from the site, trips spread out and have lower impact, so detailed operational analysis is not needed. However, in response to questions raised about several streets and intersections located farther from the site, additional information has been provided in Section 3.10, **Transportation**, of this FEIS.

Please also see the responses to Letter 12, Comment 9; and Letter 29, Comment 2.

#### Comment 5

See the response to Letter 12, Comment 13.

#### Comment 6

Thank you for information on restrictive covenants and affordable housing in the Magnolia neighborhood. While Magnolia no longer has racial restrictive covenants, the area remains less diverse overall and contains fewer minorities compared to overall percentages in the city. The city of Seattle's population is roughly 30.5% minority, while approximately 18.4% of the residents in the Fort Lawton vicinity are minorities (see **Table 3.13-2**). While there may have been opportunity for diverse populations to move to Magnolia, it remains relatively less diverse than the city on average. Racial covenants cannot fully explain these trends, but their legacy remains important in some areas of Magnolia. The proposed development would be expected to shift ethnicity ratios in the Fort Lawton vicinity towards ratios more consistent with those citywide.

The DEIS acknowledges on pages 2-10 and 3.9-4 that Fort Lawton was in active military use as a staging center and prisoner of war camp through World Wars I and II, the Korean War and into the Vietnam War. At the height of base activities during World War II, the Fort included 450 buildings and housed 20,000 soldiers (see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for details).

#### Comment 7

It is acknowledged that there are some affordable housing options available in the Magnolia neighborhood. However, the overall amount of affordable housing remains low.

#### Comment 8

Section 3.13, **Housing and Socioeconomics**, states that Magnolia is generally a high cost neighborhood, particularly with regard to for-sale housing, based on median list prices per square foot and median home values.

#### Comment 9

A number of mitigation measures are included in the EIS in the form of “Legally-Required Measures,” “Measures Proposed as Part of Project,” and “Other Possible Measures.” The EIS also discusses several significant unavoidable adverse impacts (e.g., under Biological Resources, Land Use/Relationship to Plans and Policies, Aesthetics/Visual Resources, Transportation and Public Services). See Section 1.5, **Mitigation Measures and Significant Unavoidable Adverse Impacts**, and the mitigation measures and significant unavoidable adverse for each element in **Chapter 3**.

#### Comment 10

The apartment building that is part of the Fort Lawton redevelopment plan would provide affordable supportive housing for homeless seniors. Homeless senior veterans are a target population for a portion of those supportive housing units. This is described further in the discussion of Alternative 1. See the response to Letter 77, Comment 5.

#### Comment 11

See the responses to Letter 2, Comments 4 and 5.

#### Comment 12

See the responses to Letter 7, Comments 2 and 6.

#### Comment 13

See the responses to Letter 2, Comment 4 and 5.

#### Comment 14

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to Jessi Berkelhammaer - Letter 81

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

#### Comment 2

Your comment in support of higher density affordable housing is noted. See the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding deed restrictions is noted for the record. See Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on the off-site alternatives.

Response to Maya Berkowitz - Letter 82

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Keara Berlin - Letter 83

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Barbara Bernard - Letter 84

### Comment 1

Thank you, your comment in opposition to housing development on the Fort Lawton site is noted for the record. For information on access to services, please see the response to Letter 40, Comment 1.

### Comment 2

See the responses to Letter 12, Comments 12 and 13.

### Comment 3

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to Laura Loe Bernstein - Letter 85

### Comment 1

Thank you, your comment regarding housing insecurity/housing supply is noted for the record.

### Comment 2

Your comment regarding the geographical equity is noted.



### Comment 3

Your comment regarding working with indigenous communities is noted. The Office of Housing and its housing partners intend to continue engaging with native communities and organizations during development of the project, and look forward to exploring opportunities for affirmative marketing.

Response to Athena Bertolino - Letter 86

### Comment 1

Thank you, your comment in opposition of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 40, Comment 1.

### Comment 3

Your comment regarding development of the Talaris site and/or other off-site locations is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

### Comment 4

As with any vacant site, security is a challenge. The City is currently exploring options for bringing active uses to the site until the environmental review process is completed and a final plan is implemented.

### Comment 5

Thank you, your comment regarding potential locations for affordable housing is noted.

### Comment 6

Your comment in support of a Discovery Park alternative or a school alternative is noted. See the responses to Letter 4, Comment 1 and Letter 69, Comment 1.

Response to Tina Beveridge - Letter 87

### Comment 1

Thank you, your comment regarding development on the Fort Lawton site is noted for the record.

### Comment 2

Please see the response to Letter 40, Comment 1.

### Comment 3

As described in **Chapter 2**, Fort Lawton is one of the last remaining military bases to be disposed of under the U.S. Army 2005 Base Realignment and Closure (BRAC) process. Following the decision to close the base, the Army named the City of Seattle the Local Redevelopment Authority (LRA), responsible for preparing and implementing the redevelopment plan for the property. From 2006 through 2008, the City conducted an extensive community engagement

process that resulted in a detailed redevelopment plan (2008 Plan)<sup>4</sup> to create a diverse, mixed-income community with housing for homeless individuals and families and market-rate housing. The U.S. Army and the City have also been engaging the public in the NEPA/SEPA environmental review process for closure of the base and redevelopment of the site. The Office of Housing has a demonstrated track record of funding affordable housing for low-income individuals and families, including people who have experienced homelessness, throughout Seattle. Housing for formerly homeless populations is located in a broad range of neighborhoods in all seven Council districts. This includes Downtown urban center neighborhoods, the University District, Capitol Hill, Fremont, Ballard, Greenwood, Lake City, Beacon Hill, Mt. Baker, Rainier Beach and West Seattle.

#### Comment 4

Your comment regarding the provision of other uses/services on the Fort Lawton site is noted. See Section 4.1, **Alternatives**, for a discussion of other alternative uses for the site. Catholic Housing Services is proposing a comprehensive package of services focused on stability for the residents. Case management services would be provided onsite, and case managers would leverage behavioral health services, including chemical dependency treatment and/or mental health services, as needed. In addition to case management services, all residents would have access 24 hours a day to residential counselors.

#### Comment 5

Your comment in support of a Discovery Park Alternative is noted. See the responses to Letter 4, Comment 1 and Letter 85, Comment 3.

Response to Shaun Bickley - Letter 88

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Please see the response to Letter 15, Comment 2 regarding a higher density affordable housing alternative.

Response to William Bielawski - Letter 89

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Natalia Biner-Wittke - Letter 90

#### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 21, Comment 2 regarding the potential for increased crime in the surrounding area.

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<sup>4</sup> Fort Lawton Army Reserve Center Redevelopment Plan (September 2008).

### Comment 2

See the response to Letter 40, Comment 1 regarding services available in the area and transit.

### Comment 3

See the response to Letter 21, Comment 2.

Economic impacts are not elements of the environment that must be analyzed in an EIS. However, in response to comments raised during the EIS scoping process, a discussion of the potential impacts of low-income housing on property values is included in Section 3.13, **Housing and Socioeconomics**, based on pertinent real estate studies. Overall, the study indicated that low-income housing developments do not affect nearby home values, particularly in cities with expensive or limited housing supply, such as Seattle<sup>5</sup>. Therefore, the affordable housing under Alternative 1 is not expected to negatively impact property values in the Magnolia neighborhood.

### Comment 4

As described in Section 3.11, **Public Services**, the increased population under the EIS alternatives would place additional demand on police services. Seattle Police Department has indicated that they have capacity to service the project. Also see the response to Letter 21, Comment 2.

### Comment 5

Your comment regarding potential locations for affordable housing is noted.

Response to Brian W Bird - Letter 91

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to D'Anne Bissell - Letter 92

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Anna Black - Letter 93

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

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<sup>5</sup> Young, Cheryl. *There Doesn't Go the Neighborhood, Low-Income Housing Has No Impact on Nearby Home Values*. Trulia's Blog. November 2016.

## Response to Mark Bloome - Letter 94

### Comment 1

While the Senior Supportive Housing will provide supportive services, it is not intended to replace a nursing home facility, and thus would not be appropriate housing for those with dementia or other serious medical conditions that require close monitoring and frequent medical services (see **Chapter 2** for details on the Senior Supportive Housing).

## Response to Angela Blums - Letter 95

### Comment 1

Thank you, your comment in opposition of Alternative 1 is noted for the record. Section 3.6, **Land Use/Relationship to Plans and Policies**, provides an analysis of the potential impacts of Alternative 1 on surrounding land uses. The analyses conclude that no significant land use impacts are anticipated due to the compatibility of the proposed housing and public park uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of new vehicular/pedestrian connection to certain off-site uses.

### Comment 2

Your comment on other locations for affordable housing is noted. See the response to Letter 40, Comment 1.

## Response to Stephanie Boegeman - Letter 96

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Derek Boiko-Weyrauch - Letter 97

### Comment 1

Thank you, for your comment in support of Alternative 1 is noted for the record.

## Response to Allison Bolgiano - Letter 98

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Alex Bond - Letter 99

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Charles Bond - Letter 100

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of higher density affordable housing is noted. Please see the response to Letter 15, Comment 2.

Response to Greg Bond - Letter 101

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment in support of a school and other uses onsite is noted. See the response to Letter 34, Comment 1 and Section 4.1, **Alternatives**.

Response to Scott Bunjukian - Letter 102

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Jean M. Boris - Letter 103

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Linda Bothell - Letter 104

### Comment 1

Thank you, your comment in support of your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Nick Botner - Letter 105

### Comment 1

Thank you, your comment regarding available services is noted for the record. Please see the response to Letter 40, Comment 1.

### Comment 2

See the responses to Letter 12, Comments 9 and 13.

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

Your comment in opposition to Alternative 1 and preference for park and school uses is noted for the record. Under Alternative 3, the entire Fort Lawton site would be developed in public park uses. See the response to Letter 69, Comment 1.

Response to Tyler Boucher - Letter 106

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Aaron Bowersock - Letter 107

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to John D Braitsch - Letter 108

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sean Brennan - Letter 109

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bryan Brenner - Letter 110

### Comment 1

Please see Section 4.5, **Opportunities for Public Input**. As noted in that section, all comments—written and verbal—will be given equal weight.

### Comment 2

Your comment in support of a school alternative is noted. Please see the responses to Letter 69, Comment 1.

### Comment 3

Your concern about residents of the development is noted. See the response to Letter 77, Comment 5.

Response to Cheryl Brenner - Letter 111

Comment 1

Thank you, your concern about residents of the development is noted for the record. Please see the response to Letter 77, Comment 5.

Comment 2

Your comment in opposition to Alternative 1 is noted for the record.

Response to Gene Brenowitz - Letter 112

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Raleigh Briggs - Letter 113

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tim Brincefield - Letter 114

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Marilyn Brink - Letter 115

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Please see Section 4.5, **Opportunity for Public Input**.

Comment 3

Alternative 1 currently does not include plans for auxiliary commercial services. For information on access to services, see the response to Letter 40, Comment 1.

Comment 4

Please see Section 3.11, **Transportation**, Section 4.4, **Transportation**, and **Appendix I**, for analyses of the impacts of the EIS alternatives on traffic and parking.

Comment 5

See Section 3.11, **Public Services**, Section 4.2, **Public Services**, for an analysis of the impacts of the EIS alternatives on schools.

Comment 6

Your comments regarding public comment and feedback, and in support of Alternative 1 is noted.

## Response to Ben Broesamle - Letter 116

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding expanded bus service is noted for the record. Additional analysis on potential transportation impacts, including bus service is provided in Section 3.10, **Transportation**, and Section 4.4, **Transportation**.

### Comment 3

Your comment in support of Alternative 1 is noted.

## Response to Eric Bronson - Letter 117

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Kyle Brooks - Letter 118

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

## Response to Vernon Brown - Letter 119

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Amanda Brown - Letter 120

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Emily Weaver Brown - Letter 121

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Richard Brown - Letter 122

### Comment 1

The proposed redevelopment plan reflects the City's priorities for meeting important housing and public open space/recreation needs. These are key priorities for the City, and are also



consistent with the surrounding land uses in the neighborhood. The City is managing the Fort Lawton property for an interim period while the long-term plan is being developed, and would be willing to explore rental of existing spaces on a short-term basis; however, the condition of the buildings may preclude such options.

#### Response to Rodney Brown - Letter 123

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Response to Kate Brunette - Letter 124

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

##### Comment 2

Your comment in support of a higher density affordable housing alternative is noted for the. Please see the response to Letter 15, Comment 2.

##### Comment 3

Your comment regarding affordable housing, and in support of Alternative 1, is noted.

#### Response to Margaret Brunger - Letter 125

##### Comment 1

Thank you, your comment of affordable housing noted for the record. Please see Letter 37, Comment 1.

##### Comment 2

Your comment in support of higher density affordable housing is noted. See the response to Letter 15, Comment 2.

##### Comment 3

See the response to Letter 37, Comment 3.

##### Comment 4

Thank you, your comment regarding deed restrictions is noted for the record. See the response to Letter 12, Comment 21.

##### Comment 5

See the response to Letter 15, Comment 2.

##### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

## Response to Mark Brunson - Letter 126

### Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. See the response to Letter 15, Comment 2.

### Comment 2

Your comment regarding bus service and zoning for a walkable retail district is noted. Please see Section 3.10, **Transportation**, Section 4.4, **Transportation** and **Appendix I** for further details on transit service.

## Response to Ken Bryan - Letter 127

### Comment 1

The vehicle trips expected to be generated by each of the EIS alternatives are summarized in **Table 3.10-1** (or Table 10 of the Transportation Technical Report in **Appendix I**). The table shows that Alternative 1 is forecast to generate 1,260 vehicle trips per day, Alternative 2 is forecast to generate 700 trips per day, and Alternative 3 is forecast to generate 570 trips per day. The daily trips generated by each alternative would be distributed across all hours of the day, and across different roadways in the area. The distribution of project-generated trips throughout the study area during the AM and PM peak hours (the highest-volume hours of the day) is shown on **Figure 3.10-1** (or Figure 8 in the Transportation Technical Report in **Appendix I**). The distribution of trips generated by Alternative 1 into and out of the Magnolia neighborhood has been additionally analyzed in Section 3.10, **Transportation**, of this FEIS.

### Comment 2

Please see the response to Letter 12, Comment 9.

### Comment 3

See the response to Comment 1 of this letter. **Figure 3.10-1** (or Figure 8 in the Transportation Technical Report in **Appendix I**) shows the forecast AM and PM peak hour trips on W Commodore Way for the three Fort Lawton site alternatives. As shown in the figure, the highest number of trips is expected to result with Alternative 1. With this alternative, 33 trips (15 eastbound, 18 westbound) are projected during the PM peak hour; this amounts to an average of about 1 additional trip every 2 minutes. Trips occurring during all other hours and for the other two alternatives are expected to be lower. The capacity of W Commodore Way, which is a two-way Collector Arterial, is adequate to support these levels of additional traffic.

### Comment 4

See the response to Letter 12, Comment 12.

### Comment 5

See the response to Letter 2, Comment 24.

#### Comment 6

See the responses to Comments 1 through 5 of this letter.

#### Comment 7

Your comment in opposition to any housing on the Fort Lawton site, and in support of a Discovery Park alternative, is noted. See the response to Letter 4, Comment 1.

Response to Ken Bryan - Letter 128

#### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Ken Bryan- Letter 129

#### Comment 1

Providers of income-restricted affordable housing must report annually to public funders. The Seattle Office of Housing's regular assessments cover a comprehensive list of compliance and performance areas, including community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints).

Response to Ken Bryan- Letter 130

#### Comment 1

Please see the response to Letter 77, Comment 5.

Response to Mason Bryant - Letter 131

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Smitty Buckler - Letter 132

#### Comment 1

Thank you, your comment regarding affordable housing in the City of Seattle and the potential design of future buildings is noted for the record.

#### Comment 2

Your suggestion to repurpose the existing buildings on the Fort Lawton site as artist housing is noted. Please see the response to Letter 55, Comment 1 regarding consideration of repurposing existing buildings on the site.

## Response to Patrick Bufi - Letter 133

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

Economic factors are not element of the environment that must be analyzed in an EIS. See the response to Letter 90, Comment 3.

### Comment 3

Your comment regarding a potential tiny homes development is noted.

### Comment 4

Your comment regarding a potential tiny homes development is noted.

### Comment 5

Alternative 1 currently does not include “tiny homes.” Alternative 1 includes the following: 85 senior supportive apartments, 100 affordable rental apartments, 40 affordable ownership townhouses and 12 affordable ownership rowhouses. See **Chapter 2** for details.

For information on transit and access to services, see the response to Letter 9, Comment 3. For information on transportation routes in/out of Magnolia, see Section 3.10, **Transportation**.

See Letter 40, Comment 1 regarding commercial services in the Fort Lawton area, and Section 3.11, **Public Services**, regarding the adequacy police, fire/emergency and school services to serve the EIS alternatives. These services are all expected to be capable of serving the project.

### Comment 6

See the response to Letter 21, Comment 2, and Section 4.5, **Opportunities for Public Input**.

### Comment 7

Your comment in support of a school alternative is noted. See the responses to Letter 61, Comment 1, and Letter 69, Comment 1.

## Response to Glen Buhmann - Letter 134

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding potential rezoning for commercial uses is noted.

## Response to Darby M. Bundy - Letter 135

### Comment 1

All comments on the DEIS, whether written or verbal, are given equal weight.

### Comment 2

Thank you, your comment in support of Alternative 1 is noted for the record. Please see Section 3.10, **Transportation**, for details on transit service.

### Comment 3

See the response to Letter 85, Comment 3.

### Comment 4

Thank you, your comment in support of Alternative 1 is noted.

## Response to Michelle Burce - Letter 136

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Ken Burgess - Letter 137

### Comment 1

Thank you, your comment in opposition to housing and in support of additional park space at the Fort Lawton site is noted for the record.

### Comment 2

Your comment regarding the distribution of affordable housing is noted. The relationship between affordable housing and crime in the surrounding area is discussed in Section 3.11, **Public Services**. Please see the response to Letter 21, Comment 2.

### Comment 3

Your comment regarding light rail and affordable housing is noted.

### Comment 4

The capacity of the schools that serve the Fort Lawton site is discussed in Section 3.11, **Public Services**. Additional information on schools has been added to this FEIS. See the response to Letter 61, Comment 1.

### Comment 5

See the responses to Letter 12, Comment 9; Letter 29, Comment 2; and Letter 127, Comments 1 and 3. Project-generated trips would have little effect on the streets and off-site intersections compared to conditions without the project (No Action Alternative). An additional transportation mitigation has been added to this EIS:

- **Magnolia Access Points** – As noted in the *Magnolia Bridge Traffic Maintenance During Bridge Closure Report*, the W Emerson Place/Gilman Avenue W intersection should be monitored and signalization or other operational changes considered at the point that monitoring indicates they are warranted. Funding for future improvements would need to be identified and prioritized against other city needs at that time. SDOT prioritizes signals based on a variety of factors, including crash history, expected growth, equity and potential for partnering with developers.

SDOT is currently in the process of evaluating neighborhood access as part of the Magnolia Bridge Planning Study. Your improvement ideas have been forwarded to the study team

#### Comment 6

Your comments regarding site design are noted. See the response to Letter 76, Comment 1. Under Alternatives 1 and 3, the forest areas in the north and south portions of the site would be preserved in their natural condition. Up to 4.7 acres of property owned by the Army in the west part of the site would be incorporated into Discovery Park under these alternatives. Texas Way W would continue to provide access through the site under these alternatives (see **Figures 2-6 A and B** and **Figures 2-12 A and B**)

#### Comment 7

Your comment in support of a school use on the site is noted for the record. See Letter 69, Comment 1.

#### Comment 8

As described in **Chapter 2**, the City began the process of working with the community on a redevelopment plan for the Fort Lawton site in 2006. From 2006 through 2008, the City conducted an extensive community engagement process that resulted in a detailed redevelopment plan (2008 Plan)<sup>6</sup> to create a diverse, mixed-income community with housing for homeless individuals and families and market-rate housing (totaling up to 216 units), while also preserving existing wildlife habitat and creating a new neighborhood park. The City is now carrying forward its past planning efforts into a vision for the Fort Lawton Army Reserve Center that creates an affordable, livable community for people with low incomes, and takes advantage of the opportunity to increase recreational and open space.

### Response to Benjamin Burke - Letter 138

#### Comment 1

Thank you, your comment in support of school use on the site is noted for the record. Please see Letter 34, Comment 1.

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<sup>6</sup> Fort Lawton Army Reserve Center Redevelopment Plan (September 2008).

Response to Trina Burke - Letter 139

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tarik Burney - Letter 140

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Carol Burton- Letter 141

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

The City's current schedule for the development of Alternative 1 is aggressive but realistic. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project.

Comment 3

Your comments regarding wildlife, transit availability and public schools are noted for the record (see Section 3.2, **Biological Resources**, Section 3.10, **Transportation**, and Section 3.11, **Public Services**, for details). Thank you for information on Green Seattle Partnership and their removal of invasive plants and restoration of native vegetation in wooded areas. Your comment in support of Alternative 1 is noted.

Response to Carol Burton - Letter 142

Comment 1

Thank you for your comments. The correction has been made in Section 3.6, **Land Use**. Please see Letter 40, Comment 1 regarding available commercial services in the area.

Comment 2

Section 3.14, **Environmental Justice**, states "There are no current land uses that pose an environmental health risk, such as gas stations or dry cleaners, in the immediate vicinity of the site." While it is true that there is a gas station and a dry cleaner located near the site, they are not considered to be in the immediate vicinity (i.e., not close enough to cause environmental health risks to residents of the proposed development). See the response to Letter 40, Comment 1.

Response to Veronica Bush - Letter 143

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding deed restrictions is noted for the record. See Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

Response to Michael Byers - Letter 144

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Amy Campbell - Letter 145

#### Comment 1

Under Alternative 1, the two multi-purpose fields would not include lighting. The fields may be natural or artificial turf, and if natural, then irrigation would be provided. See **Chapter 2**, for details on the proposed multi-purpose fields.

Response to Brian Campbell - Letter 146

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Colin Campbell - Letter 147

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.



## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Deborah Campbell - Letter 148

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment regarding development of the Talaris site is noted. Please see Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Comment 3

Your comment in support of Alternative 1 is noted. SEPA requires that a No Action alternative (Alternative 4 in this case) be included in an EIS.

Response to Elizabeth Campbell - Letter 149

## Comment 1

Thank you, your comment regarding prior scoping comments is noted for the record. Please see the responses to Letter 2.

## Comment 2

Based upon analysis that has been completed for the Fisherman's Terminal project (Port of Seattle, Environmental Checklist for Fishermen's Terminal Gateway, West Wall, and Seattle Ship Supply Improvement Project, September 8, 2017), which is located a little over a mile from the project site, it is not expected to generate noticeable traffic volumes within the DEIS transportation study area, beyond what is already reflected in the background traffic growth rate described in EIS Section 3.10.1 (and Section 2.1.2 of the Transportation Technical Report in **Appendix I**).

Please also see the response to Letter 2, Comment 20.

## Comment 3

Study has just begun on the Ballard-to-Downtown light rail line that is included in Sound Transit's ST3 funding package, and its final alignment is not yet known. Station locations, street modifications and parking impacts resulting from light rail construction will be determined as part of the light rail design, as well as any mitigation measures needed to address traffic and parking impacts. The light rail line is planned to be opened in 2035. Information about the light rail project as it progresses can be obtained at [www.soundtransit3.org](http://www.soundtransit3.org).

## Comment 4

See the response to Comment 3 in this letter.

#### Comment 5

See the responses to Letter 2, Comment 20 and Letter 12, Comment 13.

#### Comment 6

Under SEPA, EISs are not required to analyze the cost of each alternative. Examples of information not required to be discussed an EIS are: methods of financing proposals, economic competition, profits and personal income and wages, and social policy analysis (WAC 197-11-448). Other documents containing economic and technical considerations will be used in conjunction with the EIS during the decision-making process for the project.

Response to Fred Campbell - Letter 150

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding deed restrictions is noted for the record. See Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

Response to Jon Campbell - Letter 151

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Raven Campbell - Letter 152

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Terri Campbell - Letter 153

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mark Canright - Letter 154

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding deed restrictions is noted for the record. See Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Response to Rebecca Canright - Letter 155

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding deed restrictions is noted for the record. See Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

### Response to Denise Capen - Letter 156

#### Comment 1

The DEIS can be reviewed and downloaded online at <http://www.seattle.gov/housing/ft-lawton>. For information on using the Fort Lawton site for a school, please see the response to Letter 69, Comment 1.

#### Comment 2

Thank you, your comment regarding transportation infrastructure is noted for the record. Please see Section 3.10, **Transportation**, Section 4.4, **Transportation** and **Appendix I** for further information on the transportation system and traffic operations in the Fort Lawton vicinity.

#### Comment 3

Your comment regarding traffic and access is noted. See Letter 12, Comment 13.

#### Comment 4

Your comment in opposition to Alternative 1 is noted.

#### Comment 5

See the response to Letter 21, Comment 2.

#### Comment 6

See the response to Letter 40, Comment 1.

#### Comment 7

Your comments on crime in the Magnolia neighborhood are noted. See the response to Letter 40, Comment 1.

#### Comment 8

Thank you for the NEPA references. However, this document has been prepared in compliance with SEPA. See Section 3.2, **Biological Resources**, and **Appendix C** for details on the potential impacts of the EIS alternatives on wildlife.

#### Comment 9

Your request for a dog park is noted. Alternative 1 currently includes significant acreage for passive and active recreation. The City is currently working with Seattle Public Schools (SPS) on

an opportunity for SPS to acquire 6 acres for active recreation to meet the needs of both SPS and the broader public. Both the City and SPS are committed to a future process that incorporates public input regarding the programming of this space when funding becomes available for development. If this process identified specific uses with additional impacts, further SEPA review would be conducted. See Section 4.1, **Alternatives**, for details.

#### Comment 10

No direct impacts to herons are expected at the Fort Lawton site under Alternatives 1 and 3 due to the preservation of the north and south forest areas onsite in their natural condition. Alternative 2 would develop these areas and could impact heron usage. Indirect impacts (e.g., due to increase human activity, lighting, noise, pesticides, etc.) to wildlife could occur similar to with other urban development. See Section 3.2, **Biological Resources**, and **Appendix C** for details.

#### Comment 11

There are no known capacity constraints for potable water on the Fort Lawton site. Seattle Public Utilities is expected to have sufficient capacity to meet the increased in demand under the EIS alternatives. See Section 3.12, **Utilities** for details.

#### Comment 12

Alternative 1 would increase daily vehicle trips above existing levels in the Fort Lawton vicinity. However, no significant level of service (LOS) changes are expected at intersections near the site. No significant transportation impacts are expected during operation of the project. See Section 3.10, **Transportation**, and **Appendix I** for details.

During operation, all the EIS alternatives would result in an increase in greenhouse gas (GHG) emissions (e.g., due to increased heating and traffic-related activity). Predicted GHG emissions would fall below Washington State Department of Ecology's threshold of significance; therefore, no significant air quality impacts are expected. See Section 3.3, **Air Quality/GHG Emissions**, and **Appendix D** for details.

With the implementation of site-specific analysis and other project features, and installation of temporary and permanent stormwater control and construction best management practices (BMPs) required by the City, no significant earth-related impacts are expected. See Section 3.1, **Earth**, and **Appendix B** for details

#### Comment 13

See Section 3.11, **Public Services**, and Section 4.2, **Public Services**, for the analysis of the impacts of the EIS alternatives on schools. Additional analysis has been added to this section to discuss capacity issues at schools that serve the Fort Lawton site.

#### Comment 14

As described in **Chapter 2**, the shortage of affordable housing in Seattle is a longstanding problem that has intensified in recent years as the city has experienced dramatic increases in housing prices from rapid economic growth. While the impacts of rising housing costs are felt

broadly, those with the lowest incomes experience these effects most severely. In addition to the critical need for affordable housing, the growing population in Seattle has placed extraordinary demand on the public park system and has over-burdened the limited active recreation resources available through SPR. The EIS alternatives respond to these broad needs.

#### Comment 15

Under Alternative 1, new sources of light, glare and shadows would be generated; however, the amount of spillage into off-site areas is anticipated to be minimal and no significant impacts are expected. See Section 3.7, **Aesthetics/Visual Resources**, and **Appendix G** for details.

#### Comment 16

See Section 3.10, **Transportation**, and **Appendix I** for an analysis of traffic and parking under the EIS alternatives. See Letter 40, Comment 1 regarding accessibility to services.

#### Comment 17

See the response to Letter 21, Comment 2.

#### Comment 18

See the response to Letter 61, Comment 1.

#### Comment 19

There are no known sewer capacity constraints. Seattle Public Utilities is expected to have sufficient capacity to meet the increased in demand under the EIS alternatives. See Section 3.12, **Utilities**, for details.

#### Comment 20

Under Alternative 1, approximately 40% of the site would be covered in impervious surfaces at project buildout, roughly 15% less than under existing conditions. A permanent stormwater control system that complies with City standards would be installed to manage stormwater runoff from these impervious surfaces. As a result, no significant stormwater impacts are expected. See Section 3.12, **Utilities**, for details.

#### Comment 21

See Section 3.11, **Public Services**, for the analysis of the impact of the EIS alternatives on public services.

Response to Susan and Gary Carlson - Letter 157

#### Comment 1

Thank you, your comment in support of a Discovery Park Alternative is noted for the record. Please see the response to Letter 4, Comment 1 and Letter 21, Comment 2.

#### Comment 2

Your comment regarding unsheltered homelessness is noted.

### Comment 3

The SEPA process does not provide for a vote from residents of neighborhoods near the project site. The DEIS and FEIS together comprise the document that the City will use—along with other analyses and public input—to make decisions on the proposed Fort Lawton Project. After the FEIS is issued, City staff will make recommendations to the decision-makers on the Fort Lawton Project. Additional opportunities for public input will occur during this process. See Section 4.5, **Opportunities for Public Input**.

Response to Kim Carmel - Letter 158

### Comment 1

Thank you, your comment requesting additional school use on the Fort Lawton site is noted for the record. Please see the response to Letter 69, Comment 1.

### Comment 2

Your comment regarding preserving natural park land onsite is noted. See the response to Letter 4, Comment 1.

### Comment 3

See the response to Letter 61, Comment 1.

### Comment 4

See the response to Letter 34, Comment 1.

Response to Lucas Carpenter - Letter 159

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment supporting a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Erin Carper - Letter 160

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment supporting a higher density affordable housing alternative is noted. Please see the response to Letter 40, Comment 1.

## Response to Heidi Carpine - Letter 161

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Julie Carr - Letter 162

### Comment 1

Thank you, your comment regarding infrastructure in the Magnolia area is noted for the record. Please see Section 3.10, **Transportation**, and Section 3.12, **Utilities**, for analyses of the impacts of the EIS alternatives on infrastructure on and in the vicinity of the Fort Lawton site.

### Comment 2

Seattle Public Schools maintains data regarding the student yield rate for all students in grades K-12 in each part of the city of Seattle for various types of housing. The rate indicates the percentage of students that would be generated based on the number and types of housing. Within the McClure Middle School area (which would include the Fort Lawton site), the student yield rate for apartments is 2.3%, for condominiums is 1.9%, and for single-family residences is 27.6%. Based on the methodology described above, development under Alternative 1 would generate approximately 41 new students (see Section 3.11, **Public Services**, for details).

### Comment 3

The DEIS evaluated traffic operations in the vicinity of the site and analyzed the impact that added project traffic would have on those roads and intersections. Alternative 1 is forecast to generate the most trips with 1,260 vehicle trips per day, which is 630 trips leaving the site and 630 trips returning to the site each day. The weekday peak periods were analyzed because they reflect the worst-case traffic condition; they are the periods when project-generated trips are expected to be highest, and combined with background volumes on the area roadways during the periods they typically would be highest. As discussed in DEIS Section 3.1.10 (or Section 2.1.2 of the Transportation Technical Report in Appendix I), traffic volumes at Discovery Park are expected to be highest during summer weekdays, which is the condition that was analyzed. The analysis determined that the net change in traffic related to the project would not create a significant impact to traffic conditions in the site vicinity.

Please also see the responses to Letter 12, Comment 13; Letter 127, Comments 1, 3, and 5; and Letter 840, Comment 3.

### Comment 4

Your comment regarding police service in the Magnolia neighborhood is noted. As described in Section 3.11, **Public Services**, the increased population under the EIS alternatives would place additional demand on police services. Seattle Police Department has indicated that they have capacity to service the project. Also see the response to Letter 21, Comment 2.



#### Comment 5

Your comment regarding infrastructure improvements is noted. Please see Section 1.5, **Mitigation Measures**, for a summary of the mitigation measures identified in the EIS, including infrastructure mitigation.

Response to Constance Carroll - Letter 163

#### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Bruce D. Carter - Letter 164

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

The senior supportive housing under Alternative 1 would have a comprehensive package of services focusing on residential stability. Residents would be provided with case management services and would have access to residential counselors 24 hours a day. Other services related to community enrichment and empowerment would be available to residents of affordable rental housing and affordable ownership housing. See “Supportive Services, Facilities, and Resident Associations” in **Chapter 2** for details.

#### Comment 3

Your comment in support of including sports fields in the project is noted.

#### Comment 4

Please see the response to Letter 40, Comment 1.

Response to Sue Cary - Letter 165

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Charlotte Casey - Letter 166

#### Comment 1

Thank you, your comment in support of a high school on the Fort Lawton site is noted for the record. Please see the response to Letter 69, Comment 1.

Response to Margaret Casey - Letter 167

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Caesar Castro - Letter 168

### Comment 1

Thank you, your comment in opposition to development on the Fort Lawton site is noted for the record. See Letter 157, Comment 3.

## Response to Curtis Cawley - Letter 169

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding deed restrictions is noted for the record. See Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Response to Cassandra Cawley - Letter 170

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Neil Cebara - Letter 171

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Scott Chancellor - Letter 172

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

## Comment 2

For information on access to transit and services, please see the response to Letter 40, Comment 1. For information on school capacity, see the response to Letter 61, Comment 1.

## Comment 3

Your comment in opposition to Alternative 1 is noted. See the response to Letter 40, Comment 1.

## Comment 4

Your comment in support of Alternative 3 is noted.

## Comment 5

The Seattle Office of Housing, the applicant on the Fort Lawton Army Reserve Center Redevelopment Project, does not currently own the Fort Lawton site. The site is the property of the U.S. Army. Under the Base Realignment and Closure (BRAC) program, portions of military bases may be conveyed at no cost for housing or services for homeless people, and conveyed at a reduced or no cost for other federally-designated public uses such as the uses under Alternatives 1 and 3. Under EIS Alternative 2, market-rate housing would not be a federally-designated public use. To develop market-rate housing on the Fort Lawton site, the property would be sold by the U.S. Army to a home developer/builder to develop. The Office of Housing would not receive funds from the sale of the property, and therefore could not use the funds to develop affordable housing elsewhere in the city.

Response to Paul Chapman - Letter 173

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Please see the response to Letter 172, Comment 5.

Response to Judith Iliana Villaneuva Chavez - Letter 174

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Bart Cheever - Letter 175

## Comment 1

Thank you, your comment in opposition to housing development on the Fort Lawton site is noted for the record.

## Comment 2

Please see the response to Letter 61, Comment 1.

## Comment 3

As described in Section 3.11, **Public Services**, the increased population under the EIS alternatives would place additional demand on police services. Seattle Police Department has indicated that it has capacity to service the project. Also see the response to Letter 21, Comment 2.

## Comment 4

See the response to Letter 12, Comment 13.

## Comment 5

See the response to Letter 127, Comment 1.

## Comment 6

See the response to Letter 40, Comment 1.

## Comment 7

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to Darby Cheever - Letter 176

## Comment 1

Thank you, your comment in opposition to development on the Fort Lawton site is noted for the record.

Response to Jack Cheever - Letter 177

## Comment 1

Thank you, your comment in opposition to development on the Fort Lawton site is noted for the record.

Response to Jack Cheever - Letter 178

## Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, under Alternative 3, the site would not be incorporated into Discovery Park. Please see the response to Letter 4, Comment 1 regarding a Discovery Park alternative.

Response to Kelley Chen - Letter 179

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Jennifer Cheng - Letter 180

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

## Response to Kath Chinn - Letter 181

### Comment 1

Thank you, your comment regarding the opportunity for public comment is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

See the response to Letter 21, Comment 2.

### Comment 3

The Fort Lawton Army Reserve Center was declared surplus as part of the federal Base Realignment and Closure (BRAC) process. In accordance with BRAC procedures, the City conducted a Notice of Interest (NOI) process. The Archdiocesan Housing Authority (aka Catholic Community Services/Catholic Housing Services) and Habitat for Humanity were selected through this process. Both agencies have a long track record of providing quality affordable housing for vulnerable populations. Development of the Fort Lawton site under Alternatives 1 and 3 would require public property conveyances by the U.S. Army to the City of Seattle per the BRAC process.

### Comment 4

The City of Seattle's Mandatory Housing Affordability (MHA) policy requires new development to include affordable homes or contribute to a City fund for affordable housing. This policy is not yet in effect in all areas of Seattle. Currently, the MHA is in effect in Uptown, Chinatown-International District, some portions of the Central Area, Downtown, South Lake Union, and the University District. MHA payments are utilized to fund affordable rental and homeownership opportunities throughout the city of Seattle. For more information about the MHA policy, visit the City of Seattle's website at [http://www.seattle.gov/hala/about/mandatory-housing-affordability-\(mha\)#PAYMENTS](http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha)#PAYMENTS).

### Comment 5

The Office of Housing received dozens of comments from Magnolia residents who support affordable housing in their community. Your comment in opposition to Alternative 1 is noted.

Response to Ashley Clark - Letter 182

Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record, please see the response to Letter 15, Comment 2.

Response to Bryan Clark - Letter 183

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jamie Clausen - Letter 184

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Lindsey Clibborn - Letter 185

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Mary Kay Clunies-Ross - Letter 186

Comment 1

Your comment in support of Alternative 1 is noted for the record.

Response to Shelly Cohn - Letter 187

Comment 1

Per your request, you will be placed on the project listserv. Office of Housing will notify the listserv of significant milestones in the planning process, including notification of when a draft redevelopment plan is available for public comment, and when the plan is submitted to City Council for review. Thank you for your interest in the project.

Response to January Colacurcio - Letter 188

Comment 1

Thank you, your comment in support of school use on a portion of the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

Response to Matthew J Colasurdo - Letter 189

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Amy Colbert - Letter 190

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tara Comer - Letter 191

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Catherine Conolly - Letter 192

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bob Cook - Letter 193

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Terry Cook - Letter 194

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 2

See the response to Letter 12, Comment 13.

Response to Terry Cook - Letter 195

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Valerie Cooper - Letter 196

Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

Response to Chris Copley - Letter 197

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Patty Corbin - Letter 198

### Comment 1

Thank you, your comment regarding the opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

For information about impacts on police/public safety, see Section 3.11, **Public Services**, and the response to Letter 21, Comment 2. For information on impacts to transportation, see Section 3.10, **Transportation**, and **Appendix I**.

## Response to Jill Corrales - Letter 199

### Comment 1

Please see the response to Letter 80, Comment 10.

### Comment 2

See the responses to Letter 2, Comments 4 and 5.

### Comment 3

See the responses to Letter 7, Comments 2 and 6.

### Comment 4

Your support of the Friends of Discovery Park position paper is noted. See the responses to Letter 2, Comment 4 and 5.

### Comment 5

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

### Comment 6

Please see the responses to Comments 2 – 5 of this letter.

## Response to David Corry - Letter 200

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Brad Coulter - Letter 201

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.



## Response to Sara Coulter - Letter 202

### Comment 1

Additional study was performed for this FEIS following the reconfiguration of the Gilman Avenue W/W Emerson Place intersection. Please see Section 3.10, **Transportation**, and Section 4.4, **Transportation**, for this analysis, and the response to Letter 12, Comment 9.

## Response to Sara Coulter - Letter 203

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Please see the response to Letter 34, Comment 1.

### Comment 2

See Section 4.5, **Opportunity for Public Input**. Thank you for information on the informal poll that was taken. Your comments in support of Alternative 3 will be used to inform decision-makers. This FEIS contains all comments received during the 45-day comment period.

### Comment 3

See the response to Letter 61, Comment 1.

### Comment 4

Additional study of the Gilman Way/Emerson Street intersection was conducted for this FEIS. See Section 3.10, **Transportation**, and Section 4.4, **Transportation**, for details. Also see the responses to Letter 12, Comment 9, and Letter 29, Comment 2.

### Comment 5

Additional study of the three access points to the Magnolia neighborhood was conducted for this FEIS. See Section 3.10, **Transportation**, and Section 4.4, **Transportation**, for details. Also see the response to Letter 12, Comment 13.

### Comment 6

Thank you for information on Magnolia Bridge closure and on bike lanes. See Section, 3.10, **Transportation**, and Section 4.4, **Transportation**, for additional analysis on transportation.

### Comment 7

Your comment regarding development of the Talaris site is noted for the record. See Section 4.1, **Alternatives**, for more information on the off-site alternatives.

### Comment 8

The NEPA EA conducted in 2012 made the following assessment of the West Point wastewater treatment plant capacity:

Wastewater generated on the instillation is carried north by a single 8-inch sewer line that connects to a major truck line for stormwater and wastewater on Commodore Way. Wastewater is conveyed to King County's West Point Sewage Treatment Plant on the edge of Discovery Park where it is treated. The treatment plant currently has a capacity for 2.0 million gallons per day, and has adequate capacity to handle current demand and any demand that would be created by implementation of this redevelopment plan (City of Seattle, 2008). This treatment plant is expected to have adequate capacity to serve the projected service population through the year 2026.

The referenced article identified that the failure of the wastewater treatment plant was due to "an offsite interruption to power during the storm."

SEPA does not require the analysis of financial concerns.

See Section 4.6, **Cumulative Impacts**, for the cumulative impacts analysis.

#### Comment 9

See the response to Letter 21, Comment 2.

#### Comment 10

In 2006-7, the City of Seattle conducted a Notice of Interest (NOI) process, in accordance with Base Realignment and Closure (BRAC) procedures, and selected both Catholic Housing Services and Habitat for Humanity as partners. While the redevelopment planning process has been delayed for many years, and undergone evolution based on changing conditions, both agencies remain committed to the project, and have a long track record of providing quality affordable housing for vulnerable populations.

#### Comment 11

Under Alternative 3, the entire site would be in public park uses. The impacts of Alternative 3 are analyzed under all the elements of the environment studied in this EIS. See section 4.6, **Cumulative Impacts**, for the cumulative impacts analysis.

#### Comment 12

The apartment building that is part of the Fort Lawton redevelopment plan would provide affordable supportive housing for homeless seniors. Homeless senior veterans are a target population for a portion of those supportive housing units. This is described in Alternative 1 of the Fort Lawton Environmental Impact Study.

The housing must be operated according to an approved management plan. Catholic Housing Services is proposing a comprehensive package of services focused on stability for the residents. Case management services would be provided onsite, and case managers would leverage behavioral health services, including chemical dependency treatment and/or mental health services, as needed. In addition to case management services, all residents would have access 24 hours a day to residential counselors. Approval of the proposal is contingent on adequate funding for staffing for demonstrated best practices in permanent supportive services. Supportive housing – the combination of affordable housing with supportive services –

is widely considered a comparatively cost efficient and humane approach to enabling health and recovery for individuals and families experiencing homelessness or similar crisis.

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and disability. Seattle's list of fair housing protections is far longer. It is also illegal for landlords to unfairly deny applicants housing based on criminal history. The Fair Chance Housing Legislation addresses bias against people who, although they had served their time, faced barriers to safe, stable housing, and could be denied the opportunity to provide for themselves and their families.

All federal, state, and local fair housing laws apply to both for-profit, market-rate housing and publicly funded affordable housing. Income-restricted affordable housing providers must report annually to public funders. The Seattle Office of Housing's compliance and performance assessments cover a comprehensive list of compliance and performance areas, including community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints). Housing providers must also demonstrate affirmative marketing and nondiscrimination consistent with federal, state, and local fair housing laws and regulations.

#### Comment 13

Please see Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for an analysis of historic and cultural resources that are located on and in the vicinity of the Fort Lawton site, including the Fort Lawton Cemetery. See Section 4.6, **Cumulative Impacts**, for the cumulative impacts analysis.

#### Response to Gene Counts - Letter 204

##### Comment 1

Thank you, your comment regarding ingress/egress to the neighborhood is noted. Please see the response to Letter 29, Comment 2.

##### Comment 2

Earlier studies of redevelopment at the Fort Lawton site had proposed connecting its streets to those in your neighborhood. However, the current Alternatives 1 and 3 propose no such connections. All access will occur from Texas Way W, and would connect to the arterial system via W Government Way and W Commodore Way.

Also see the response to Letter 29, Comment 2.

##### Comment 3

See the response to Letter 2, Comment 20 and Letter 12, Comment 9.

#### Response to Lilian Coutts - Letter 205

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Debra Covert-Bowlds - Letter 206

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding transit is noted. See the response to Letter 40, Comment 1 and Section 3.10, **Transportation**, and Section 4.4, **Transportation**, for a description of the further analysis on transit service conducted for this FEIS.

### Comment 3

Your comment regarding affordable housing is noted for the record.

## Response to Kristy Crabtree - Letter 207

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Pat Craft - Letter 208

### Comment 1

Thank you, your comment in opposition to development of housing on the Fort Lawton site, and support of a Discovery Park Alternative is noted for the record. Please see the response to Letter 4, Comment 1. Also, please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

DEIS comments are an important component of the FEIS. This FEIS contains all written and verbal comments received during the comment period, as well as responses to substantive comments.

### Comment 3

Your comment regarding location of the Fort Lawton site in comparison to Yesler Terrace is noted.

### Comment 4

Seattle Police Department, Seattle Fire Department and Seattle Public Schools are expected to have capacity to meet additional demand under Alternative 1 (see Section 3.11, **Public Services**, and Section 4.2, **Public Services**, including the additional analysis of school capacity prepared for this FEIS). See the response to Letter 40, Comment 1 for information on access to transit and services. See the response to Letter 164, Comment 2, for information on supportive services provided under Alternative 1.

### Comment 5

Your comment regarding City of Seattle investments in the Magnolia area is noted.

#### Comment 6

Your concern about school capacity and support of a Discovery Park alternative is noted. See the responses to Letter 4, Comment 1 and Letter 61, Comment 1.

Response to Don Crevie - Letter 209

#### Comment 1

Thank you, your comment in support of higher density affordable housing is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Kate Criss - Letter 210

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nina Crocker - Letter 211

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sarah Croft - Letter 212

#### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

#### Comment 2

Your comment regarding development of the Talaris site and/or other off-site locations is noted. Please see Section 4.1, **Alternatives**, for more information on off-site locations.

#### Comment 3

See the response to Letter 61, Comment 1.

#### Comment 4

For more information on access to transit and services under Alternative 1, see the response to Letter 40, Comment 1.

#### Comment 5

Your comment regarding preference for Alternative 1 compared to Alternatives 2 and 4 is noted.

Response to Laura Crotty - Letter 213

#### Comment 1

Please see the response to Letter 40, Comment 1 regarding services that are available to the Fort Lawton site, and Section 3.10, **Transportation**, and **Appendix I** for analysis of the impacts of the EIS alternatives on transportation.

## Comment 2

Your comment regarding wildlife habitat on the Fort Lawton site is noted for the record. Under Alternative 1, the amount of open space, including wildlife habitat, would increase over existing conditions. Existing forested habitat areas in the north and south parts of the site would be preserved in their natural condition, as would wildlife habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park (see Section 3.2, **Biological Resources**, and **Appendix C** for details). Up to 4.7 acres of land in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park and could also be preserved as a natural area.

## Comment 3

Your comment regarding other potential locations for affordable housing is noted. See the response to Letter 40, Comment 1 regarding access to services and transit.

Response to Lynne M Crowder - Letter 214

## Comment 1

Thank you, your comment in support of a Discovery Park Alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Jessie Culbert - Letter 215

## Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. See the response to Letter 15, Comment 2.

Response to Aleksandra Culver - Letter 216

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Spike Curtis - Letter 217

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Warren Cutlip - Letter 218

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tiare D - Letter 219

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Seattle D - Letter 220

### Comment 1

Thank you, your comment in support of a Discovery Park Alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

As described in Section 3.11, **Public Services**, the increased population under the EIS alternatives would place additional demand on police services. Seattle Police Department has indicated that it has capacity to service the project. See the response to Letter 21, Comment 2.

### Comment 3

Thank you, your comment regarding the development of affordable housing is noted. Under Alternative 1, mental health services would be available to formerly homeless senior residents. See the response to Letter 164, Comment 2.

## Response to Matt Dalessio - Letter 221

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Greg Dandeles - Letter 222

### Comment 1

Thank you, your comment in opposition to Alternative 1 in support of retaining Discovery Park is noted for the record. The Fort Lawton site is not currently located in Discovery Park; rather, it is situated adjacent to the west edge of the park.

### Comment 2

Please see the response to Comment 1 in this letter and to Letter 4, Comment 1.

## Response to Gregory M. Dandeles - Letter 223

### Comment 1

Thank you, your comment regarding affordable housing at the Fort Lawton site is noted for the record. The Fort Lawton site is not currently located in Discovery Park; rather, it is situated adjacent to the west edge of the park.

None of the EIS alternatives would include a homeless shelter. Alternative 1 would include permanent housing for formerly homeless seniors, as well as affordable homeownership and affordable rental units, on the Fort Lawton site. Formerly homeless senior supportive house would incorporate a variety of social services to ensure residential stability (see the response to Letter 164, Comment 2). The proposed development is not anticipated to lead to public safety issues (see the response to Letter 21, Comment 2).

### Comment 2

Please see the response to Letter 40, Comment 1 and the response to Comment 1 in this letter.

Response to Channing Daniel - Letter 224

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Shannon Danielson - Letter 225

Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the response to Letter 69, Comment 1.

Response to Emily Darling - Letter 226

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jean Darsie - Letter 227

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Patricia David - Letter 228

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Cody Davis - Letter 229

Comment 1

Thank you, your comment in opposition to housing on the Fort Lawton site is noted for the record. For information on school capacity, please see the response to Letter 61, Comment 1. For information on transit and access to services, see the response to Letter 40, Comment 1. For additional analysis of the entrances in/out of Magnolia, see Section 3.10, **Transportation**, and Section 4.4, **Transportation**.

Response to Jim Davis - Letter 230

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment regarding development of the Talaris site is noted for the record. Please see Section 4.1, **Alternatives**, for more information on off-site locations.



Response to Johnathan Davis - Letter 231

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Maddie Davis - Letter 232

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Annette de Soto - Letter 233

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Cheryl DeBoise - Letter 234

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jacque Decker - Letter 235

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Comment 2

See the response to Letter 61, Comment 1.

Comment 3

See the response to Letter 12, Comment 13.

Comment 4

Your comment regarding transportation, transit and public schools is noted. See Section 3.10, **Transportation**, and Section 4.4, **Transportation**, for additional analysis on transportation and transit, and Section 3.11, **Public Services**, and Section 4.2, **Public Services**, for additional analysis on schools.

Response to Stephen E DeForest - Letter 236

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Comment 2

Your comment regarding Alternatives 2, 3 and 4 is noted.

### Comment 3

Thank you, your comment in support of a higher density affordable housing alternative is noted.

Response to Asphodel Denning- Letter 237

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Monica Depiesse - Letter 238

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Rebecca Deutsch - Letter 239

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Rebecca Deutsch - Letter 240

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Rahul Dhar - Letter 241

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Matteo Di Giulio - Letter 242

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Joshua Diaz - Letter 243

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding housing prices and support of Alternative 1 is noted.

Response to Catherine Dichter - Letter 244

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Barbara Dingfield - Letter 245

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lydia Dobrovolny - Letter 246

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Suzanne Dolberg - Letter 247

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Mackenzie Dolstad - Letter 248

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to David Donovan - Letter 249

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

### Comment 2

All the elements of the environment noted in this comment are studied in the EIS. For information on access to services and transit, please see the response to Letter 40, Comment 1. For information on police capacity/public safety, see the response to Letter 21, Comment 2.

### Comment 3

Your comment regarding park use on the Fort Lawton site is noted.

The DEIS was published in December 2017. Any changes that have occurred since the publication of the DEIS are reflected in this FEIS.

#### Comment 4

For information on access to services and transit, see the response to Letter 40, Comment 1. For information on police capacity/public safety, see the response to Letter 21, Comment 2. For information on school capacity, see the response to Letter 61, Comment 1.

Response to Reilly Donovan - Letter 250

#### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

#### Comment 2

All the elements of the environment noted in this comment are studied in the EIS. Your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 40, Comment 1.

Response to Carolyn Draper - Letter 251

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to John Dulaney - Letter 252

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Brian Duncan - Letter 253

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Roxanne Duniway - Letter 254

#### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Sue Duvall - Letter 255

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Patricia Eamon - Letter 256

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Debby Eastman - Letter 257

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Rae Eaton - Letter 258

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Madeleine Eddy - Letter 259

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

## Response to Mike Eddy - Letter 260

### Comment 1

Thank you, your comment regarding the opportunity to provide public input is noted for the record. See Section 4.5, **Opportunity for Public Input**. As noted in this section, all comments received on the DEIS will be given equal weight.

### Comment 2

See the response to Letter 69, Comment 1, and Letter 61, Comment 1.

### Comment 3

Your comment regarding the need to accelerate mass transit and bicycle/pedestrian facilities is noted.

## Response to Mia Edera - Letter 261

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of higher density affordable housing is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding increasing affordable housing and opportunities for transit throughout the city is noted.

## Response to Nicholas Efthimiadis - Letter 262

### Comment 1

Thank you, your comment in support of higher density affordable housing is noted. Please see the response to Letter 15, Comment 2.

## Response to Susan Eggleton - Letter 263

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

See the response to Letter 20, Comment 1.

## Response to Jonathan Ehrich - Letter 264

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

### Comment 2

Thank you, your comment in support of Alternative 1 is noted.

## Response to Natasha Ehrlich - Letter 265

### Comment 1

Thank you, your comment regarding safety is noted for the record. Please see the responses to Letter 21, Comment 2, and Letter 77, Comment 5.

### Comment 2

See the response to Letter 40, Comment 1.

## Response to Michael Eliason - Letter 266

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Leslie Elliott - Letter 267

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Cindy Arends Elsberry - Letter 268

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Comment 3

See the responses to Letter 40, Comment 1, regarding transit service, and Letter 61, Comment 1, regarding school capacity.

## Comment 4

Under Alternative 1, supportive services would be provided for residents living in senior supportive apartments. These would include case management, assistance with obtaining outside services (e.g. medical, behavioral, chore services, groceries, etc.), residential counselors, and other services focused on residential stability (see **Chapter 2**, for details).

Response to Andrew Engelson - Letter 269

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Susan Eramia - Letter 270

## Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please the response to Letter 4, Comment 1.

Response to Ericka - Letter 271

## Comment 1

Thank you, your comment in support of Alternatives 3 and 4 is noted for the record. For information on a school alternative, please see the response to Letter 69, Comment 1.

## Comment 2

See the responses to Letter 61, Comment 1, and Letter 40, Comment 1.

Response to Asako Esperum - Letter 272

## Comment 1

The City has not seen research indicating that there are enough beds to serve the homeless population. The 2017 point in time count of people experiencing homelessness in Seattle totaled 8,476 people. Updated information about how Seattle is addressing homelessness is available from the Seattle Human Services Department.

Increasing the supply of permanent supportive housing is a priority for the City.



### Comment 2

Thank you, your comments regarding infrastructure and services is noted. Please see the responses to Letter 40, Comment 1; Letter 61, Comment 1; and Letter 164, Comment 2.

### Comment 3

Your comment regarding locating affordable housing at the current Memorial Stadium site is noted. See Section 4.1, **Alternatives**, for a discussion of alternatives sites for the affordable housing. Your preference for a high school on the Fort Lawton site is noted. See Letter 69, Comment 1.

### Comment 4

Your comment regarding representing all people in the city is noted.

Response to Asako Esperum - Letter 273

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Destinee Evers - Letter 274

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alicia Eyler - Letter 275

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ed Faccone - Letter 276

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Kelly Fahlman - Letter 277

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Regarding the availability of bus access and services, please see the responses to Letter 40, Comment 1 and Letter 61, Comment 1.

### Comment 2

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Kristen Faiferlick - Letter 278

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kelda Fairleigh - Letter 279

Comment 1

Thank you, your comment in support of providing school uses on the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

Response to Kelsey Fatland - Letter 280

Comment 1

Thank you, your comment in support of providing school uses on the Fort Lawton site is noted for the record. Please see the responses to Letter 34, Comment 1 and Letter 61, Comment 1.

Response to Laura Felice - Letter 281

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Erin Fenner - Letter 282

Comment 1

Thank you, your comment in support of a higher density alternative. Please see the response to Letter 15, Comment 2.

Response to Robert S. Fenwick - Letter 283

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jeff Few - Letter 284

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Richard Figinski - Letter 285

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Elizabeth Filep - Letter 286

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Janyce Fink - Letter 287

### Comment 1

Thank you, your comment regarding Discovery Park and development within the City of Seattle is noted for the record.

### Comment 2

Your comment in support of Alternative 3 is noted for the record.

## Response to Matthew Finnell - Letter 288

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Tara Fischer - Letter 289

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Shary Flenniken - Letter 290

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

## Response to Tim Fliss - Letter 291

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding providing other uses on site is noted. See Section 4.1, **Alternatives**, for a discussion of other alternatives.

### Comment 4

Your comment in support of affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**, for more information.

### Comment 5

Your comment regarding the need for affordable housing and higher density development is noted.

Response to Beree's Flynn - Letter 292

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Colm Flynn - Letter 293

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gregory Flynn - Letter 294

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Drew Foerster - Letter 295

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Mark A. Foltz - Letter 296

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment regarding rezoning the Fort Lawton site to LR 3 is noted. At this point, Alternative 1 includes rezoning a portion of the Fort Lawton site from the existing SF 7200 zoning to Lowrise 2, Mandatory Housing Affordability (LR2 (M1). LR2 (M1) zoning would be consistent with the Multi-Family Residential Comprehensive Plan designation for the site which is intended to allow a variety of housing types and densities suitable for a broad array of households and income levels. See Section 3.6, **Land Use/Relationship to Plans and Policies**, for details.

Comment 3

Your comment regarding using duplexes and triplexes in the building design is noted. Under Alternative 1, affordable homeownership townhouses would be provided in twenty, three-story duplex buildings. Affordable homeownership rowhouses would be provided in two, three-story six-plex buildings (see **Chapter 2** for details).

Comment 4

Because the change in tailpipe emissions under Alternative 1 would be very small relative to the overall regional tailpipe emissions and because the region is currently designated as an attainment area, Alternative 1 would not result in significant impacts on regional air quality (see Section 3.3, **Air Quality/Greenhouse Gas Emissions**, and **Appendix D** for details).

King County Metro transit bus stops would be provided at two locations along Texas Way Won the Fort Lawton site to encourage mass-transit use. the Office of Housing and its partners would also implement programs that reduce a resident's need to own a vehicle. The programs could include providing a shared bicycle fleet or encouraging use of bike sharing programs, encouraging use of car sharing programs and providing information about bus service (see Section 3.10, **Transportation**, and **Appendix I**).

#### Comment 5

Your comment regarding pedestrian and bicycle connections from the Fort Lawton site is noted.

#### Comment 6

Alternative 1 would include a total of 266 parking spaces; proposed parking would meet the requirements in the Seattle Municipal Code (SMC 23.54.015). Some shared parking could be provided by existing uses on an adjacent to the Fort Lawton site (see Section 3.10, **Transportation**, and **Appendix I**).

Under Alternative 1, 40% of the site would be covered in impervious surfaces, relative to 55% under existing conditions. A permanent stormwater control system would be installed to manage stormwater runoff from these impervious surfaces. The facilities could include elements such as stormwater lines, catch basins, manholes, vaults, raingardens, bioretention facilities, dispersal trenches, and/or underdrain systems. No significant stormwater impacts are expected (see Section 3.12, **Utilities**, for details).

#### Comment 7

Your comment is regarding coordination with local cultural resources is noted. Under Alternative 1, residential counselors provided to residents of senior supportive housing would engage residents in on-site recreational and social activities, which could include creating opportunities for resident involvement in internal and external neighborhood volunteer activities. A meeting space would be available for tenants of affordable rental housing, which would be provide space for tenants to come together socially and to facilitate tenant-based empowerment activities. Partnerships with local cultural resources, such as the Daybreak Star Indian Cultural Center, could be considered.

Response to Leah Ford - Letter 297

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to David Forrest - Letter 298

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Amy Forston - Letter 299

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Veronica Foster - Letter 300

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Meaghan Fox - Letter 301

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Comment 2

Please see Section 3.10, **Transportation**, and **Appendix I** for analysis of the impacts of the EIS alternatives on traffic operations and access. See the response to Letter 21, Comment 2 regarding crime. See Section 4.1, **Alternatives**, and 4.2, **Public Services**, regarding public schools and Section 4.5, **Opportunity for Public Input**, regarding opportunities for public involvement.

Response to Melissa Fox - Letter 302

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Joseph Engel Szwaja Franken - Letter 303

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Kira Franz - Letter 304

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Trista Winnie Fraser - Letter 305

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Jonathan Frazier - Letter 306

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted for the record. See the response to Letter 15, Comment 2.

### Comment 3

Thank you, your comment regarding housing on the Fort Lawton site is noted.

Response to Polly Freeman - Letter 307

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Dana Fried - Letter 308

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Max Friedfeld - Letter 309

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Nick Fuller - Letter 310

### Comment 1

Thank you, your comment in support of redevelopment on the Fort Lawton site is noted for the record. Under Alternative 1, affordable homeownership townhouses would be provided in twenty, three-story duplex buildings. Affordable homeownership rowhouses would be provided in two, three-story six-plex buildings (see **Chapter 2** for details).

## Response to Rob Fuller - Letter 311

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Danielle Gaerden - Letter 312

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. See the response to Letter 15, Comment 2.

## Response to Will Gagne-Maynard - Letter 313

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Heidi Gainer - Letter 314

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.



#### Comment 5

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Robert Gale - Letter 315

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kevin Gallagher - Letter 316

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Matt Gangemi - Letter 317

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Tom Garcia - Letter 318

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

The increase in population on the Fort Lawton site under Alternative 1 would result in additional demand for Seattle Police Department (SPD) and Seattle Fire Department (SFD) services. However, both SPD and SFD staffing has the capacity to meet this increased need (See Section 3.11, **Public Services**, and Section 4.2, **Public Services**, for details. The fire hydrants in Discovery Park are still maintained for use.

### Comment 3

See the response to Letter 12, Comment 13.

### Comment 4

Your comment regarding the threat of earthquake on buildings and structures in the area is noted. See the response to Letter 296, Comment 7.

## Response to Wayne Garrow - Letter 319

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Ann Gateley - Letter 320

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Ahmed Gaya - Letter 321

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Hugh Geenen - Letter 322

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Amanda L. Gemmill - Letter 323

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bruno George - Letter 324

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Donovan Gesting - Letter 325

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Judi Gibbs - Letter 326

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 4, Comment 1.

Response to Susan Gilbert - Letter 327

Comment 1

Thank you, your comment in support of a school alternative is noted for the record. See the response to Letter 69, Comment 1.

Comment 2

Your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

Comment 3

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Response to Dionna Glaze - Letter 328

Comment 1

All comments received during the DEIS comment period are included in this FEIS and are given equal consideration.

Comment 2

Please see the response to Letter 85, Comment 3.

Response to Shaun Glaze - Letter 329

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment regarding affordable housing and social justice is noted for the record. Please see Section 3.13, **Housing and Socioeconomics**, and Section 3.14, **Environmental Justice**, for details.

Response to Demian Godon - Letter 330

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Andrew Golden - Letter 331

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Eldan Goldenberg - Letter 332

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. See the response to Letter 15, Comment 2.

Response to Jennifer Goldman - Letter 333

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Michael Goldman - Letter 334

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. See the response to Letter 15, Comment 2.

Response to Kelley Goldmanis - Letter 335

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Norman G. Gonsalves - Letter 336

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment regarding offering educational opportunities in urban ecology and a summer outdoor school program for children who would live in the project is noted.

## Response to Mikhaila Gonzales - Letter 337

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

## Response to Richard and Carol Goodall - Letter 338

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to John Gosink - Letter 339

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Susan Gossman - Letter 340

### Comment 1

Thank you, your comment regarding providing low-income housing in another location than the Fort Lawton site is noted for the record. The Fort Lawton site is not currently part of Discovery

Park. Please see the response to Letter 4, Comment 1 for more information on the proposed development's relationship to Discovery Park.

Response to Chris Goverlla - Letter 341

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jon Grant - Letter 342

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Sam Grantham - Letter 343

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Comment 2

Your comment regarding including school facilities on site is noted. Please see response to Letter 34, Comment 1.

Comment 3

Your support of Alternative 2, after Alternative 3, is noted.

Response to John Green - Letter 344

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

Response to Julie Green - Letter 345

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

Response to Cheryl Gregory - Letter 346

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Marc Grenly - Letter 347

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Alison Grevstad - Letter 348

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment in support of including a portion of the site in school uses is also noted. See the response to Letter 34, Comment 1.

### Comment 2

See the response to Letter 40, Comment 1, regarding amenities/services and transportation in the Fort Lawton area.

## Response to Alexandra Griffith and Rombod Aghakhani - Letter 349

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

## Response to Gerald and Annette Grimm – Letter 350

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 40, Comment 1, regarding transit and services available in the Fort Lawton area.

## Response to Karin Grimm - Letter 351

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

### Comment 2

There is potential for erosion and sedimentation of downstream water resources to occur during construction and operation of Alternatives 1, 2 and 3. However, with the installation and operation of the proposed temporary and permanent stormwater control systems and required BMPs, none of the three build alternatives are expected to significantly impact biological resources downstream (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

### Comment 3

Traffic noise generated under Alternatives 1 and 3 is anticipated to be approximately the same. Operational noise under Alternative 3 is anticipated to be higher than under Alternative 1, given the increase in multi-purpose field uses. Under both alternatives, buffering would be used to reduce the impacts of noise from the site on the surrounding area. Increases in noise under all the development alternatives is not anticipated to be significant relative to City and State regulatory criteria (see Section 3.4, **Noise**, and **Appendix E** for details).

### Comment 4

Your comment regarding development and loss of tree canopy in the City of Seattle is noted. Proposed development under Alternatives 1 and 3 would retain the forest areas in the north

and south portions of the site, and along the east site boundary; these areas would be developed under Alternative 2. Alternatives 1 and 3 would provide additional landscaping throughout the site, in compliance with City requirements. Landscaping under Alternative 2 would be at the discretion of builders and homeowners

Comment 5

Under Alternatives 2 and 3, the affordable housing would occur at an off-site location, possibly in Magnolia.

Comment 6

Your comment regarding affordable housing and Discovery Park is noted.

Response to Robbie Grimm - Letter 352

Comment 1

Thank you, your comments regarding increased crime with the proposed affordable housing is noted for the record. Please see the response to Letter 21, Comment 2.

Response to Geneva Griswold – Letter 353

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

See the response to Letter 37, Comment 3.

Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.



Response to Nell Gross - Letter 354

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nell Gross - Letter 355

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sandy Gunder - Letter 356

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Austin Gunsaulley - Letter 357

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Monika D Guzikowska - Letter 358

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Christina Hall - Letter 359

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Brad Halverson - Letter 360

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 40, Comment 1, regarding the availability of services.

Comment 2

Your comment regarding a school alternative is noted. See the response to Letter 69, Comment 1.

Response to Erik Hammen - Letter 361

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Chong Han - Letter 362

### Comment 1

Thank you, your comment regarding affordable housing is noted for the record.

### Comment 2

Alternative 1 would require than a portion of the site be rezoned from the existing SF 7200 zoning to LR2 (M1) zoning. See **Chapter 2** for details.

### Comment 3

Your comment regarding affordable housing throughout the Seattle is noted.

## Response to Dave Handa - Letter 363

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

## Response to Eric Handstad - Letter 364

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

## Response to Madeline M. Hanhardt - Letter 365

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Amy Hansen - Letter 366

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Stacey Hanson - Letter 367

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Tanya Hanson - Letter 368

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Matthew Harding - Letter 369

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Rob Harrison - Letter 370

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Nichole Hart - Letter 371

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Donna Hartmann-Miller - Letter 372

#### Comment 1

The existing stormwater drainage conveyance pipe is 18-inch, of unknown material (assumed concrete) and of unknown slope (assumed to be a minimum of 2%). The capacity of the pipe at full flow is 14.85 cubic feet per second, which is above the anticipated flow rates from the Fort Lawton site.

## Response to Erika Haskell - Letter 373

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**. Your comment in opposition to Alternative 1 is noted.

### Comment 2

See the response to Letter 40, Comment 1, regarding transit service.

### Comment 3

Your comment regarding looking to the State for resources to aid in the homelessness crisis is noted. The City often partners with the State to jointly invest in affordable and homeless housing, and expects to continue to do so in the future.

### Comment 4

See the responses to Letter 61, Comment 1, and Letter 69, Comment 1.

### Comment 5

The Office of Housing has been working closely with Seattle Public Schools (SPS) to align the Fort Lawton redevelopment with SPS planning. SPS did evaluate the site, including the option of renovating the existing structures, and concluded it did not merit further consideration, based on the condition of the buildings, and the cost of renovation, which would require seismic upgrades.

## Response to Claudia Heiden - Letter 374

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

Your comment regarding Discovery Park is noted.

### Comment 4

See the response to Letter 21, Comment 2.

### Comment 5

See the response to Letter 90, Comment 3.

### Comment 6

See the response to Letter 69, Comment 1.

#### Comment 7

While surveys were not issued as part of the SEPA process, a variety of opportunities were provided for public comment. See Section 4.5, **Opportunity for Public Input**.

#### Comment 8

Thank you, your comment in opposition to Alternative 1 is noted. The Fort Lawton site is not currently located in Discovery Park; rather, it is situated adjoining the east edge of the park.

Response to Bron Heintz - Letter 375

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Susan Helf - Letter 376

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Yoav Helfman - Letter 377

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Nicki Hellenkamp - Letter 378

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Laura Heller - Letter 379

#### Comment 1

Thank you, your comment regarding mixed-use housing is noted for the record. Please see Section 4.1, **Alternatives**, for details on other alternatives.

#### Comment 2

See Section 3.10, **Transportation**, and **Appendix I** for additional discussion on access and transit service.

#### Comment 3

See the responses to Letter 34, Comment 1, and Letter 61, Comment 1.

#### Comment 4

Existing forested habitat areas would be preserved in the north and south parts of the site under Alternatives 1. Proposed development would reduce impervious surfaces from 55% of the site under existing conditions to 40%. Your comment regarding using porous pavement is noted.

#### Comment 5

Your comment regarding sustainability. Under Alternative 1, sustainable design principles for the Fort Lawton Project would include:

- optimize site potential;
- minimize non-renewable energy consumption;
- use environmentally preferable products;
- protect and conserve water;
- enhance indoor environmental quality; and
- optimize operational and maintenance practices.

Housing developed on the Fort Lawton site would adhere to the Evergreen Sustainable Development Standards (ESDS). These standards include: maximizing density; providing: access to open space, walkable neighborhoods, water conserving fixtures, reductions in energy use and increased insulation; and use of low Volatile Organic Compound (VOC) materials (see **Chapter 2**).

#### Comment 6

See the response to Letter 21, Comment 2.

#### Comment 7,

Thank you, your comment regarding homelessness in the Seattle is noted for the record.

Response to Megan Helmer - Letter 380

#### Comment 1

Thank you, your comment regarding affordable housing near Discovery Park is noted for the record.

#### Comment 2

The Fort Lawton site is not currently located in Discovery Park; rather, it is situated adjoining the east edge of the park. The site is the property of the U.S. Army. It is under consideration for affordable housing because of the Base Realignment and Closure (BRAC) program, in which portions of military bases may be conveyed at no cost for housing or services for homeless people, and conveyed at a reduced or no cost for other federally-designated public uses, such as affordable housing developments.

Response to Marnie Hendrix - Letter 381

#### Comment 1

Thank you, your comment in opposition to Alternative 1, and in support of a school alternative, is noted for the record. Please see the response to Letter 69, Comment 1.

#### Comment 2

See the response to Letter 90, Comment 3.

Response to Sharon Hennessy - Letter 382

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ian Hepburn - Letter 383

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. See the response to Letter 34, Comment 1.

Response to Eric Herbig - Letter 384

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

See the response to Letter 37, Comment 3.

Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to David A. Herrick - Letter 385

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Pete Higgins - Letter 386

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Edward Highfield - Letter 387

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Colin Hinshaw - Letter 388

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment regarding the inclusion of market-rate housing is noted.

Response to Josh Hirshland - Letter 389

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Suzanne Hittman - Letter 390

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of higher density affordable housing is noted. See the response to Letter 15, Comment 2.

Response to Monika Holm - Letter 391

Comment 1

Thank you, your comment in support of higher density affordable housing is noted. See the response to Letter 15, Comment 2.

Response to Tim Holmgren - Letter 392

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

Comment 2

See the response to Letter 10, Comment 1.

Comment 3

Your comment in opposition to Alternative 2 is noted. See the responses to Letter 12, Comment 13; Letter 29, Comment 2; and Letter 127, Comments 1 and 3.

Comment 4

Your comment in opposition to a school alternative is noted for the record.



#### Comment 5

Your comment in support of park uses at the Fort Lawton site is noted. Under Alternative 3, the entire Fort Lawton site would be developed in public park uses.

Response to Andrew Holtzclaw - Letter 393

#### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 40, Comment 1.

#### Comment 2

See Section 3.9, **Historic and Cultural Resources**, and **Appendix H**. The Fort Lawton site is not on the National Register of Historic Places. The City Landmark status of buildings on the Fort Lawton site has not been determined, but most do not appear to meet the criteria to be eligible for Landmark designation. This would be confirmed prior to removal. Significant impacts to historic resources are not expected.

For information on adding the site to Discovery Park, see the response to Letter 4, Comment 1.

Response to A.J. Honore - Letter 394

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Amy Hooey - Letter 395

#### Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. See response to Letter 34, Comment 1.

Response to Shanta Horlander - Letter 396

#### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Response to Edward Highfield - Letter 397

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jamie Hoskinson - Letter 398

#### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**, for details.

#### Comment 2

See the response to Letter 61, Comment 1.

#### Comment 3

See the responses to Letter 12, Comment 9 and 13; Letter 29, Comment 2; and Letter 127, Comments 1 and 3.

#### Comment 4

See the responses to Letter 40, Comment 1 and Letter 164, Comment 2.

#### Comment 5

All comments received during the DEIS comment period will receive equal weight.

Response to Sara Haspador - Letter 399

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Janice Hougen - Letter 400

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Donna Howard - Letter 401

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Oralea Howard - Letter 402

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jared Howe - Letter 403

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Dee Anna Hulbert - Letter 404

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Emily Hunnicutt - Letter 405

#### Comment 1

Thank you, your comment regarding transit service is noted for the record. Please see Section 3.10, **Transportation**, Section 4.4, **Transportation**, and **Appendix I** for additional discussion on transit service.

#### Comment 2

See the response to Letter 12, Comment 12.

#### Comment 3

See the response to Letter 61, Comment 1.

#### Comment 4

See the response to Letter 12, Comment 13.

#### Comment 5

See the response to Letter 40, Comment 1.

Response to Ami Huntley - Letter 406

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Katie Hurley - Letter 407

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Comment 2

Your comment in support of Alternative 1 is noted.

Response to Matt Hutchins - Letter 408

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Matt Hutchins - Letter 409

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Matt Hutchins - Letter 410

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Matt Hutchins - Letter 411

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Isa Hutchinson - Letter 412

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to T Ingraham - Letter 413

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Claire Ireba - Letter 414

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Carol Isaac - Letter 415

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**. As noted in that section, all comments on the DEIS are given equal weight.

### Comment 2

Your comment regarding affordable housing and transit use is noted.

### Comment 3

See the response to Letter 85, Comment 3.

### Comment 4

Your comment in support of Alternative 1 is noted.

## Response to Margaret Isaac - Letter 416

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Abigail Isquith - Letter 417

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Joy Jaber – Letter 418

### Comment 1

Thank you, your comment regarding multiple chemical sensitivities and the provision of housing units to support such sensitivities is noted.

## Response to Cheryl Jacobs – Letter 419

### Comment 1

Thank you, your comment on school capacity in the Fort Lawton vicinity is noted. Please see the responses to Letter 61, Comment 1, and Letter 34, Comment 1.

## Response to Kathryn Jacoby - Letter 420

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Marilyn Jarrell - Letter 421

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Stan Jeffs - Letter 422

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Brad Jencks - Letter 423

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Joe - Letter 424

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Cynthia Johnson and Tim Humes - Letter 425

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. The Fort Lawton site is not currently in park use; it is a vacant former military facility. While some neighbors may use the site for recreation, any recreational use is unauthorized. Please see the response to Letter 4, Comment 1.

### Comment 2

Your comment regarding affordable housing in the Seattle is noted.

### Comment 3

See the response to Letter 40, Comment 1.

## Response to Thomas Johnson - Letter 426

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Emily Johnston - Letter 427

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Mose Johnston - Letter 428

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

## Response to Calvin Jones - Letter 429

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Jett Jones - Letter 430

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Justin Jones - Letter 431

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kim Jones - Letter 432

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nelly Kakulya - Letter 433

Comment 1

Thank you, your comment regarding the opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

Comment 2

Your comment in opposition to Alternative 1 is noted for the record. See the response to Letter 61, Comment 1, regarding school capacity.

Comment 3

See the responses to Letter 12, Comment 13, and Letter 80, Comment 4.

Comment 4

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

Comment 5

Your comment in support of a Discovery Park alternative, after a school alternative, is noted. See the response to Letter 4, Comment 1.

Comment 6

Your comment in opposition to Alternative 1 is noted.

Response to Summer Kakuomoto - Letter 434

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Comment 2

Your comment in opposition to residential development on the Fort Lawton site is noted.



## Response to Jessica Kamin - Letter 435

### Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the responses to Letter 34, Comment 1, and Letter 61, Comment 1.

### Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

Your comment regarding potential locations for affordable housing is noted.

### Comment 4

Your comment in support of a school alternative is noted.

## Response to Robert Kaminski - Letter 436

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding sustainability is noted. Under Alternative 1, sustainable design principles for the Fort Lawton Project would include:

- optimize site potential;
- minimize non-renewable energy consumption;
- use environmentally preferable products;
- protect and conserve water;
- enhance indoor environmental quality; and
- optimize operational and maintenance practices.

Housing developed on the Fort Lawton site under Alternative 1 would adhere to the Evergreen Sustainable Development Standards (ESDS). These standards include: maximizing density; providing: access to open space, walkable neighborhoods, water conserving fixtures, reductions in energy use and increased insulation; and use of low Volatile Organic Compound (VOC) materials (see **Chapter 2** for details).

### Comment 4

See the response to Letter 40, Comment 1.

Comment 5

See the response to Letter 85, Comment 3.

Response to Kathleen Kapla - Letter 437

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kaeley Kaplan - Letter 438

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ryan Kartheiser - Letter 439

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Andrew Katz - Letter 440

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Laurie Kavanagh - Letter 441

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Barbara Kavanaugh - Letter 442

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Josh Keeler - Letter 443

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Pamela Keeley - Letter 444

Comment 1

Thank you, your comment in support of providing housing for Native Americans on the Fort Lawton site is noted for the record. Please see the response to Letter 85, Comment 3.

Response to Courtney Keen - Letter 445

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Phoebe Keleman - Letter 446

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Comment 3

Your comment regarding affordable housing is noted.

Response to Kathryn Keller - Letter 447

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bryan Kelly - Letter 448

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Alison Kelly-Rostholder - Letter 449

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alex Kelsey - Letter 450

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Mary Ann Kelson - Letter 451

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Comment 2

See the response to Letter 40, Comment 1.

## Response to K. Kennell - Letter 452

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Erin Lillis Kent - Letter 453

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. The Fort Lawton site is not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

## Response to Nicholas Kent - Letter 454

### Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the response to Letter 69, Comment 1.

### Comment 2

See the response to Letter 40, Comment 1.

## Response to Kristine Kershul - Letter 455

### Comment 1

Thank you, your comment regarding the availability of services and transportation facilities to serve the Fort Lawton site is noted. Please see the response to Letter 40, Comment 1.

### Comment 2

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

## Response to Jerry Kessinger - Letter 456

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Yih Pin Khoo - Letter 457

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Barbara Kiley - Letter 458

#### Comment 1

Thank you, your comment regarding available land in Seattle is noted for the record.

#### Comment 2

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

#### Comment 3

Your comment regarding using a portion of the site as an educational facility for the park is noted.

Response to Barbara Kiley - Letter 459

#### Comment 1

Thank you, your comment in support of Alternative 3 or a school alternative is noted for the record. Please see the response to Letter 34, Comment 1.

#### Comment 2

Your comment regarding priorities for affordable housing residents is noted. See the response to Letter 77, Comment 5.

#### Comment 3

Your comments regarding the design of affordable housing on the Fort Lawton site is noted. As described in **Chapter 2**, the Fort Lawton Project is intended to be a well-designed community that would be compatible with the surrounding Magnolia neighborhood and Discovery Park. **Figure 3.7-7** provides examples of existing affordable developments with housing types similar to those proposed at Fort Lawton.

## Response to Michael Kiley - Letter 460

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

## Response to Louis Kim - Letter 461

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the responses to Letter 164, Comment 2, and Letter 40, Comment 1.

### Comment 2

Your comment regarding existing crime in the Magnolia neighborhood is noted. Please see Section 3.11, **Public Services**, for a description of existing police service to the Fort Lawton site. Also see the response to Letter 21, Comment 2.

### Comment 3

Alternatives 1 and 3 would offer parks and recreation space. Your comment in favor of Alternative 2 or a school alternative is noted. See the response to Letter 69, Comment 1, regarding a school alternative. If Alternative 2 were developed, the property cannot be leveraged to fund housing offsite. See the response to Letter 173, Comment 5.

### Comment 4

See the responses to Letter 164, Comment 2, and Letter 40, Comment 1.

### Comment 5

Your comment in opposition to Alternative 1 is noted.

## Response to Colleen Kimsey - Letter 462

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Valerie Kinast - Letter 463

### Comment 1

Thank you, your comment in support of providing housing for Native Americans on the Fort Lawton site is noted for the record. Please see the response to Letter 85, Comment 3.

## Response to Kimberly Kinchen - Letter 464

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Dave Kirkeby - Letter 465

### Comment 1

Thank you, your comment regarding the opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

See the response to Letter 61, Comment 1.

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

See the response to Letter 22, Comment 2.

### Comment 5

See Section 3.11, **Public Services**. While it is anticipated that new development and associated on-site population would result in an increase in fire response and EMS calls, the Seattle Fire Department anticipates that they would have the staffing and equipment to continue to meet service needs on the site and in the remainder of the city of Seattle with development under the EIS alternatives.

### Comment 6

See the response to Letter 12, Comment 13.

### Comment 7

Your comment in support of a Discovery Park alternative is noted. The Fort Lawton site is not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. See Letter 4, Comment 1.

### Comment 8

See the response to Letter 90, Comment 3.

### Comment 9

Your comment regarding supporting less fortunate populations is noted.

## Response to Bryan Kirschner and Holly Ferguson – Letter 466

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding Affirmatively Furthering Fair Housing under the Fair Housing Act is noted.

## Response to Michael and Beret Kischner - Letter 467

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Joe Klonowski - Letter 468

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mike Knezevich - Letter 469

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment in support of a higher density affordable housing alternative is noted.

## Response to Linde Knighton - Letter 470

### Comment 1

Thank you, your comment regarding affordable housing is noted for the record. The use of recycled shipping containers is not currently included in Alternative 1. As described in **Chapter 2**, the Fort Lawton Project is intended to be a well-designed community that would be compatible with the surrounding Magnolia neighborhood and Discovery Park. **Figure 3.7-7** provides examples of existing affordable developments with housing types similar to those proposed at Fort Lawton.



## Response to Vasiliy Kochergin - Letter 471

### Comment 1

Thank you for your comment regarding recreational use of the Fort Lawton site. The site is currently owned by the U.S. Army and any recreational use is unauthorized.

### Comment 2

See the response to Letter 12, Comment 13.

### Comment 3

Seattle Public Schools maintains data regarding the student yield rate for all students in grades K-12 in each part of the city of Seattle for various types of housing. The rate indicates the percentage of students that would be generated based on the number and types of housing. Within the McClure Middle School area (which would include the Fort Lawton site), the student yield rate for apartments is 2.3%, for condominiums is 1.9%, and for single-family residences is 27.6%. Based on the methodology described above, development under Alternative 1 would generate approximately 41 new students (see Section 3.11, **Public Services**, for details).

### Comment 4

See the response to Letter 61, Comment 1.

### Comment 5

See the response to Letter 12, Comment 12.

### Comment 6

Your comment in opposition to Alternative 1 and its potential impacts is noted.

## Response to Ekaterina Kochergina - Letter 472

### Comment 1

Thank you, your comment in opposition to housing on the Fort Lawton site is noted for the record. The Fort Lawton site is not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

### Comment 2

See the response to Letter 61, Comment 1.

### Comment 3

The Fort Lawton site is not currently part of Discovery Park. See the response to Letter 4, Comment 1, for more information on the relationship between the proposed development and Discovery Park.

### Comment 4

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

#### Comment 5

Your comment in opposition to Alternative 1 is noted.

#### Comment 6

See the response to Letter 69, Comment 1.

#### Comment 7

Your comment regarding locating affordable housing at Seattle Center is noted.

Response to Sara M. Koenig - Letter 473

#### Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

Response to Kate Koliha - Letter 474

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bryce Kolton - Letter 475

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gary Konop - Letter 476

#### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

#### Comment 2

Your comment regarding impacts on wildlife is noted. While construction activity under the EIS alternatives would temporarily disturb wildlife, no long-term direct impacts are expected to critical areas, wildlife habitat or sensitive wildlife species. Indirect impacts to retained habitat and wildlife may increase due to increase human activity. Open space under Alternative 1 would increase, which may provide additional wildlife habitat over existing conditions (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

Response to Bryan Kopel - Letter 477

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bill Korbonits - Letter 478

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Under Alternative 3, the entire Fort Lawton site would be in public park uses; however, the site would not be part of Discovery Park. See Letter 4, Comment 1, for discussion of a Discovery Park alternative.

Response to Conrad Kornmann - Letter 479

Comment 1

Thank you, for your comment in support of Alternative 1 and Alternative 3 is noted for the record.

Response to Rodney Kreps - Letter 480

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Dustin Kreutz - Letter 481

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Ken Kroemer - Letter 482

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Walt Kuciej - Letter 483

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Hal Kussick - Letter 484

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Comment 2

See the response to Letter 19, Comment 1. It should be noted that commenters at the public hearing included residents of the Magnolia neighborhood, as well as homeless individuals who also have a stake in the outcome of this project.

### Comment 3

Your comment regarding the impact of construction vehicles on the surrounding neighborhood and Discovery Park is noted. During construction of Alternative 1, temporary increases in noise are expected due to the use of heavy equipment and hauling of construction materials. It should be noted that the estimated project schedule does not include seven years of continuous construction activity. Rather, there would be an initial design and permitting phase, followed by various phases of construction that commence and complete, including periods when construction would be limited by the heron nesting season (February 1<sup>st</sup> through July 31<sup>st</sup>). The project would adhere to required limits for construction activity within residential zones (SMC Chapter 25.08.425) (see Section 3.4, **Noise**, and **Appendix E** for details).

Alternative 1 would generate construction truck traffic and employee traffic. The vicinity roadway system is expected to be able to accommodate all construction traffic. All truck staging and contractor parking would occur on the site. No significant impacts to the surrounding neighborhood are expected. See Section 3.10, **Transportation**, and **Appendix I** for details).

### Comment 4

Alternative 1 would include 238 affordable housing units. A significant increase in size or density would require additional SEPA review. See the response to Letter 15, Comment 2.

### Comment 5

See the response to Letter 90, Comment 3. The study on the potential impacts of affordable housing on property values referenced in the EIS was not sponsored by the City. It was prepared by Trulia, an online residential real estate site for home buyers, sellers, renters and real estate professionals.

### Comment 6

Your comment support for Alternative 3 is noted.

Response to Dale Kutzera - Letter 485

### Comment 1

Both the Office of Housing and Seattle Public Schools evaluated the merits of preserving the existing structures for re-use as either housing or school facilities, and concluded that given the configuration and condition of the properties, preservation was a less desirable option than demolition and development of new facilities. The existing office layouts were not conducive to providing the range of affordable ownership and rental housing desired by the City, and the cost of renovation (which would include substantial heating, plumbing, electrical and seismic upgrades) would not have represented a more efficient approach. Constructing new housing yields more options and flexibility to create an efficient site plan, as well as a mix of housing types that are compatible with the existing residential neighborhood. Regarding the proposed park use of the shed and parking lots, the City has included that in the plan because of Seattle Department of Parks and Recreation's need for a maintenance facility to support the open space and recreation facilities in the area.

## Comment 2

See the response to Letter 173, Comment 5. Your comment regarding including market-rate housing is noted.

## Comment 3

Your comment in opposition to using Building 245 for parks maintenance by SPR is noted.

Response to Keith Kyle - Letter 486

## Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Amy Lakhani - Letter 487

## Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

Response to Tom Lang - Letter 488

## Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Ian Langer - Letter 489

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to James L. Larson - Letter 490

## Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Comment 2

Your comment regarding incorporating the Fort Lawton site into Discovery Park is noted.

## Comment 3

The potential impacts of Alternative 1 on Discovery Park are analyzed in several sections of the EIS, including: Section 3.6, **Land Use/Relationship to Plans and Policies**; Section 3.7, **Aesthetics/Visual Resources**; Section 3.10, **Transportation**; and Section 3.11, **Public Services**. Also see Letter 21, Comment 2, regarding the potential for affordable housing to increase crime in the surrounding area.

#### Comment 4

Your comment regarding greenbelts and in support of a Discovery Park alternative is noted.

Response to Marc Lawrence - Letter 491

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Please see the response to Letter 40, Comment 1, regarding transit.

#### Comment 2

Your comment regarding affordable housing is noted.

Response to Celeste Lawson - Letter 492

#### Comment 1

Thank you, your comment regarding school capacity in the Fort Lawton vicinity is noted for the record. Please see the response to Letter 61, Comment 1.

#### Comment 2

See the response to Comment 1 in this letter, and Section 3.11, **Public Services**, for additional information on schools.

Response to David Lawson - Letter 493

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jessie Lawton-Crane - Letter 494

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Justin Lee - Letter 495

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Emily Leedy - Letter 496

#### Comment 1

Thank you, your comment regarding the capacity of schools in the Fort Lawton vicinity is noted for the record. Please see Letter 61, Comment 1.

Comment 2

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

Comment 3

See the response to Letter 40, Comment 1.

Comment 4

Your comment in support of a school alternative is noted for the record.

Response to Nancy Lehwald - Letter 497

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Supportive housing would be available to those with 0-30% AMI.

Response to Shannon Leslie - Letter 498

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Grant H. Leum - Letter 499

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Sharon LeVine - Letter 500

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Haoquan Li - Letter 501

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Response to Lars Liden - Letter 502

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Dan Liebling - Letter 503

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding commercial uses on the Fort Lawton site is noted. See Section 4.1, **Alternatives**, for details on other alternatives for the site.

## Response to Jill Lightner - Letter 504

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mark Linsey - Letter 505

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding transit services is noted. See Section 3.10, **Transportation**, and Section 4.4, **Transportation**, for further analysis on transit service.

## Response to Lesa Linster - Letter 506

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

See the response to Letter 61, Comment 1.

### Comment 3

Your comment regarding resources and services for affordable housing is noted. See the response to Letter 40, Comment 1 for further details.

## Response to Sarah Lippek - Letter 507

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.



Response to Meredith Lirman - Letter 508

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bri Little - Letter 509

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Howard Litwak - Letter 510

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alice Lockhart - Letter 511

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

See the response to Letter 37, Comment 3.

Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Comment 7

Your comment in support of a higher density affordable housing alternative is noted.

Response to Sara Loew – Letter 512

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Steve Lovekin - Letter 513

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

### Comment 2

As described in **Chapter 2**, the purpose of the project, as stated by the Seattle Office of Housing, is to create an affordable, livable community with safe, high quality housing options for those with low or no incomes. The project is intended to not only address homelessness, but also to address the shortage of affordable housing in Seattle that has intensified in recent years.

Per the U.S. Department of Housing and Urban Development, the FY 2017 AMI for a family of four in the Seattle Bellevue HUD Metro Fair Market Rent Area (HMFA) is \$96,000. The AMI is not based on the median income in Magnolia. Senior Supportive Housing would be for household with incomes at or below 30% of the AMI. Affordable Rental Apartments would be for households with incomes at or below 60% of the AMI, and Affordable Homeownership would be for households with incomes at or below 80% of the AMI.

Many households are anticipated to earn significantly less than this threshold. AMI also varies significantly depending on the number of individuals in a household.

### Comment 3

As noted in the response to Comment 2 in this letter, the purpose of the project is to create an affordable, livable community with safe, high quality housing options for those with low or no incomes. Alternative 1 would provide a mix of housing options, including 85 units of supportive housing for homeless seniors, 100 affordable rental apartments, 40 affordable ownership townhouses and 12 affordable ownership rowhouses. The development is intended to address the growing need for affordable housing, in addition to providing housing for the homeless.

### Comment 4

Your comment regarding the opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**, for details. All comments received during the DEIS public comment period will be given equal weight.

### Comment 5

Your comment regarding the Magnolia Community Club is noted.

### Comment 6

Your comment in support of park use on the site is noted.

### Comment 7

See the response to Letter 61, Comment 1.

### Comment 8

See the response to Letter 40, Comment 1.

#### Comment 9

See the response to Letter 80, Comment 6.

#### Comment 10

See the response to Letter 12, Comment 21.

#### Comment 11

Both CHS and Habitat are experienced housing providers that have been in existence since 1979 and 1986, respectively. However, if either Catholic Housing Services or Habitat for Humanity are no longer overseeing the proposed affordable housing, the Office of Housing would work to ensure a qualified substitute would assume the responsibilities of managing the project.

#### Comment 12

Your comment in support of Alternative 3 is noted for the record.

Response to Briana Lovel - Letter 514

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sammy Low - Letter 515

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

## Response to Jessica Lucas - Letter 516

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Scott Luchessa - Letter 517

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding parking and stormwater control are noted. A transportation analysis was prepared for the DEIS, including study of proposed parking under the EIS alternatives. The analysis determined that the proposed parking would meet Seattle Municipal Code requirements. Under Alternatives 1 and 3, peak parking demand could exceed supply at the Fort Lawton site. Excess parking demand could be addressed through parking management strategies (see Section 3.10, **Transportation**, and **Appendix I** for details). A permanent stormwater system would be installed under the EIS alternatives. The system under Alternatives 1 and 3 could include elements such as stormwater lines, catch basins, manholes, vaults, raingardens, bioretention facilities, dispersal trenches and/or underdrain systems (see Section 3.12, **Utilities**, for details).

### Comment 3

Your comment regarding including a potential p-patch garden in the project is noted.

### Comment 4

Your comment regarding including a pedestrian connection to 36<sup>th</sup> Avenue W is noted.

### Comment 5

Your comment regarding the removal of invasive species is noted for the record.

### Comment 6

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2. Under Alternative 1, a rezone of a portion of the site from SF 7200 to LR2 (M1) is proposed (see Section 3.6, **Land Use/Relationship to Plans and Policies**, for details).

### Comment 7

Under Alternatives 1 and 3, native, drought tolerant species would be planted in landscaped areas. Under Alternative 2, landscaping would be determined by the builders and homeowners.

### Comment 8

As described in Section 3.5, **Environmental Health**, potential environmental health hazards are present at the Fort Lawton site, including asbestos, lead-based paint and PCBs in existing buildings, and possibly undiscovered underground storage tanks or contaminants. **Appendix F**

provides a list of the documents that were reviewed for this EIS to assess the environmental conditions/hazards that could be present at the Fort Lawton site. These documents include past Environmental Site Assessments. Under all the EIS alternatives, disturbance of the site and removal of buildings could release contaminants. With the implementation of a site-specific health and safety plan and a Surface Water Pollution Protection Plan, no significant environmental health impacts are expected.

Response to Benjamin Lucking - Letter 518

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Benjamin D. Lukoff - Letter 519

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sonja Lund - Letter 520

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tom Lux - Letter 521

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

See the response to Letter 37, Comment 3.

Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Kevin MacDonald - Letter 522

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Marti MacDougall - Letter 523

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kate MacFarlane - Letter 524

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Melroy Machado - Letter 525

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Ahna Machan - Letter 526

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Claire Magula - Letter 527

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jean Maier - Letter 528

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Sean Mallon - Letter 529

Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

Your comment in support of a Discovery Park alternative or a school alternative is noted. See the responses to Letter 4, Comment 1; Letter 61, Comment 1; and Letter 69, Comment 1.

### Comment 4

See the response to letter 172, Comment 5.

As described in **Chapter 2**, the City began the Fort Lawton redevelopment process in 2006. From 2006 through 2008, the City conducted an extensive community engagement process that resulted in a detailed redevelopment plan (2008 Plan)<sup>7</sup> to create a diverse, mixed-income community with housing for homeless individuals and families and market-rate housing (totaling up to 216 units), while also preserving existing wildlife habitat and creating a new neighborhood park. The City is now carrying forward its past planning efforts into a vision for the Fort Lawton Army Reserve Center that creates an affordable, livable community for people with low incomes, and takes advantage of the opportunity to increase recreational and open space.

### Comment 5

See the response to Letter 77, Comment 5.

### Comment 6

See the response to Letter 90, Comment 3.

### Comment 7

See the response to Letter 21, Comment 2.

### Comment 8

As a commenter, you are a party of record on the project.

Response to Brian Mankinen - Letter 530

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 4, Comment 1.

### Comment 2

This FEIS, together with the DEIS issued in December 2017, are the SEPA review for the Fort Lawton Army Reserve Center Project. The following elements of the environment are analyzed in the EIS. Conditions during construction and operation of the project are evaluated.

- |                        |                               |
|------------------------|-------------------------------|
| • Geology/Soils        | • Noise                       |
| • Air Quality          | • Land Use                    |
| • Biological Resources | • Aesthetics/Visual Resources |
| • Environmental Health | • Recreation/Open Space       |

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<sup>7</sup> Fort Lawton Army Reserve Center Redevelopment Plan (September 2008).

- Historic/Cultural Resources
- Transportation
- Public Services
- Utilities
- Housing/Socioeconomics
- Environmental Justice

The U.S. Army will provide additional NEPA review of the updated redevelopment plan that is selected by the City.

### Comment 3

See the response to Letter 21, Comment 2.

Response to Michele Marchi - Letter 531

### Comment 1

Thank you, your comment in support of a park alternative is noted for the record. We understand that you are not represented by Magnolia Community Council.

### Comment 2

Your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 4, Comment 1.

Response to Davida Marion - Letter 532

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Jonathan Mark - Letter 533

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Steve Marquardt - Letter 534

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding amenities in the Fort Lawton vicinity is noted.

Response to Anthony Marris-Swann - Letter 535

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.



## Response to David Marshall - Letter 536

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Stuart Marshall - Letter 537

### Comment 1

Your comment regarding providing an analysis of the interaction between affordable housing residents and the community is noted. However, community interaction is not an element of the environment used in SEPA (see WAC 197-11-444 for these elements).

### Comment 2

Three action alternatives are included in the EIS: Alternative 1 (Applicant's Preferred Alternative) – Mixed Income Affordable Housing and Public Park Uses Onsite; Alternative 2 - Market-Rate Housing Onsite, Affordable/Homeless Housing Offsite; and Alternative 3 - Public Park Onsite, Affordable/Homeless Housing Offsite. As described in **Chapter 2**, the EIS alternatives are intended to represent a reasonable range of land uses and densities to address the applicant's development objectives for the site, the existing regulatory framework and economic factors. As the environmental review and land use approval process associated with the project proceeds, the Proposed Action chosen by the decision-makers may include components of some or all three alternatives. However, it is assumed that the scope of the Proposed Action that is ultimately approved will be within the range of assumptions and impacts tested in this FEIS. Therefore, the ultimate redevelopment plan could contain affordable and market-rate housing.

### Comment 3

Your comment regarding an alternative that includes affordable housing and market-rate housing at both the Fort Lawton and Talaris sites is noted. Please see Section 4.1, **Alternatives**, for further details.

### Comment 4

Your comment regarding the DEIS analysis is noted.

## Response to Carly Martin - Letter 538

### Comment 1

Thank you, your comment supporting Alternative 1 is noted for the record. Your comment to potentially make available more area for a school is noted.

### Comment 2

Your comment in opposition to including 30% AMI supportive housing is noted. Alternative 1 would include affordable rental apartments for low-income households earning up to 60% AMI, affordable homeownership opportunities for families earning up to 80% AMI, and supportive housing for formerly homeless seniors with up to 30% AMI (see **Chapter 2** for details).

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

See the responses to Letter 34, Comment 1, and Letter 61, Comment 1.

Response to Doris Martin - Letter 539

### Comment 1

Thank you, your comment in support of Alternative 4 is noted for the record. The Fort Lawton site is not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

### Comment 2

Under Alternative 3, the entire site would be developed as a public park with passive and active recreation facilities, including two multi-purpose fields. Up to 4.7 acres in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park (see **Chapter 2** for details on this alternative).

Response to Marco Martinez - Letter 540

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding senior supportive housing under Alternative 1 and the possibility of including a senior center is noted.

Response to Denis Martynowych - Letter 541

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Mary - Letter 542

#### Comment 1

Thank you, your comment regarding the potential for an increase in crime with the affordable housing is noted for the record. See the responses to Letter 21, Comment 2, and Letter 77, Comment 5.

Response to Whitney Mason - Letter 543

#### Comment 1

Thank you, your comment in support of housing or school uses on site is noted for the record. Please see the response to Letter 69, Comment 1.

#### Comment 2

See Section 3.10, **Transportation**, Section 3.12, **Public Services**, and Section 3.13, **Utilities**, for analyses of the capacity of existing infrastructure and services to meet the demands from the EIS alternatives. Additional analysis of the capacity of the road system and schools in the Fort Lawton vicinity is included in this FEIS. See the responses to Letter 12, Comments 9 and 13, and Letter 61, Comment 1.

Response to Marla Master - Letter 544

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in opposition to a higher density affordable housing alternative and its impacts on Discovery Park is noted.

Response to Anne Mathews - Letter 545

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mycah Mattox - Letter 546

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Liz Hills Maxfield - Letter 547

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, the Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. Under Alternative 3, the entire site would be developed as a public park with passive and active recreation facilities, including two multi-purpose fields. Up to 4.7 acres in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park (see **Chapter 2** for details).

## Response to Liz Hills Maxfield - Letter 548

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

See the response to Letter 21, Comment 2.

### Comment 3

See the response to Letter 77, Comment 5.

### Comment 4

Your comment in support of a Discovery Park or school alternative is noted. See the responses to Letter 4, Comment 1, and Letter 69, Comment 1.

### Comment 5

Your comment in opposition to Alternative 1 is noted.

## Response to Liz Hills Maxfield - Letter 549

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, the Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. Under Alternative 3, the entire site would be developed as a public park with passive and active recreation facilities, including two multi-purpose fields. Up to 4.7 acres in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park (see **Chapter 2** for details).

### Comment 2

Your comment regarding school use on a portion of the site is noted. See the responses to Letter 34, Comment 1, and Letter 61, Comment 1.

### Comment 3

See the responses to Letter 12, Comment 9 and 13.

### Comment 4

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to Kevin Maxon - Letter 550

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sue Maxon - Letter 551

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to William Maxwell - Letter 552

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, the Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. Under Alternative 3, the entire site would be developed as a public park with passive and active recreation facilities, including two multi-purpose fields. Up to 4.7 acres in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park (see **Chapter 2** for details).

### Comment 2

Your comment regarding the need for parks and open space in Seattle is noted. Please see to Section 3.8, **Recreation and Open Space**, and Section 4.3, **Recreation and Open Space**, for details on existing recreation and open space conditions, and an analysis of the impacts of the EIS alternatives on these conditions.

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

See the responses to Letter 2, Comment 20, and Letter 12, Comment 13.

While some residents of Magnolia could work at the future Expedia site, that project is not expected to generate additional traffic near the site since residents would likely commute out of the neighborhood to an employment site with or without the Expedia project. Background traffic growth rate associated with new development in Magnolia was assumed, and is described in DEIS Section 3.10.1 (or Section 2.1.2 of the Transportation Technical Report in **Appendix I**). This same background growth rate is assumed for the additional transportation analysis conducted for this FEIS.

#### Comment 5

See the response to Letter 77, Comment 5.

#### Comment 6

See the response to Letter 20, Comment 1.

#### Comment 7

Your comment regarding development of the Talaris site and/or other off-site locations is noted. See Section 4.1, **Alternatives**, for details on off-site locations.

#### Comment 8

Alternative 1 is the applicant's preferred alternative. However, no decisions have been made on the project. Your comment regarding public comment opportunities is noted. See Section 4.5, **Opportunities for Public Input**.

Response to Catherine Mayhew - Letter 553

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to William Gagne Maynard - Letter 554

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Clarence McAllister - Letter 555

#### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Amanda McCaffrey - Letter 556

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

#### Comment 2

Your comment in support of affordable housing throughout Seattle and for Alternative 1 is noted.

Response to Doyle McCarthy - Letter 557

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Dave McCaul - Letter 558

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Margaret McCauley - Letter 559

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Morgan McClanahan - Letter 560

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tim McConnell - Letter 561

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Comment 3

Your comment regarding increasing taxes on rental, secondary and income properties to help fund affordable housing is noted.

Response to Victoria McCormick - Letter 562

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Victoria McCormick - Letter 563

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to David McDaniel – Letter 564

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Jennifer McDowall - Letter 565

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Toni McElroy - Letter 566

### Comment 1

Per your request, you will be placed on the project listserv. Office of Housing will notify the listserv of significant milestones in the planning process, including notification of when a draft redevelopment plan is available for public comment, and when the plan is submitted to City Council for review. Thank you for your interest in the project.

## Response to Deborah Brown McGarry - Letter 567

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to James S. McIntosh - Letter 568

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, the Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. Under Alternative 3, the entire site would be developed as a public park with passive and active recreation facilities, including two multi-purpose fields. Up to 4.7 acres in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park (see **Chapter 2** for details)

### Comment 2

Your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 4, Comment 1.

### Comment 3

Your comment regarding developing affordable housing through infill development in other locations is noted. See the response to Letter 40, Comment 1.

### Comment 4

Your comment in support of a Discovery Park alternative is noted.

### Comment 5

Thank you for information on the history of Discovery Park and the Fort Lawton site. See Section 3.9, **Historic and Cultural Resources**, and **Appendix H** for additional information on the site's history.



#### Comment 6

Your comment in opposition to developing housing on the Fort Lawton site is noted.

#### Comment 7

See the response to Letter 40, Comment 1. Please also see Section 3.10, **Transportation**; Section 4.4, **Transportation**; and **Appendix I** for details on transit service.

#### Comment 8

See the response to Letter 12, Comment 21.

#### Comment 9

Your comment regarding development in Seattle and loss of open space and trees is noted. Under Alternative 1, impervious surface area would be reduced compared to existing conditions. Existing forested areas in the north and south portions of the site would be retained, and additional landscaping provided (see **Chapter 2** for details)

#### Comment 10

The comment regarding wildlife in Discovery Park and on the Fort Lawton site is noted. Please see Section 3.2, **Biological Resources**, and Appendix C for further information.

#### Comment 11

Your comment regarding potential park uses on the Fort Lawton site is noted.

Response to Chuck McKeever - Letter 569

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Juanita McLaughlin - Letter 570

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bronwyn McNutt - Letter 571

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Garland McQuinn - Letter 572

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Megan - Letter 573

### Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the response to Letter 69, Comment 1.

Response to Bruno Mello - Letter 574

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jeremy Mendonsa - Letter 575

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Finn Menzies - Letter 576

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Aaron Merhoff - Letter 577

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

For information on transit and access to services and employment, see the response to Letter 40, Comment 1. For information on school capacity, see the response to Letter 61, Comment 1.

### Comment 3

Your comment in opposition to Alternative 1 is noted.

### Comment 4

Your comment in support of Alternative 4 is noted.

### Comment 5

Your comment in support of development including market-rate and affordable housing on the Fort Lawton site is noted. See the response to letter 537, Comment 2.

### Comment 6

See the response to Letter 69, Comment 1.

## Response to Aaron Merhoff - Letter 578

### Comment 1

Thank you, please see the response to Letter 577, Comment 1.

### Comment 2

See the response to Letter 577, Comment 2.

### Comment 3

See the response to Letter 577, Comment 3.

### Comment 4

See the response to Letter 577, Comment 4.

### Comment 5

See the response to Letter 577, Comment 5.

### Comment 6

See the response to Letter 577, Comment 6.

## Response to Christine Merker - Letter 579

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

See the response to Letter 61, Comment 1.

### Comment 3

Your comment in support of affordable housing is noted.

## Response to Nancy Mero - Letter 580

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Richard Mesmer - Letter 581

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

See the response to Letter 203, Comment 8, regarding the West Point wastewater treatment plant. See Section 3.2, **Biological Resources**, and **Appendix C** for information on wildlife use of

the Fort Lawton site and the surrounding area, and an analysis of the impacts of the EIS alternatives on wildlife.

Comment 3

See Section 3.6, **Land Use/Relationship to Plans and Policies**, for a discussion of the Discovery Park Master Plan. As noted in the discussion, the Court of Appeals determined that the City was not required to publicly determine the applicability of the Discovery Park Master Plan to the Fort Lawton Redevelopment Plan. Under Alternatives 1 and 3, public parks would be provided on the Fort Lawton site, including passive and active recreation areas. Up to 4.7 acres of forestland owned by the U.S. Army in the west portion of the Fort Lawton site would also be incorporated into Discovery Park under these alternatives. No public parks would be included under Alternative 2.

Response to Scott Meyer - Letter 582

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Michael - Letter 583

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to E. Michaels - Letter 584

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nikita Milani - Letter 585

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Scott Miles - Letter 586

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Andy Miller - Letter 587

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Anne Miller - Letter 588

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gordon Miller - Letter 589

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kathryn Miller - Letter 590

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ashley Millett - Letter 591

Comment 1

Thank you, your comment regarding providing area for school use on the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

Response to Ashley Millett - Letter 592

Comment 1

Thank you, your comments on public safety are noted for the record. Please see the response to Letter 21, Comment 2, for information on public safety and the response to Letter 164, Comment 2, for information on supportive services.

Comment 2

In 2015, the average response time for Priority 1 911 calls in the West Precinct (which includes Magnolia) was 8 minutes and 42 seconds.<sup>8</sup> This response time is less than in three of the four other Seattle precincts.

Comment 3

The temporary increase in demand for police and fire services described in Section 3.11, **Public Services**, would be due to potential construction site theft, vandalism and construction-related fires or accidents. These construction-related demands would no longer exist once construction is complete. Once full-buildout of the project is complete, there would be an increase in demand for police and fire/emergency services (relative to conditions prior to development) due to an increase in on-site population. Seattle Police Department and Seattle Fire Department expect that they would have the capacity to meet these needs. Senior supportive housing is not anticipated to cause a substantial increase in demand for police services.

See the response to Letter 21, Comment 2.

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<sup>8</sup> "Real Police Response Time Figures by Precinct." Council Connection, 2016.

#### Comment 4

Your comment regarding on-site managers for the senior supportive housing is noted. While only one manager is proposed under Alternative 1, additional supportive services would be provided onsite. For example, case managers would be provided to assist in crisis intervention, eviction prevention and linkages to other resources such as chore services and health care. Residents would also have access 24 hours a day to residential counselors (see **Chapter 2** for details). Because of the services provided and based on prior experience within similar developments, one manager is anticipated to be sufficient for the proposed senior supportive housing.

#### Comment 5

Seattle Public Schools (SPS) maintains data regarding the student yield rate for all students in grades K-12 in each part of the city of Seattle for various types of housing. The rate indicates the percentage of students that would be generated based on the number and types of housing. Within the McClure Middle School area (which would include the Fort Lawton site), the student yield rate for apartments is 2.3%, for condominiums is 1.9% and for single-family residences is 27.6%. Based on these rates, development under Alternative 1 would generate approximately 41 new students (see Section 3.11, **Public Services**, for details). See the response to Letter 61, Comment 1 regarding additional analysis that was conducted for this FEIS on the capacity of the schools near the Fort Lawton site to serve the project.

#### Comment 6

As noted in Section 3.11, **Public Services**, similar to other public services within the City of Seattle, tax revenues generated directly and indirectly from development projects help to support public services such as police, fire/emergency services and schools. SPS's planning process would also help address impacts on schools.

#### Comment 7

Your comment regarding SPS's enrollment and capacity estimates are noted. See the response to Comment 5 in this letter.

#### Comment 8

The Fort Lawton EIS was not prepared by the Seattle City Council. As allowed by SEPA, Alternative 1 has been identified as the Preferred Alternative in the EIS. However, the City has not made a final decision on this or any other alternative. The DEIS and FEIS together comprise the document that the City will use—along with other analyses and public input—to make decisions on the proposed Fort Lawton Project. After the issuance of this FEIS, City staff will make recommendations to the decision-makers on the Fort Lawton Project. Additional opportunities for public input will occur during this process (see Section 4.5, **Opportunity for Public Input**).

Response to Nicholas Mirra - Letter 593

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Leah Missik - Letter 594

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Patricia Moe - Letter 595

Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

Comment 2

Based on the number of residents (586 people) that would reside on the site with development under Alternative 1, there would be a demand for approximately 4.7 acres of parks and recreation facilities. This demand would be satisfied by the provision of approximately 8.2 acres of passive recreation areas and 5.4 acres of active recreation areas onsite, as well as the incorporation of approximately 4.7 acres of land to Discovery Park. This increase in recreation area would be available to the public (see Section 3.8, **Recreation and Open Space**, for details).

Comment 3

There are no plans for an additional hearing on the DEIS. The DEIS can be reviewed and downloaded online at <http://www.seattle.gov/housing/ft-lawton>.

Response to David Moehring - Letter 596

Comment 1

Thank you, your comment in support of Alternatives 1 and 3 is noted for the record.

Comment 2

Your comment regarding providing environmental education opportunities is noted.

Comment 3

Your comment in opposition to Alternative 2 is noted.

Comment 4

Your suggestions for the design of residential open space are noted.

Comment 5

A school is currently not included in any of the EIS alternatives; thus, the EIS does not address impacts of a school on the Fort Lawton site. See the response to Letter 34, Comment 1.

Comment 6

The biological resources analysis prepared for the DEIS discussed the potential for permanent displacement of species, and the potential for disruption during breeding season. The analysis

noted that with construction activities during breeding season there is a greater potential for permanent loss of species. Several mitigation measures are identified to address these potential impacts, including preparation of a great blue heron Management Plan to address construction activities during the nesting season, and coordination with WDFW when working near nesting habitat.

The DEIS analyzed the impacts to wildlife and wildlife habitat at the Fort Lawton site in relation to Discovery Park. The analysis indicated that under Alternatives 1 and 3, wildlife habitat and corridors for wildlife movement between Discovery Park and Kiwanis Memorial Reserve Park would be preserved within the proposed natural areas (e.g., in the forest areas in the north and south portions of the site). Also, up to 4.7 acres of forest land owned by the U.S. Army in the west portion of the site would be incorporated into Discovery Park and preserved as natural area. Under Alternative 2, the north forest area that provides wildlife habitat and a wildlife corridor between the parks would be partially developed, and the south forest area completely removed. The forest land owned by the U.S. Army may or may not be incorporated into Discovery Park under this alternative. Therefore, Alternative 2 would have greater potential to impact wildlife/wildlife habitat than Alternatives 1 and 3 (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

#### Comment 7

Thank you for information on the Magnolia community NextDoor poll.

#### Comment 8

Your comment regarding development of affordable housing at dispersed locations within Magnolia is noted. See Section 4.1, **Alternatives**.

Response to Rick Mohler - Letter 597

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Johannes Mohrmann - Letter 598

#### Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Lyle Moise - Letter 599

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Patrick Mondello - Letter 600

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.



Response to Colleen Monette - Letter 601

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Donna Moniz - Letter 602

Comment 1

Thank you, your comment regarding Discovery Park is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Jen Moon - Letter 603

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to KJ Moon - Letter 604

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Cary Moon - Letter 605

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Robert Moore - Letter 606

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Teresa, Tom, and Caitlin Moore - Letter 607

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, the Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. Under Alternative 3, the entire site would be developed as a public park with passive and active recreation facilities, including two multi-purpose fields. Up to 4.7 acres in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park (see **Chapter 2** for details)

Comment 2

See the responses to Letter 12, Comments 9 and 13.

Comment 3

See the response to Letter 548, Comment 3.

Response to Debra Morrison - Letter 608

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Lyle Morse - Letter 609

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

See the response to Letter 20, Comment 1.

Comment 3

Your comment regarding affordable housing is noted.

Response to Charlie Morss - Letter 610

Comment 1

Thank you, your comment in support of the Friends of Discovery Park issue paper is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Linda C Morton - Letter 611

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

Response to David Moser - Letter 612

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Cliff Mountjoy-Venning - Letter 613

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Matthew Moyano - Letter 614

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. See the response to Letter 40, Comment 1.

### Comment 2

Your comment regarding development of the fort/Discovery Park is noted. However, the Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

### Comment 3

Your comment regarding preference for affordable housing on the Talaris site is noted.

### Comment 4

Your comment in support of Alternative 3 is noted.

Response to Claudine Murphie - Letter 615

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Your preference for a natural park is noted.

Response to Meaghan Murphy - Letter 616

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Melissa Murphy - Letter 617

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kathy Mutchler - Letter 618

### Comment 1

The Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. Approximately 55% of the site is currently built area/impervious surfaces, which would be reduced to 40% under Alternative 1. Existing forested habitat areas would be preserved in the north and south parts of the site, and up to 4.7 acres of forested habitat in the west portions of the site owned by the U.S. Army would be incorporated into Discovery Park under this alternative (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

### Comment 2

Your comment regarding the rights of indigenous people is noted. See the response to Letter 85, Comment 3.

### Comment 3

Your comment in opposition to residential development on the Fort Lawton site is noted. Please see the response to Comment 1 in this letter.

## Response to Miller Myers - Letter 619

### Comment 1

Thank you, your comment regarding existing preserving trees and wildlife on the Fort Lawton site is noted for the record. Under Alternatives 1 and 3, the existing forested habitat areas in the north and south parts of the site would be preserved in their natural condition, as would wildlife habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park. Under Alternative 2, these areas could be developed as market-rate housing (see Section 3.2, **Biological Resources** and **Appendix C** for details).

## Response to Ramez Naam - Letter 620

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Risa Nagel - Letter 621

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Izumi Nance - Letter 622

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Chad Newton - Letter 623

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

The City's current schedule for development of Alternative 1 is aggressive but realistic. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project

### Comment 3

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

## Response to Chad Newton - Letter 624

### Comment 1

Your comment regarding street access for Alternatives 1 and 2 is noted for the record.

## Response to Molly R. Nixon - Letter 625

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kara Noar - Letter 626

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ty Nolan - Letter 627

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bill Nordwall - Letter 628

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Baird Nuckolls - Letter 629

Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

Comment 2

Your positive experience with Habitat for Humanity and OPAL low-income housing, and preference for smaller scale development, is noted.

Comment 3

See the response to Letter 12, Comment 12.

Comment 4

The DEIS transportation analysis included the intersections at the entrance to Discovery Park—Discovery Park Boulevard / Texas Way and W Government Way / Discovery Park Boulevard / 36th Avenue W. As shown in **Table 3.10-4** (or Table 11 in **Appendix I**), project-generated trips under Alternative 1 would add a small amount of delay during the peak hours (3 seconds average delay per vehicle, or less) but would not change overall levels of service compared to conditions without the project. Mitigation measures identified in the DEIS include completion of the sidewalk network in the area, and addition of crosswalks and curb ramps. As discussed in **Section 3.10-2** (or Section 3.2.6 of the Transportation Technical Report in **Appendix I**), historical collision data show that there are no existing safety issues in the site vicinity. The project does not include any changes to the roadway network, and combined with the factors described above, is not expected to result in new safety concerns.

Response to Neal Nuckolls - Letter 630

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see Letter 581, Comment 3.

## Comment 2

Section 3.6, **Land Use/Relationship to Plans and Policies**, provided a detailed analysis of the potential impacts of Alternative 1. The analyses concluded that no significant land use impacts are anticipated. For Alternative 1, this is due to the compatibility of the proposed housing and public park uses with off-site uses, layout of uses, provision of buffers/separation, and the lack of new vehicular/pedestrian connection to certain off-site uses.

## Comment 3

See the response to Letter 40, Comment 1.

## Comment 4

Your comment in favor of a park or school alternative is noted. Under Alternative 3, the entire Fort Lawton site would be in park uses. See the response to Letter 69, Comment 1.

## Comment 5

See the response to Letter 484, Comment 3.

## Comment 6

Thank you, your comment regarding preference for Alternative 3 and then Alternative 2 is noted.

Response to Neal Nuckolls - Letter 631

## Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a school or Discovery Park alternative is noted. Please see the responses to Letter 69, Comment 1, and Letter 4, Comment 1.

Response to Ezra Nuite - Letter 632

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Brendan O'Connor- Letter 633

## Comment 1

Thank you for your comment in support of Alternative 1. Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Brendan O'Connor- Letter 634

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Kari O'Driscoll - Letter 635

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nero O'Reilly - Letter 636

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Melody O'Seadna - Letter 637

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Liz O'Donoghue - Letter 638

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record

Response to Josh Oakley - Letter 639

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Daniel Ojalvo - Letter 640

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gabrielle Olivera - Letter 641

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Eliot David Olson - Letter 642

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kathryn Olson - Letter 643

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Susan Oneil - Letter 644

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Guy Oron - Letter 645

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Chelsea M. Pagan - Letter 646

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nathan Page - Letter 647

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nicole Palczewski - Letter 648

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Rebecca Demarest Panzer - Letter 649

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Leah Papernick - Letter 650

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jung Park - Letter 651

Comment 1

The Fort Lawton site is not currently part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. While some neighbors may use the site for recreation, any recreational use is unauthorized. Please see the response to Letter 4, Comment 1.



#### Comment 2

See the response to Letter 85, Comment 3.

Response to Alison Park-Douglas - Letter 652

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alex Parkman - Letter 653

#### Comment 1

Thank you, your comment regarding opportunity of public input is noted for the record. Please see Section 4.5, **Opportunity of Public Input**.

Response to Amanda Parnell - Letter 654

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Adina Parsley - Letter 655

#### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Zoe Parsons - Letter 656

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to James Pasch - Letter 657

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

As described in Section 3.9, **Historic and Cultural Resources**, and **Appendix H**, the cultural resources department at the Duwamish, Muckleshoot, Snoqualmie and Suquamish tribes were contacted to inquire about project-related cultural information or concerns.

Response to Giulia Pasciuto - Letter 658

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Pat - Letter 659

Comment 1

Thank you, your comment regarding mixed housing, including market-rate and supportive housing is noted for the record. Please see the response to Letter 172, Comment 5.

Comment 2

See the responses to Letter 40, Comment 1, and Letter 164, Comment 2.

Comment 3

See Section 3.10, **Transportation**, Section 3.11, **Public Services**, and Section 3.12, **Utilities**, for analyses of the capacity of existing infrastructure and services to meet the demands from the EIS alternatives. Additional analysis of the capacity of the road system and schools in the Fort Lawton vicinity is included in this FEIS. See the responses to Letter 12, Comments 9 and 13, and Letter 61, Comment 1.

Comment 4

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

Response to Arthur R. Patterson - Letter 660

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Jason A. Paul - Letter 661

### Comment 1

Thank you, your comment regarding the impacts of low-income housing on crime and property values is noted for the record. Please see the responses to Letter 21, Comment 2 and Letter 90, Comment 3.

### Comment 2

See the response to Letter 90, Comment 3. Please note that the affordable and formerly homeless housing proposed under Alternative 1 is not intended to be temporary shelter. Please see **Chapter 2** for details on the proposed senior supportive housing, affordable rental housing and affordable ownership housing.

### Comment 3

See the response to Letter 21, Comment 2.

### Comment 4

Many residents of affordable housing are anticipated to be car owners. Few residents of the senior supportive housing are expected to own cars, but additional supportive services and possibly shuttle services will be provided for these residents (see the response to Letter 164, Comment 2). For information on access to transit and services, see the response to Letter 40, Comment 1.

### Comment 5

Your comment regarding potential alternative locations for affordable housing is noted. Please see Section 4.1, **Alternatives**.

### Comment 6

Your comment regarding homeless shelters and crime is noted. See the response to Comment 2 in this letter.

Response to Todd Paulson - Letter 662

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

Please see the responses to Letter 12, Comments 9 and 13.

### Comment 3

See the response to Letter 40, Comment 1.

#### Comment 4

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to Dave Pearson – Letter 663

#### Comment 1

Thank you, your comment in opposition to Alternatives 1 and 2 is noted for the record.

#### Comment 2

Please see the response to Letter 40, Comment 1.

#### Comment 3

See the response to Letter 61, Comment 1.

#### Comment 4

In response to comments on the DEIS, a discussion of the City of Seattle’s rezone criteria that relate to a rezone of the Fort Lawton site under Alternative 1 is provided in this FEIS (including SMC 23.34.007, SMC 23.34.008, 23.34.010, 23.34.011, 23.34.013, 23.34.014 and 23.34.018). See Section 3.6, **Land Use/Relationship to Plans and Policies**, and Section 4.7, **Rezone Criteria Analysis**.

Response to Beatrice Peaslee - Letter 664

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Anna Pedroso - Letter 665

#### Comment 1

Thank you, your support of Alternative 4 is noted for the record. For more detailed analysis of the impacts of the EIS alternatives in certain technical areas, including biological resources, please see the technical reports in the EIS appendices.

Response to Casey Peel - Letter 666

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gabriel Pelly - Letter 667

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Melissa Pennington - Letter 668

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Aaron T. Perez - Letter 669

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lynn Perry - Letter 670

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Abby E Peterson and Brent K Martin - Letter 671

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Eric Peterson - Letter 672

Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

Response to Kimberly Phan - Letter 673

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Ethan Phelps-Goodman - Letter 674

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Shannon Phillips - Letter 675

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Susan G. Phinney - Letter 676

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

As described in **Chapter 2**, Alternative 1 is anticipated to accommodate approximately 596 new residents.<sup>9</sup>

### Comment 3

See Section 3.10, **Transportation**, and **Appendix I** for an analysis of the transportation impacts under the EIS alternatives. The analysis indicates that at full buildout, Alternatives 1, 2 and 3 would increase daily vehicle trips above existing levels in the Fort Lawton vicinity. However, no significant LOS changes are expected at intersections near either of the site.

### Comment 4

See the response to Letter 40, Comment 1.

### Comment 5

For the transportation analysis, the trip generation from the senior supportive housing under Alternative 1 was based on the analysis performed for the *Ballard Senior Housing Project*. It was determined that very few senior housing residents own vehicles. Most trips generated by low-income senior housing projects are generated by staff, caregivers, and visitors. The Fort Lawton analysis assumed that the senior housing would generate 1 peak hour trip for every 10 residential units (a rate of 0.10 trips per unit) (see Section 3.10, **Transportation**, and **Appendix I** for details on trip generation).

### Comment 6

See the response to Letter 548, Comment 3.

### Comment 7

Your comment regarding providing a smaller affordable housing development is noted.

### Comment 8

The proposed plan reflects a balance of achieving multiple housing and parks objectives, including achieving a range of housing types and affordability levels, creating an efficient development site plan, preserving existing wildlife habitat and creating significant new public park and recreation opportunities. This plan will continue to be refined as the development

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<sup>9</sup> Population estimates are based on comparable projects and are calculated as follow:

- Senior Supportive housing – 85 residents (1.0 resident per unit) and 1 manager (1.0 manager per manager unit);
- Affordable rental – 250 residents (2.5 residents per unit); and
- Affordable ownership – 310 residents (5.0 residents per unit).

moves forward through the permitting process. Both the Office of Housing and Seattle Public Schools evaluated the merits of preserving the existing structures for re-use as either housing or school facilities, and concluded that given the configuration and condition of the properties, preservation was a less desirable option than demolition and development of new facilities. See the response to Letter 485, Comment 1.

Comment 9

Your comment regarding reducing the size and impacts of the project is noted.

Response to Owen Pickford - Letter 677

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Cindy Pierce - Letter 678

Comment 1

Thank you, your comment in opposition to housing on the Fort Lawton site is noted for the record. Your comment in support of Alternative 3 or a Discovery Park alternative is noted. See the response to Letter 4, Comment 1 and Section 4.1, **Alternatives**.

Response to Natasha Pietila - Letter 679

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Elisa Pittner - Letter 680

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to John Platt - Letter 681

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Comment 2

As possible, Office of Housing will contact you regarding your idea on low-income/homeless housing.

Response to DeAnna Poling - Letter 682

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ira Pollock - Letter 683

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Bonnie Porter - Letter 684

Comment 1

Thank you, your comment regarding school capacity and your support for a school alternative are noted for the record. Please see the responses to Letter 61, Comment 1 and Letter 69, Comment 1.

Comment 2

See the response to Letter 40, Comment 1.

Comment 3

A description of existing police and fire/emergency services in the Fort Lawton vicinity, and an analysis of the impacts of the EIS alternatives on these services is provided in Section 3.11, **Public Services**. The analysis notes that increases in on-site population with development on the Fort Lawton site under Alternatives 1 and 2 would result in an increase in demand for police and fire/emergency services. Through tax revenues generated directly and indirectly from development of the Fort Lawton site and the service purveyors' planning processes, Seattle Police Department and Seattle Fire Department have indicated that they could handle the increased demand for services from proposed development at the site; therefore, no significant impacts are expected.

Comment 4

See the response to Comment 3 in this letter.

Response to Bonnie Porter - Letter 685

Comment 1

Thank you, your comment in opposition to Alternatives 1 and 2, and your support for Alternatives 3 and 4 is noted for the record. Please see the response to Letter 40, Comment 1 regarding infrastructure and services.

Comment 2

Your comment regarding remodeling existing buildings on Aurora Avenue for affordable housing is noted.



### Comment 3

See the response to Letter 61, Comment 1, and Section 3.11, **Public Services**, for information on school capacity.

### Comment 4

Your comment in opposition to Alternatives 1 and 2 is noted.

Response to Mark Porter - Letter 686

### Comment 1

Thank you, your comment in opposition to all the EIS alternatives is noted for the record. Of the alternatives analyzed in the EIS, Alternative 1 proposes the most housing units (238).

Alternative 1 is anticipated to accommodate approximately 596 new residents. An alternative with higher density affordable housing is not analyzed in the EIS. Please see Letter 15, Comment 2. Also see Section 3.10, **Transportation**; Section 4.4, **Transportation**; and **Appendix I** regarding the ability of transportation infrastructure to support the EIS alternatives.

### Comment 2

See the response to Letter 61, Comment 1.

### Comment 3

Your comment regarding homelessness is noted.

### Comment 4

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

### Comment 5

Your comment in support of a school alternative, after a Discovery Park alternative, is noted. See the response to Letter 69, Comment 1.

### Comment 6

Your comment in support of developing affordable housing in Downtown Seattle is noted.

Response to Mary Jo Porter - Letter 687

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alan and Karen Potter - Letter 688

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. Also see Letter 2, Comment 18 regarding the Discovery Park Master Plan.

#### Comment 2

Your support for Alternative 3, after a Discovery Park alternative, is noted.

#### Comment 3

Your comment regarding park supervision is noted.

#### Comment 4

The City of Seattle Office of Housing is the applicant for the Fort Lawton Project. While the City Council is included in the decision-making process for the project, they are not able to remove the SEPA applicant from the process. SEPA allows identification of a Preferred Alternative in an EIS. However, no final decisions have been made on the project.

#### Comment 5

Your comment in support of a Discovery Park alternative is noted.

Response to Sarah Power - Letter 689

#### Comment 1

Thank you, comment regarding access to services is noted for the record. Please see the response to Letter 40, Comment 1.

#### Comment 2

See the response to Letter 21, Comment 2.

Response to Albert H. Powers - Letter 690

#### Comment 1

Thank you, your comment in opposition to residential development on the Fort Lawton site, and in support of a school alternative, is noted for the record. Please see the response to Letter 69, Comment 1.

Response to Harold Pratt - Letter 691

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment regarding reducing the proposed parking is noted. See Section 3.10, **Transportation**, and **Appendix I** for the analysis of parking and transit service.

Response to Meredith Preston - Letter 692

#### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 90, Comment 3 regarding property values.

#### Comment 2

See the response to Letter 21, Comment 2

#### Comment 3

See the response to Letter 40, Comment 1.

#### Comment 4

See the response to Letter 164, Comment 2.

#### Comment 5

See the response to Letter 21, Comment 2.

#### Comment 6

Your comment regarding impacts of proposed development of Discovery Park is noted.

Response to Elizabeth Pring - Letter 693

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gayle A. Puccinelli - Letter 694

#### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Please see the response to Letter 4, Comment 1 regarding the Discovery Park Master Plan.

#### Comment 2

See the responses to Letter 12, Comments 9 and 13.

#### Comment 3

See the response to Letter 40, Comment 1 for information on transit/services. See Letter 61, Comment 1 for information on school capacity.

#### Comment 4

Your comment in opposition to Alternative 1 is noted.

#### Comment 5

Your comment regarding the Talaris site as a possible off-site location is noted. See Section 4.1, **Alternatives**.

#### Comment 6

Your comment regarding the opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**.

Comment 7

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to John Putre - Letter 695

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Amanda Qu - Letter 696

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Greg Quetin - Letter 697

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jamal Raad - Letter 698

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Thomas Rakes - Letter 699

Comment 1

Thank you, your comment regarding homelessness and affordable housing in the City of Seattle is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Comment 3

Your comment regarding ownership and rental rates of the affordable housing is noted.

Response to Jane Rall - Letter 700

Comment 1

Thank you, your comments regarding impacts on Discovery Park are noted for the record. The potential impacts of the EIS alternatives on Discovery Park are analyzed for several elements of

the environment, including biological resources, land use and aesthetics/visual resources. See 4.3, **Recreation and Open Space**, for details.

Comment 2

See the response to Letter 40, Comment 1.

Comment 3

See the response to Letter 12, Comment 13.

Comment 4

See the response to Letter 61, Comment 1.

Comment 5

See the response to Letter 21, Comment 2.

Comment 6

Your comment in opposition to Alternative 1 is noted.

Response to Jane Rall - Letter 701

Comment 1

Thank you, your comment in support of Alternative 3 is noted.

Comment 2

Your suggestion of providing information on the history of Discovery Park is noted.

Response to Heather Ralph - Letter 702

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Maya Ramakrishnan - Letter 703

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kevin Ramsey - Letter 704

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Erin Rants - Letter 705

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Anton Rapo - Letter 706

Comment 1

Please see the response to Letter 172, Comment 5.

Comment 2

Thank you, your comment regarding developing affordable housing in another location is noted for the record. See the response to Letter 40, Comment 1 regarding the capacity of transit service in the Fort Lawton area.

Response to Dorothy Rasener - Letter 707

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Comment 2

See the response to Letter 40, Comment 1.

Comment 3

Your comment regarding the Magnolia neighborhood is noted.

Response to Rachel Ravitch - Letter 708

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Annie Raymond - Letter 709

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kim Raymoure - Letter 710

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Helen Read - Letter 711

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Whitney Rearick - Letter 712

### Comment 1

Thank you, your comment in support of Alternative 1 and for a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

### Comment 2

Your comment regarding the impacts of not building affordable housing at Fort Lawton, and the potential increase in low-income residents forced to move to a suburban environment, is noted. While increasing the number of people living a “car-based lifestyle” would likely lead to higher greenhouse gas (GHG) emissions, this comparison is not within the scope of this EIS (see Section 3.3, **Air Quality/Greenhouse Gas Emissions**, and **Appendix D** for details on the GHG analysis).

### Comment 3

Your comment regarding commercial/retail uses is noted. See Section 4.1, Alternatives, for a discussion of “Other Alternatives.” For information on transit and access to services, see the response to Letter 40, Comment 1.

## Response to Simha Reddy - Letter 713

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Leslie Reed - Letter 714

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Irene Reep - Letter 715

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

#### Comment 7

Your comment in support of providing affordable housing in Seattle is noted.

Response to Joni Reeves - Letter 716

#### Comment 1

Please see the response to Letter 80, Comment 10.

#### Comment 2

See the responses to Letter 2, Comments 4 and 5.

#### Comment 3

See the responses to Letter 7, Comments 2 and 6.

#### Comment 4

See the responses to Letter 2, Comments 4 and 5.

#### Comment 5

The cumulative impacts of the Fort Lawton Project are discussed in Section 4.6, **Cumulative Impacts**. Also, see the response to Letter 80, Comment 3.

#### Comment 6

See the responses to Letter 12, Comment 13, and Letter 80, Comment 4.

#### Comment 7

See the responses to Letter 80, Comment 6.

#### Comment 8

See the response to Letter 80, Comment 7.

#### Comment 9

See the response to Letter 80, Comment 9.



## Response to Nicole Reid - Letter 717

### Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the responses to Letter 34, Comment 1 and Letter 69, Comment 1.

### Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

See the response to Letter 61, Comment 1.

## Response to Susan Reilly - Letter 718

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

Your comment regarding the value of Discovery Park is noted.

## Response to William Reilly - Letter 719

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

## Response to Rae Rein - Letter 720

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Don Reising - Letter 721

### Comment 1

Thank you, your comment in opposition to development of the Fort Lawton site is noted for the record.

### Comment 2

Please see the response to Letter 40, Comment 1.

### Comment 3

See the response to Letter 61, Comment 1.

## Response to Linda Reiter - Letter 722

### Comment 1

Thank you, your comment regarding the opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

Unlike unsanctioned encampments, the affordable housing under Alternative 1 must be operated according to an approved management plan, and remain in compliance with all City housing and building codes. Catholic Housing Services is proposing a comprehensive package of services focused on stability for the residents. Case management services would be provided onsite by Catholic Community Services of Western Washington. Case managers would leverage behavioral health services, including chemical dependency treatment and/or mental health services, as needed. In addition to case management services, all residents would have access 24 hours a day to residential counselors.

Providers of oncome-restricted affordable housing must report annually to public funders. The Seattle Office of Housing's regular assessments cover a comprehensive list of compliance and performance areas, including community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints). Housing providers must also demonstrate affirmative marketing and nondiscrimination consistent with federal, state, and local fair housing laws and regulations.

### Comment 4

See the response to Letter 164, Comment 2.

### Comment 5

Your request for a dog park is noted. Alternative 1 currently includes significant acreage for passive and active recreation. The City is currently working with Seattle Public Schools (SPS) on an opportunity for SPS to acquire 6 acres for active recreation to meet the needs of both SPS and the broader public. Both the City and SPS are committed to a future process that incorporates public input regarding the programming of this space when funding becomes available for development. If this process identified specific uses with additional impacts, further SEPA review would be conducted. See Section 4.1, **Alternatives**, for further details.

## Response to Brian Retford - Letter 723

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment regarding the development of affordable housing on both the Fort Lawton and Talaris sites is noted for the record. Please see Section 4.1, **Alternatives**.

## Comment 3

Your comment regarding affordable housing is noted.

Response to James Reynolds - Letter 724

## Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Responses to all written and verbal comments received during the DEIS comment period will be given equal weight. Please see Section 4.5, **Opportunity for Public Input**.

The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. While some neighbors may use the site for recreation, any recreational use is unauthorized.

See the response to Letter 12, Comment 21 for information on how the affordability of the housing in the Fort Lawton Project will be maintained.

See **Chapter 4** for discussion of the capacity of services and infrastructure in the Fort Lawton area to handle the additional demands of the EIS alternatives.

Your comment in support of a Discovery Park alternative is noted. See response to Letter 4, Comment 1.

Response to Jordan Reynolds - Letter 725

## Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. See response to Letter 34, Comment 1.

Response to Serena Rice - Letter 726

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Shawn Richards - Letter 727

## Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a school alternative is noted. Please see the response to Letter 34, Comment 1.

## Response to Rob Ricketts - Letter 728

### Comment 1

Your comment in opposition to Alternative 1 is noted for the record. The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

Please see the response to Letter 21, Comment 2.

### Comment 2

None of the EIS alternatives would include a homeless shelter. Alternative 1 would include permanent supportive housing for formerly homeless seniors, as well as affordable homeownership and affordable rental units, on the Fort Lawton site. Formerly homeless senior supportive house would incorporate a variety of social services to ensure residential stability (see the response to Letter 164, Comment 2). Also see the response to Letter 40, Comment 1 regarding transit and services.

## Response to Yucca Rieschel - Letter 729

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

Your comment regarding alternative sites for the affordable housing in the Magnolia neighborhood is noted.

### Comment 3

It is acknowledged that the proposed affordable housing would not be immediately available. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project.

## Response to Chad Rinehart - Letter 730

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of school use on the Fort Lawton site is noted. Please see the response to Letter 34, Comment 1.

## Response to Andrea and LaVar Riniker - Letter 731

### Comment 1

Thank you, your comment in support of mixed housing, including market-rate housing and affordable housing, is noted for the record. Please see Section 4.1, **Alternatives**.

## Comment 2

Seattle Public Schools currently does not have fully formed plans for development of a school on the Fort Lawton site. Should SPS pursue this option, it would need to conduct additional, separate environmental review of their school proposal.

## Comment 3

No final decision has been made on the Fort Lawton project. The DEIS and FEIS together comprise the document that the City will use—along with other analyses and public input—to make decisions on the proposed project. See Section 4.5, **Opportunity for Public Input**.

## Response to LaVar Riniker - Letter 732

### Comment 1

Thank you, your comment regarding mixed housing, including market-rate housing and affordable housing, is noted for the record. Please see Section 4.1, **Alternatives**.

### Comment 2

See the response to Letter 40, Comment 1, for information on transit and access to services. See the response to Letter 164, Comment 2, for information on supportive services provided under Alternative 1.

### Comment 3

The Talaris site is still considered a viable location for the affordable housing as sale of the property is not complete and Quadrant does not have firm plans for the property. See Section 4.1, **Alternatives**, for more information on off-site alternatives.

## Response to Phil Ritter - Letter 733

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Michael Roberto - Letter 734

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kim K. Roberts - Letter 735

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jason Robideau - Letter 736

#### Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Roxanne Robles - Letter 737

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Diana Rocha - Letter 738

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Dawn Rodney - Letter 739

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Marissa Lynn Roesijadi - Letter 740

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment regarding affordable housing is noted.

Response to Christine Walsh Rogers - Letter 741

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Trace Ronning - Letter 742

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gilbert Rooth - Letter 743

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see Section 3.10, **Transportation**; Section 4.4, **Transportation**; and **Appendix I** for information on the capacity of the transportation system in the Fort Lawton vicinity to handle development under the EIS alternatives. For information on school capacity, see the response to Letter 61, Comment 1. For information on transit and access to services, see the response to Letter 40, Comment 1.

Response to Jennifer Rooth - Letter 744

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Comment 2

See the response to Letter 61, Comment 1.

Comment 3

See the response to Letter 40, Comment 1.

Comment 4

See Section 3.10, **Transportation**, and Section 4.4, **Transportation**, as well as the responses to Letter 12, Comment 9 and Letter 29, Comment 2.

Comment 5

See the response to Letter 40, Comment 1.

Response to Todd B. Rosin - Letter 745

Comment 1

Thank you, your comment regarding affordable housing on the Fort Lawton site is noted for the record.

Comment 2

Please see the response to Letter 40, Comment 1.

### Comment 3

See the response to Letter 21, Comment 2. The Seattle Police Department has indicated that they have the capacity to address the additional demand for service generated by the EIS alternatives (see Section 3.11, **Public Services**, and Section 4.2, **Public Services**, for details).

### Comment 4

See the response to Letter 172, Comment 5.

### Comment 5

Your comment regarding affordable housing on the Fort Lawton site is noted.

Response to Betsy Ross - Letter 746

### Comment 1

Please see the response to Letter 80, Comment 10.

### Comment 2

See the responses to Letter 2, Comments 4 and 5.

### Comment 3

See the responses to Letter 7, Comments 2 and 6.

### Comment 4

See the responses to Letter 2, Comment 4 and 5.

### Comment 5

Your support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

### Comment 6

See the response to Letter 12, Comment 13.

Response to Chuck Ross - Letter 747

### Comment 1

Thank you, your comment regarding the Talaris site as the off-site alternative is noted for the record. Please see the response to Letter 80, Comment 1.

### Comment 2

See the response to Letter 80, Comment 2.

### Comment 3

See the response to Letter 80, Comment 3.

### Comment 4

See the response to Letter 80, Comment 4.



Comment 5

See the response to Letter 80, Comment 5.

Comment 6

See the response to Letter 80, Comment 6.

Comment 7

See the response to Letter 80, Comment 7.

Comment 8

See the response to Letter 80, Comment 8.

Comment 9

See the response to Letter 80, Comment 9.

Response to Diane Rudholm - Letter 748

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Tere Ryder - Letter 749

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Abe Saeed - Letter 750

Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the response to Letter 69, Comment 1.

Comment 2

Your comment in support of Alternative 3 is noted.

Comment 3

Your comment in opposition to Alternative 1 is noted.

Comment 4

See the response to Letter 40, Comment 1.

#### Comment 5

Please see Section 4.3, **Recreation and Open Space**, for a discussion of the potential impacts of the EIS alternatives on the Discovery Park.

#### Comment 6

See the response to Letter 21, Comment 2.

#### Comment 7

Your comment regarding opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**.

Response to Lindsay Saeed - Letter 751

#### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

#### Comment 2

Your comment in opposition to Alternative 1 is noted. Please see the response to Letter 40, Comment 1.

#### Comment 3

See the responses to Letter 12, Comments 9 and 13.

#### Comment 4

See Section 4.2, **Public Services**, and Section 3.11, **Public Services**, for information on existing police service and the ability of Seattle Police Department to address the additional demand generated by development under the EIS alternatives.

#### Comment 5

See the response to Letter 61, Comment 1. The partnership with SPS could occur under Alternative 1 (Affordable Housing Onsite).

#### Comment 6

Your comment in opposition to Alternative 1 is noted.

#### Comment 7

See the response to Letter 20, Comment 1.

#### Comment 8

Thank you, your comment regarding Alternative 3 is noted for the record.

Response to Andres Salomon - Letter 752

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Saunatina Sanchez - Letter 753

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Andrew Sang - Letter 754

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 2

Your comment regarding mixed housing uses, including market-rate and affordable housing is noted. See Section 4.1, **Alternatives**, and the response to Letter 537, Comment 2.

Response to Bradley Scarp - Letter 755

#### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

#### Comment 2

See the response to Letter 40, Comment 1.

#### Comment 3

See the response to Letter 12, Comment 13.

#### Comment 4

See the response to Letter 12, Comment 13.

#### Comment 5

See the response to Letter 12, Comment 13.

#### Comment 6

See the response to Letter 40, Comment 1.

#### Comment 7

Your comment regarding preference for alternative locations for the affordable housing is noted. See Section 4.1, **Alternatives**.

#### Comment 8

Under Alternative 3, the entire site would be in public park uses. Please see **Chapter 2** for a description of this alternative. A Discovery Park alternative is not included in the EIS. See the response to Letter 4, Comment 1.

#### Comment 9

Both Alternative 1 and Alternative 3 include active and passive public park uses. The park uses are combined with affordable housing under Alternative 1. Alternative 1 features two multi-purpose fields, compared to Alternative 3 with three multi-purpose fields (see **Chapter 2** for details).

#### Comment 10

The public park uses under Alternatives 1 and 3 would include active recreation facilities, which are not present in Discovery Park.

#### Comment 11

See the response to Comment 10 in this letter. Funding is not currently available for development of the active recreation uses under Alternatives 1 and 2.

#### Comment 12

Your comment regarding the proposed parks maintenance facility is noted. Seattle Parks and Recreation has determined that this building is suitable for a maintenance facility.

#### Comment 13

See the response to Letter 12, Comment 13.

#### Comment 14

See the response to Letter 29, Comment 2.

#### Comment 15

See the response to Letter 29, Comment 2.

#### Comment 16

Your comment regarding parks maintenance facilities is noted.

#### Comment 17

Your comment in opposition to Alternative 1 is noted. See Section 4.3, **Recreation and Open Space**, for further a discussion of the potential impacts of the EIS alternatives on Discovery Park.

## Response to David Scheer - Letter 756

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

## Response to Gilbert Scherer - Letter 757

### Comment 1

Thank you, your comment regarding the Magnolia neighborhood and Discovery Park is noted for the record.

### Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

Your comment in support of Alternative 1 is noted. A higher density affordable housing alternative would require additional SEPA review. See the response to Letter 15, Comment 2.

## Response to Steve Schimmelman - Letter 758

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

Response to Gwynne Schnaittacher - Letter 759

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Karen Schneider - Letter 760

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Karen Schneider - Letter 761

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1, regarding climate change.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

See the response to Letter 37, Comment 3.

Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Comment 7

Your comment regarding affordable housing is noted.

Response to Arwen Schreiber - Letter 762

Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

Comment 2

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

Response to Jen Schripsema - Letter 763

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Dave Schuldt - Letter 764

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ari Schumer - Letter 765

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Nathan Schumer - Letter 766

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Penelope Scordas - Letter 767

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ben Scott - Letter 768

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Shaun Scott - Letter 769

Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Comment 2

Your comment regarding affordable housing is noted.

Response to Ann Scranton - Letter 770

Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. See response to Letter 34, Comment 1.

Response to Edward Seafeldt - Letter 771

Comment 1

Thank you, your comment in support of Alternative 4 is noted for the record.

Response to Margie Seafeldt - Letter 772

Comment 1

Thank you, for your comment in support of Alternative 4 is noted for the record. No decision has been made on the project. The DEIS and FEIS together comprise the document that the City will use—along with other analyses and public input—to make decisions on the proposed Fort Lawton Project. After the FEIS is issued, City staff will make recommendations to the decision-makers on the Fort Lawton Project. Additional opportunities for public input will occur during this process. See Section 4.5, **Opportunity for Public Input**.

Comment 2

Your comment in opposition to Alternative 1 is noted.

Comment 3

See the response to Comment 1 in this letter.

Response to Allegra Searle-LeBel - Letter 773

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Roseann Seeley - Letter 774

Comment 1

Thank you, your comment in support of a Discovery Park alternative is note for the record, please see the response to Letter 4, Comment 1.

Response to Michael Seiwerath - Letter 775

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Carrie Sellar - Letter 776

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.



## Response to Alain Semet - Letter 777

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Your comment regarding the Talaris site is noted. Please see Section 4.1, **Alternatives**.

### Comment 2

There are substantial differences between Alternative 2 and Alternative 4. Under 2, market-rate housing would be developed on the Fort Lawton site; under Alternative 4 no development would occur in the near term. In either case, the City would no longer be involved. The U.S. Army would sell the property to a developer for Alternative 2 and take over caretaker status of the property for Alternative 4.

### Comment 3

The City evaluated the merits of preserving the existing structures on the Fort Lawton site for re-use as either housing or school facilities, and concluded that given the configuration and condition of the properties, preservation was a less desirable option than demolition and development of new facilities. See the response to Letter 485, Comment 1, for details.

### Comment 4

The project that is ultimately approved must be within the range of the EIS alternative studied in this EIS. A substantial change in the size of Alternative 1 would require additional SEPA review.

## Response to Marva Semet - Letter 778

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

### Comment 2

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

### Comment 3

Your comment regarding wildlife and habitat areas in the vicinity of the Fort Lawton site is noted. Under Alternatives 1 and 3, existing forested areas that provide wildlife habitat and wildlife corridors would be preserved in the north and south parts of the site, and up to 4.7 acres of forested area in the west portion of the site owned by the U.S. Army would be incorporated into Discovery Park under these alternatives. Additional landscaping would also be provided. Please see **Chapter 2** and Section 3.2, **Biological Resources**, and **Appendix C** for details.

### Comment 4

Your comment regarding the use of anticoagulants and herbicides is noted. See Section 3.12, **Utilities**, for information on proposed water quality treatment measures.

#### Comment 5

Your comment in support of park use at the Fort Lawton site is noted.

Response to Phil Sewell - Letter 779

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Amit Shah - Letter 780

#### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility. The City considers that an adequate range of alternatives have been studied in the EIS. Please see the responses to Letter 2, Comments 4 and 5, and Section 4.1, **Alternatives**.

#### Comment 2

See the response to Letter 40, Comment 1.

#### Comment 3

See Section 3.10, **Transportation**, and Section 3.11, **Public Services**, regarding the ability of the infrastructure and services in the Fort Lawton vicinity to meet the demands from the EIS alternatives. Cleanliness is not a SEPA element to be addressed in an EIS. Section 1.5, **Mitigation Measures**, provides a summary of the mitigation measures identified in the EIS.

Response to John Shao - Letter 781

#### Comment 1

Your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Greg Shaw – Letter 782

#### Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2. Your comment regarding providing affordable housing elsewhere in Seattle is noted.

Response to Aaron J. Shay - Letter 783

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Mesa Sherriff - Letter 784

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Becky Shields - Letter 785

## Comment 1

Thank you, your comment in support of the cooperative efforts between the City and Seattle Public Schools at the Fort Lawton site is noted for the record. See response to Letter 34, Comment 1.

Response to Jeannine Shingler - Letter 786

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Miya Cohen-Sieg and Ross Sieg - Letter 787

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jenette Sifuentes - Letter 788

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to John Sillcox - Letter 789

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Laura Silverton - Letter 790

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tyler Simpson - Letter 791

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Brian Sindel - Letter 792

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Avani Singh - Letter 793

Comment 1

Thank you, your comment in support of a Discovery Park alternative or a school alternative is noted for the record. Please see the responses to Letter 4, Comment 1 and Letter 69, Comment 1.

Response to Egill Skall - Letter 794

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Alternative 1 would include 85 formerly homeless senior supportive apartments, as well as 100 affordable rental units and 52 affordable owner units. Supportive services would be provided for residents living in senior supportive apartments. These would include case management, assistance with obtaining outside services (e.g. medical, behavioral, chore services, groceries, etc.), residential counselors, and other services focused on residential stability (see **Chapter 2**, for details). See Section 4.3, **Recreation and Open Space**, for a discussion of the potential impacts of the EIS alternatives on Discovery Park.

Response to Egill Skall - Letter 795

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see Section 3.6, **Land Use/Relationship to Plans and Policies**, for an analysis of the potential impacts of the EIS alternatives on surrounding uses, Section 3.10, **Transportation**, for analysis of impacts on transportation infrastructure, and Section 3.11, **Public Services**, for analysis of impacts on public services.

Response to Erica Sklar - Letter 796

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Pob Sloat - Letter 797

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to John Vander Sluis - Letter 798

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Carolyn J Smith - Letter 799

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 21, Comment 2 regarding crime.

### Comment 2

See the response to Letter 21, Comment 2.

### Comment 3

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

### Comment 4

Your comment in support of park use on the Fort Lawton site is noted.

## Response to Clark G. Smith - Letter 800

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

Please see Section 3.11, **Public Services**, for information on Seattle Police Department's ability to address the increased demand from the EIS alternatives, and the response to Letter 21, Comment 2 regarding the potential for the affordable housing to result in spillover crime in the surrounding area.

### Comment 3

See the responses to Letter 12, Comments 9 and 13; Letter 29, Comment 2; and Letter 127, Comments 1 and 3.

### Comment 4

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

### Comment 5

Your comment in opposition to housing on the Fort Lawton site and in support of a park alternative is noted. Under Alternative 3, the entire site would be in public park uses (see **Chapter 2** for details).

## Response to George D. Smith - Letter 801

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

#### Comment 3

Your comment regarding affordable housing in the City of Seattle is noted.

#### Comment 4

Your comment in support of a higher density affordable housing alternative is noted.

#### Comment 5

Your comment regarding providing accessibility in the proposed apartment building is noted. The final design of this structure is not complete.

#### Comment 6

Your comment regarding efficient use of the site is noted.

#### Comment 7

Your comment regarding making provisions for possible future higher density affordable housing is noted.

#### Comment 8

Your comment regarding the provision of parking is noted. See Section 3.10, **Transportation**, for details on parking demand and provisions for parking management.

Response to Jennifer Smith - Letter 802

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to John Smith - Letter 803

#### Comment 1

Thank you, your comment in support of in support of Alternative 4 and then Alternative 3 is noted for the record.

#### Comment 2

See the response to Letter 4, Comment 1.

#### Comment 3

Thank you, your comment regarding homelessness in the City of Seattle is noted.

Response to Postyn Smith - Letter 804

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Travis Smith - Letter 805

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Jessica Smits - Letter 806

Comment 1

Thank you, your comment in support of using all or part of the Fort Lawton site for school uses is noted for the record. Please see the responses to Letter 34, Comment 1, and Letter 61, Comment 1.

Comment 2

See the response to Letter 40, Comment 1.

Response to Jeff Snyder - Letter 807

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Andrew Soderland - Letter 808

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Daniel Sohn - Letter 809

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Melissa Sokolowsky - Letter 810

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record

## Response to Ruth Solnit - Letter 811

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding providing additional parking is noted. Parking under Alternative 1 would meet the requirements in the Seattle Municipal Code. Additional parking spaces could be provided by sharing spaces with existing uses on and adjacent to the site (e.g., Building 245 and the FLARC building). See Section 3.10, **Transportation**, for details on parking.

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

A resident community space is currently included under Alternative 1. The community space would house a meeting room with a small kitchenette and on-site management office. The meeting space would be available for the tenants to come together socially and to facilitate tenant-based empowerment activities. If possible, a computer lab would also be housed in the community space. Childcare is not currently included under Alternative 1, but could be considered (see **Chapter 2** for details).

### Comment 5

Your comment in opposition to higher density affordable housing on the Fort Lawton site is noted. See the response to Letter 15, Comment 2.

## Response to Troy Sorensen - Letter 812

### Comment 1

Thank you, your comment in support of Alternative 4 is noted for the record.

### Comment 2

Your comment regarding government supported housing programs is noted.

### Comment 3

See the responses to Letter 12, Comment 13 and Letter 29, Comment 2.

### Comment 4

See the response to Letter 21, Comment 2.



#### Comment 5

Your comment regarding locating affordable housing elsewhere in Seattle is noted. See the response to Letter 90, Comment 3.

#### Comment 6

Your comment in support of Alternative 3 is noted.

#### Comment 7

Your comment regarding the Talaris site is noted. See Section 4.1, **Alternatives**.

#### Comment 8

No decision has been made on the Fort Lawton Project to date. The DEIS and FEIS together comprise the document that the City will use—along with other analyses and public input—to make decisions on the proposed project. After the FEIS is issued, City staff will make recommendations to the decision-makers on the Fort Lawton Project. Additional opportunities for public input will occur during this process. See Section 4.5, **Opportunity for Public Input**.

Response to Nicole Southwell - Letter 813

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Cameron Sparr - Letter 814

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Erica Sponsler - Letter 815

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jennier Spriggs - Letter 816

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of higher density affordable housing is noted. See the response to Letter 15, Comment 2.

Response to Patricia Springer - Letter 817

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Brent Stach - Letter 818

### Comment 1

Thank you, your comment in opposition to development on the Fort Lawton site is noted for the record. The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

## Response to Amanda Stanek - Letter 819

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

## Response to Megan Stanley - Letter 820

### Comment 1

Thank you, your comment in opposition development of Alternative 1 is noted for the record. Please see the response to Letter 40, Comment 1.

### Comment 2

Your comment in support of a school alternative is noted. See the response to Letter 69, Comment 1.

### Comment 3

Your comment in opposition to Alternative 1 is noted.

## Response to Neal Starkman - Letter 821

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. Also see Section 4.3, **Recreation and Open Space**, for a discussion of the potential impacts of the EIS alternatives on Discovery Park.

## Response to Neal Starkman – Letter 822

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. Also see Section 4.3, **Recreation and Open Space**, for a discussion of the potential impacts of the EIS alternatives on Discovery Park.

## Response to Richard Starnes - Letter 823

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mary Steele-Klein - Letter 824

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 2

Your comment regarding affordable housing and treatment of drug/alcohol addiction is noted.

### Comment 3

Your comment in support of rent control and scattered site low-income housing is noted.

### Comment 4

Alternative 1 includes 238 total housing units. A higher density affordable housing alternative is not studied in this EIS. See the response to Letter 15, Comment 2

### Comment 5

See the response to Letter 21, Comment 2.

### Comment 6

Your comment in support of scattered site low-income housing is noted.

### Comment 7

For information regarding transit and services, see the response to Letter 40, Comment 1. For information on schools, see the response to Letter 61, Comment 1. For information on supportive services (e.g. case management and mental health counseling), see the response to Letter 164, Comment 2.

### Comment 8

Your comment regarding opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**.

### Comment 9

An additional public meeting for Magnolia residents is not planned. Written comments on the DEIS will be given equal weight to verbal comments taken at the DEIS public meeting held on January 9, 2017. See Section 4.5, **Opportunity for Public Input**.

## Response to Karen Stephano - Letter 825

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

## Comment 2

For information on school capacity, please see the response to Letter 61, Comment 1. For information on transit and access to services, see the response to Letter 40, Comment 1. For information on police/public safety, see the response to Letter 21, Comment 2.

People with disabilities residing in senior supportive housing under Alternative 1 would be provided with additional support and resources to ensure that their needs are met.

Supportive services would be provided by Catholic Community Services of Western Washington, Catholic Housing Services, and Habitat for Humanity. See the response to Letter 164, Comment 2, for more information on services provided under Alternative 1.

## Comment 3

Your comment in support of multi-level socioeconomic housing and regarding services and infrastructure is noted. See the response to Letter 40, Comment 1.

Response to Cyrena Stefano - Letter 826

## Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

## Comment 2

Your preference for high-density downtown areas for affordable housing is noted. For information on school capacity, see the response to Letter 61, Comment 1. For information on access to transit and services, see the response to Letter 40, Comment 1.

## Comment 3

Your support of a park use on the Fort Lawton site is noted. The site is currently not part of Discovery Park; it is located immediately east of the park and is a vacant former military facility.

## Comment 4

The Fort Lawton DEIS was published in December 2017. To respond to comments received on the DEIS, additional information and analysis is provided in this FEIS (e.g., in Section 3.6, **Land Use/Relationship to Plans and Policies**; Section 3.10, **Transportation**; and Section 3.11, **Public Services**). See **Chapter 4** for summaries of these analyses.

Response to Stephanie Stein - Letter 827

## Comment 1

Thank you, your support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Jake Steinberg - Letter 828

## Comment 1

Thank you, your support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Tonya Ricks Sterr - Letter 829

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment in support of dense affordable housing is noted.

## Response to Lori Stevens - Letter 830

### Comment 1

Thank you, your comment in support of preserving green spaces is noted for the record.

### Comment 2

Your comments regarding homeless organizations, health care costs and the design of affordable housing are noted.

### Comment 3

Your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 4, Comment 1. Also see Section 3.2, **Biological Resources**, and **Appendix C** for analysis of potential impacts of the EIS alternatives on wildlife habitat and wildlife.

## Response to Rachel Stevens – Letter 831

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Libby Stevenson - Letter 832

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see Section 3.10, **Transportation**, and **Appendix I** for the analysis of the impacts of the EIS alternatives on traffic and transportation systems.

### Comment 3

See the response to Letter 61, Comment 1.

### Comment 4

Your comment regarding opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**.

Response to Erin Stewart - Letter 833

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Lindsay Stewart - Letter 834

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Erik Stinson - Letter 835

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Elliot Stoller - Letter 836

Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Steph Stone – Letter 837

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ian Strader - Letter 838

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kesterson Strople - Letter 839

Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see the response to Letter 20, Comment 1.

Comment 2

Your comment regarding residential development in the City of Seattle is noted.

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

See the response to Letter 20, Comment 1.

Response to Kesterson Strople - Letter 840

### Comment 1

Thank you, your comment regarding the availability of services in the Magnolia area is noted for the record. Please see the response to Letter 40, Comment 1.

### Comment 2

Parking under all the EIS alternatives would meet the requirements in the Seattle Municipal Code. See Section 3.10, **Transportation**, and **Appendix I** for details on parking supply and demand.

### Comment 3

See the responses to Letter 12, Comments 9 and 13; Letter 29, Comment 2; and Letter 127, Comments 1 and 3.

Response to Lucinda Stroud - Letter 841

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Terri Suess - Letter 842

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

### Comment 2

Your comment regarding the design of the affordable housing is noted.

### Comment 3

See the response to Letter 85, Comment 3.

Response to Hannah Sullivan - Letter 843

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Max Suman - Letter 844

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Noelle Sun - Letter 845

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to James Sutter - Letter 846

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Karen Sutton - Letter 847

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Response to Joseph Swain - Letter 848

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Kara Sweidel - Letter 849

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Please see the response to Letter 85, Comment 3.

Response to Nick Szumlas - Letter 850

Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.



### Comment 3

See the response to Letter 37, Comment 3.

### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Joe Szwaja - Letter 851

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Vicky Tamaru - Letter 852

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Rosalind Tan - Letter 853

### Comment 1

Thank you, your support of a school alternative is noted for the record. Please see the response to Letter 69, Comment 1.

### Comment 2

Your opposition to including a portion of the site in school uses under Alternatives 1 and 3 is noted for the record. See Section 3.10, **Transportation**, and **Appendix I** for the analysis of the impacts of the EIS alternatives on transportation.

### Comment 3

Your comment in support of Alternative 3 is noted.

### Comment 4

See the response to Letter 61, Comment 1.

#### Comment 5

Your comment regarding schools and transportation is noted. See Section 3.11, **Public Services**, for the analysis of potential impacts to schools, including student generation under the EIS alternatives. See the responses to Letter 12, Comments 12 and 13.

#### Comment 6

Your comment in support of Alternative 3 is noted. As described in DEIS Section 3.6, **Land Use/Relationship to Plans and Policies**, in 2010 the Court of Appeals determined that the City was not required to publicly determine the applicability of the Discovery Park Master Plan to the Fort Lawton Redevelopment Plan.

Response to Charles Tang - Letter 854

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Erica Tarrant - Letter 855

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Emily Taylor - Letter 856

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Gretchen Taylor - Letter 857

#### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Jason Taylor - Letter 858

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Karen Taylor - Letter 859

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Patrick Taylor - Letter 860

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Anne Thomas - Letter 861

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jan Thomas - Letter 862

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Peter Thomas - Letter 863

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Response to Wendy Thompson - Letter 864

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. See the response to Letter 4, Comment 1.

Response to Chase Thompson - Letter 865

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Comment 2

See the response to Letter 61, Comment 1.

Comment 3

See the response to Letter 12, Comment 13.

Response to David Thompson - Letter 866

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Schuyler Thompson - Letter 867

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Matt Tilghman-Havens - Letter 868

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Patricia Timmerman - Letter 869

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Phyllis Tobias - Letter 870

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see Section 3.10, **Transportation; Appendix I**; and Section 3.11, **Public Services**, for analysis of the capacity of infrastructure and services in the Magnolia area to accommodate development under the EIS alternatives. Parking under the EIS alternatives is also evaluated in the transportation report and section. See **Chapter 4** for summaries of these analyses.

## Response to Phyllis Tobias - Letter 871

### Comment 1

Thank you, your comment in support of a Discovery Park Alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Response to Arthur Torelli - Letter 872

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Your support of the Mandatory Housing Affordability policy, which requires new development to include affordable homes or contribute to a City fund for affordable housing, is also noted.

## Response to Jane Towery - Letter 873

### Comment 1

Thank you, your comment in opposition to residential development on the Fort Lawton site is noted for the record. Under Alternative 1, 238 affordable and formerly homeless housing units would be built onsite. Please see the response to Letter 12, Comment 13 regarding the traffic access to the Magnolia neighborhood, and Letter 90, Comment 3 regarding property values. Also see Section 4.3, **Recreation and Open Space**, for a discussion of the potential impacts of the EIS alternatives on Discovery Park.

## Response to Max Turner - Letter 874

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Arthur Torelli - Letter 875

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. Your support of the Mandatory Housing Affordability policy, which requires new development to include affordable homes or contribute to a City fund for affordable housing, is also noted.

## Response to Jane Towery - Letter 876

### Comment 1

Thank you, your comment in opposition to residential development on the Fort Lawton site is noted for the record. Under Alternative 1, 238 affordable and formerly homeless housing units would be built onsite. Please see the response to Letter 12, Comment 13 regarding the traffic access to the Magnolia neighborhood, and Letter 90, Comment 3 regarding property values. Also see Section 4.3, **Recreation and Open Space**, for a discussion of the potential impacts of the EIS alternatives on Discovery Park.

## Response to Alexander Tran - Letter 877

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Janis Traven - Letter 878

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Chris Trimis - Letter 879

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Cheryl Trooskin-Zoller - Letter 880

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Doug Trumm - Letter 881

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding affordable housing and transit is noted. See the response to Letter 12, Comment 12.

Response to Jeffrey Tucker - Letter 882

### Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Hilary Turnberg - Letter 883

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Max Turner - Letter 884

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Teresa Underwood-LeMoine - Letter 885

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment regarding opportunity for public input is noted. Please see Section 4.5, **Opportunity for Public Input**.

### Comment 3

Your comment regarding affordable housing and homelessness in Seattle is noted.

### Comment 4

See the response to Letter 85, Comment 3.

### Comment 5

Under Alternatives 1 and 3, Building 245 would be retained and used as a maintenance facility for Seattle Parks and Recreation (SPR). This is included in the proposal to provide for the needs of all the parks in the Central West District of the City, which includes all of Magnolia, Queen Anne, and Downtown. The existing maintenance facility in Discovery Park will continue to be necessary specifically for the maintenance of Discovery Park.

Response to Elizabeth Uselton - Letter 886

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lisa Valent - Letter 887

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Janice Van Cleve - Letter 888

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Kelly Van Gelder and Alex Shapleigh - Letter 889

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Stevie VanBronkhorst - Letter 890

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Marinda Vargas - Letter 891

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Natasha Varner - Letter 892

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Zoe Vartanian - Letter 893

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lindsey Vigor - Letter 894

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Laura Villarreal - Letter 895

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Lada Vishtak and Chris McKeon - Letter 896

## Comment 1

Thank you, your comment in support of including school use on the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1. Your comment regarding the addition of the Fort Lawton site to Discovery Park is also noted. Please see the response to Letter 4, Comment 1.

Response to Richard Visick - Letter 897

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Tina Vivio - Letter 898

## Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Adit Vohra - Letter 899

## Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the responses to Letter 61, Comment 1, and Letter 69, Comment 1.

## Comment 2

Your comment in opposition to Alternative 1 is noted. See the response to Letter 40, Comment 1.

## Comment 3

Your comment in support of Alternative 2 and an off-site location for affordable housing is noted.

## Comment 4

Your comment in support of Alternative 3 as your preferred alternative is noted.

Response to Ramen Vohra - Letter 900

## Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the responses to Letter 61, Comment 1, and Letter 69, Comment 1.



## Comment 2

Your comment in opposition to Alternative 1 is noted. See the response to Letter 40, Comment 1.

## Comment 3

Per the U.S. Department of Housing and Urban Development, the FY 2017 AMI for a family of four in the Seattle Bellevue HUD Metro Fair Market Rent Area (HMFA) is \$96,000. The AMI is not based on the median income in Magnolia. Senior Supportive Housing would be for household with incomes at or below 30% of the AMI. Affordable Rental Apartments would be for households with incomes at or below 60% of the AMI, and Affordable Homeownership would be for households with incomes at or below 80% of the AMI. Many households are anticipated to earn significantly less than this threshold. AMI also varies significantly depending on the number of individuals in a household (see Section 3.13, **Housing and Socioeconomics**, for details).

## Comment 4

Your comment in support of Alternative 2 and an off-site location for affordable housing is noted.

## Comment 5

Your comment in support of Alternative 3 as your preferred alternative is noted.

Response to Kathleen Volkman - Letter 901

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Stephanie Vollmer-Juhl - Letter 902

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Clay Vredevoogd - Letter 903

## Comment 1

Thank you, your comment in support of a Discovery Park alternative or a school alternative is noted for the record. Please see the responses to Letter 4, Comment 1 and Letter 69, Comment 1.

## Comment 2

See the response to Letter 40, Comment 1.

Response to Nellie Waddell - Letter 904

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Ann K. Wagner - Letter 905

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

### Comment 2

Your comment in support of higher density housing is noted.

## Response to Susan and Jeff Walker - Letter 906

### Comment 1

Thank you, your comment in opposition to housing development on the Fort Lawton site is noted for the record. Please see the response to Letter 12, Comment 13.

### Comment 2

See the response to Letter 61, Comment 1.

### Comment 3

See the response to Letter 40, Comment 1.

### Comment 4

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1. Your comment in support of using vacant large-format retail stores for housing is also noted.

## Response to Susan and Jeff Walker - Letter 907

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. Your comment in support of using vacant large-format retail stores for housing is also noted.

## Response to Judy Walker - Letter 908

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Lawrence Wallman - Letter 909

### Comment 1

Thank you, your comment regarding crime in Discovery Park is noted for the record. Please see the response to Letter 21, Comment 2.

### Comment 2

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

Response to Ashleigh Walls - Letter 910

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Annie Walters - Letter 911

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Curtis Walton - Letter 912

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

See the response to Letter 40, Comment 1.

Response to Amanda Wanner - Letter 913

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment regarding bicycle use is noted.

Response to Amanda Wanner - Letter 914

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Rian Wanstreet - Letter 915

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Aiden Ward - Letter 916

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Comment 2

Your comment regarding disruption of wildlife is noted. While construction activity would temporarily disturb wildlife under Alternative 1, no long-term direct impacts are expected to critical areas, wildlife habitat, or sensitive wildlife species. Indirect impacts to retained habitat and wildlife may increase due to increased human activity. Open space under Alternative 1

would increase, which may provide additional wildlife habitat over existing conditions. For more information on impacts to wildlife, see Section 3.2, **Biological Resources**, and **Appendix C**.

## Response to Alan Ward - Letter 917

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

### Comment 2

For information on access to transit and services, see the response to Letter 40, Comment 1. For information on supportive services available under Alternative 1, see the response to Letter 164, Comment 2. For information on school capacity, see the response to Letter 61, Comment 1. For information on transportation, see Section 3.10, **Transportation**, and **Appendix I**. For information on police/public safety, see the response to Letter 22, Comment 2, and Section 3.11, **Public Services**.

### Comment 3

Your comment regarding using Northgate as a potential location for affordable housing is noted.

### Comment 4

See the response to Comment 2 in this letter.

### Comment 5

See the response to Letter 4, Comment 1. Your comment regarding a school alternative is noted. See the response to Letter 69, Comment 1.

## Response to Benjamin Ward - Letter 918

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. Also see the discussion in Section 4.3, **Recreation and Open Space**, regarding the potential impacts of the EIS alternatives on Discovery Park.

## Response to Dorota Ward - Letter 919

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. Also see the discussion in Section 4.3, **Recreation and Open Space**, regarding the potential impacts of the EIS alternatives on Discovery Park.

## Comment 2

For information on school capacity, see the response to Letter 61, Comment 1. For information on access to services and transit, see the response to Letter 40, Comment 1.

## Comment 3

Your comment regarding the opportunity for public input is noted. See Section 4.5, **Opportunity for Public Input**.

Response to Ian Ward - Letter 920

## Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted. Please see the response to Letter 4, Comment 1. Also see the discussion in Section 4.3, **Recreation and Open Space**, regarding the potential impacts of the EIS alternatives on Discovery Park.

Response to Jay Wardle - Letter 921

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lauri Watkins - Letter 922

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Corrie Watterson - Letter 923

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Emily Weaver Brown - Letter 924

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Storme Webber - Letter 925

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Beckett Weeks - Letter 926

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jason Weill - Letter 927

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Heather Weimann - Letter 928

Comment 1

Per your request, you will be placed on the project listserv. Office of Housing will notify the listserv of significant milestones in the planning process, including notification of when a draft redevelopment plan is available for public comment, and when the plan is submitted to City Council for review. Thank you for your interest in the project.

Response to Colin Weinbender - Letter 929

Comment 1

Thank you, your comment in support of Alternative 2 is noted for the record. Please see the response to Letter 172, Comment 5.

Comment 2

See the response to Letter 90, Comment 3.

Response to Michele Weingeist - Letter 930

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Oliver Weisert - Letter 931

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Gordon Werner- Letter 932

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Erica N. West - Letter 933

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Linda Whang - Letter 934

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Alex White - Letter 935

## Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Jacob Wicks - Letter 936

## Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Comment 2

Your request for a dog park is noted. Alternative 1 currently includes significant acreage for passive and active recreation. The City is currently working with Seattle Public Schools (SPS) on an opportunity for SPS to acquire 6 acres for active recreation to meet the needs of both SPS and the broader public. Both the City and SPS are committed to a future process that incorporates public input regarding the programming of this space when funding becomes available for development. If this process identified specific uses with additional impacts, further SEPA review would be conducted.

Response to Raandi Wiebe - Letter 937

## Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

## Comment 2

For information on transit and access to services, see the response to Letter 40, Comment 1. For information on school capacity, see the response to Letter 61, Comment 1.

Response to Jeremy Wilkening - Letter 938

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Susan Wilkening - Letter 939

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Sean Wilkins - Letter 940

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Steven Wilkins - Letter 941

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jesse Willard - Letter 942

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Dana Williams - Letter 943

Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

Response to Bill and Joann Williamson - Letter 944

Comment 1

Thank you, your comment regarding the phasing of development is noted for the record. Please note that the project is anticipated to be developed in phases over multiple years (see phasing schedule for Alternative 1 in Table 2-4). See the response to Letter 127, Comment 1 regarding the transportation impacts of the EIS alternatives.

Comment 2

Your comment regarding on-site managers for the senior supportive housing is noted. Please note that while the proposal includes only one live-in manager, additional staffing would be provided to deliver supportive services and other resident support. For example, case managers would be provided to assist in crisis intervention, eviction prevention, and linkages to other resources such as chore services and health care. Residents would also have access 24 hours a day to residential counselors (see **Chapter 2** for details). Because of the services provided and based on prior experience within similar developments, one manager is anticipated to be sufficient for the proposed senior supportive housing.

Comment 3

The City of Seattle currently prohibits vehicles over 80 inches wide (e.g., RVs, tractor trailers, and large trucks) from parking on streets or in alleys outside of industrial areas between



midnight and 6 AM (11.72.070). The Fort Lawton site is not considered an industrial area; thus, overnight RV parking is prohibited.

#### Comment 4

See the discussion in Section 4.3, **Recreation and Open Space**, regarding the potential impacts of the EIS alternatives on Discovery Park. Your comment regarding the condition of Discovery Park is noted.

Based on the number of residents (586 people) that would reside on the site under Alternative 1, there would be a demand for approximately 4.7 acres of parks and recreation facilities. This demand would be satisfied by the provision of approximately 8.2 acres of passive recreation areas and 5.4 acres of active recreation areas onsite, as well as the incorporation of approximately 4.7 acres of land owned by the U.S. Army to Discovery Park. This increase in recreation area would provide an additional amenity for nearby residents and the city of Seattle as a whole (see Section 3.8, **Recreation and Open Space**, and Section 4.3, **Recreation and Open Space**, for details).

#### Comment 5

The proposed housing at Fort Lawton under Alternative 1 would be affordable to people earning a range of incomes below 80% AMI, and largely below 60% AMI where there is the greatest need. To the extent individuals working in education, police and fire occupations meet income qualifications, they would be eligible to apply for housing in the proposed development.

#### Comment 6

See the response to Letter 61, Comment 1.

Response to Olivia Williamson - Letter 945

#### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Under Alternative 1, the amount of open space onsite would increase over existing conditions. Existing forested habitat areas in the north and south parts of the site that provide wildlife habitat and corridors for wildlife movement between Kiwanis Memorial Preserve Park and Discovery Park would be preserved in their natural condition. Up to 4.7 acres of land in the west portion of the site owned by the U.S. Army would be dedicated to Discovery Park and preserved as natural area. Additional landscaping would be provided throughout the site (see **Chapter 2** for details).

#### Comment 2

Your comment regarding providing fewer affordable housing units is noted.

Response to Judith Windleharth - Letter 946

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to John Rundall and Marian Wineman - Letter 947

### Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1. As described in DEIS Section 3.6, **Land Use/Relationship to Plans and Policies**, in 2010 the Court of Appeals determined that the City was not required to publicly determine the applicability of the Discovery Park Master Plan to the Fort Lawton Redevelopment Plan. See the response to Letter 945, Comment 1 regarding preservation of wildlife habitat and wildlife corridors under Alternative 1. Your comment regarding other locations for affordable housing and active recreation is noted.

### Comment 2

Your comment in opposition to use of Building 245 for park maintenance is noted.

## Response to Andrew Witkowski - Letter 948

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

### Comment 2

Your comment in support of Alternative 3 is noted.

### Comment 3

See the response to Letter 173, Comment 5.

## Response to Karleen Wolfe - Letter 949

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 4, Comment 1 for more information on the proposed development's relationship to Discovery Park.

## Response to Shirley Wong - Letter 950

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. Please see the response to Letter 21, Comment 2.

### Comment 2

See the response to Letter 40, Comment 1.

## Response to Mary Wong - Letter 951

### Comment 1

Thank you, your comment in opposition to Alternative 1 and in support of a Discovery Park Alternative is noted for the record. Please see the response to Letter 4, Comment 1. For information in impacts of the EIS alternatives on the ecosystem, see Section 3.2, **Biological**

**Resources**, and **Appendix C**. For information on air pollution, see Section 3.3, **Air Quality**, and **Appendix D**. For information on traffic, see Section 3.10, **Transportation**, and **Appendix I**. For information on property values, see the response to Letter 90, Comment 3.

Response to Kjerstin Wood - Letter 952

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to James Woodley - Letter 953

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Nancy Worssam - Letter 954

Comment 1

Thank you, your concerns about homelessness and the environment are noted for the record.

Response to Daniel Worthington - DEIS Letter 955

Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Shane Wyatt - Letter 956

Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record.

Response to Tom Wyliehart - Letter 957

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Zhu Zhu Xiao - Letter 958

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Pauline Yerkovich - Letter 959

## Comment 1

Thank you, your comment in support of a Discovery Park alternative is noted for the record. Please see the response to Letter 4, Comment 1.

## Comment 2

See the responses to Letter 21, Comment 2 and Letter 77, Comment 5.

## Comment 3

See the responses to Letter 12, Comments 9 and 13.

## Comment 4

Your comment regarding the changes in Seattle and in support of Alternative 3 are noted. Your comment regarding opportunity for public input is also noted. See Section 4.5, **Opportunity for Public Input**.

Response to Larry Yok - Letter 960

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Janet Young - Letter 961

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Melinda Young-Flynn - Letter 962

## Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Krysta Yousoufian - Letter 963

## Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 37, Comment 1 regarding climate change.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

See the response to Letter 37, Comment 3.

#### Comment 4

Your comment regarding affordable ownership housing deed restrictions is noted. See the response to Letter 12, Comment 21.

#### Comment 5

Your comment regarding making provisions for additional density is noted. See the response to Letter 15, Comment 2.

#### Comment 6

Your comment in support of affordable housing at the Talaris site is noted. See the response to Letter 37, Comment 6.

Response to Jennifer Yu - Letter 964

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

Response to Iulia Zavodov - Letter 965

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Marc Zawislak - Letter 966

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Kathy Zeim - Letter 967

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Julia Zelman - Letter 968

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Susan Zeman - Letter 969

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lu Zeng - Letter 970

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Josh Zimmerman - Letter 971

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Patricia and William Zoberst - Letter 972

Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record.

Comment 2

Please see the response to Letter 29, Comment 2.

Comment 3

See the response to Letter 202, Comment 2.

Comment 4

See the response to Comment 3 in this letter.

Comment 5

See the responses to Letter 2, Comment 20, and Letter 12, Comment 9.

Comment 6

See the response to Letter 21, Comment 2.

### Comment 7

Thank you for the information regarding the Taylor's Checkerspot butterfly. Threatened and endangered species were identified using the Washington Department of Fish and Wildlife (WDFW) interactive mapping programs (PHS on the Web and SalmonScape). In addition to the use of online resources, previous studies conducted at the Fort Lawton and Talaris sites were reviewed and a site visit was conducted on June 28, 2017 at Fort Lawton to verify findings (see **Appendix C**). The Taylor's Checkerspot butterfly was not identified on the Fort Lawton site through this process.

The biological resources analysis prepared for the DEIS discussed the potential for permanent displacement of species, and the potential for disruption during breeding season. The analysis noted that with construction activities during breeding season there is a greater potential for permanent loss of species. Several mitigation measures are identified to address these potential impacts, including preparation of a great blue heron Management Plan to address construction activities during the nesting season, and coordination with WDFW when working near nesting habitat (see Section 3.2, **Biological Resources**, and **Appendix C** for details).

### Comment 8

Your comment regarding other possible uses for the Fort Lawton site is noted. See Section 4.1, **Alternatives**.

### Comment 9

Use of the property as a wildlife habitat/buffer was not included as an alternative in the EIS because it would not meet the applicant's objectives for the proposal (see **Chapter 2** for the applicant's objectives). See Section 4.1, **Alternatives**.

### Comment 10

Your comment in support of a Discovery Park alternative is noted. See the response to Letter 4, Comment 1.

### Comment 11

As described in **Chapter 2**, Fort Lawton is one of the last remaining military bases to be disposed of under the U.S. Army 2005 Base Realignment and Closure (BRAC) process. Following the decision to close the base, the Army named the City of Seattle the Local Redevelopment Authority (LRA), responsible for preparing and implementing the redevelopment plan for the property. From 2006 through 2008, the City conducted an extensive community engagement process that resulted in a detailed redevelopment plan (2008 Plan)<sup>10</sup> to create a diverse, mixed-income community with housing for homeless individuals and families and market-rate housing. The City is now carrying forward its past planning efforts into a vision for the Fort Lawton Army Reserve Center that creates an affordable, livable community for people with low incomes, and takes advantage of the opportunity to increase recreational and open space.

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<sup>10</sup> Fort Lawton Army Reserve Center Redevelopment Plan (September 2008).

## Response to Leah Zoller - Letter 973

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Public Meeting Forms

### Response to Charles Bond – Public Meeting Form 1

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see Letter 15, Comment 2.

### Response to Kate Brunette – Public Meeting Form 2

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see Letter 15, Comment 2.

### Response to Tony Bulpin – Public Meeting Form 3

#### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

### Response to Lindsay Butler – Public Meeting Form 4

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

While it is anticipated that new development and associated on-site population would result in an increase in demand for fire/EMS service, and demand for police service, the Seattle Fire Department and Seattle Police Department anticipate that they would have the capacity to continue to meet service the site and remainder of Seattle (see Section 3.11, **Public Services**, and Section 4.2, **Public Services**, for details).

#### Comment 3

See the responses to Letter 12, Comment 9, 12 and 13, Section 3.10, **Transportation**, Section 4.4, **Transportation** and **Appendix I**.

#### Comment 4

Senior supportive housing would have a comprehensive package of services focusing on residential stability, including case managers. Case managers could aid in coordinating visits to



VA offices or providing similar resources onsite. A possible mitigation measure is also included in the EIS as follows:

- King County Metro could provide shuttle services between the Fort Lawton Project and downtown to enhance residents; access to services and employment opportunities.

#### Comment 5

Your comment in support of Alternative 1--if impacts can be mitigated--is noted.

#### Response to Kristina Croonquist – Public Meeting Form 5

##### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

##### Comment 2

See the response to Letter 61, Comment 1 regarding school service, and the response to Letter 12, Comment 12 regarding transit service.

Under Alternative 1, a community space for tenants would be an integral part of the design of the affordable rental housing. The community space would house a meeting room with a small kitchenette and on-site management offices (see **Chapter 2** for details). A space within the housing that is available to the public is not current part of plans for Alternative 1.

#### Response to Mike Eliason – Public Meeting Form 6

##### Comment 1

Thank you, your comment in support of Alternative 1 or 2 is noted for the record. Your comment in support of a higher density affordable housing alternative is also noted. Please see the response to Letter 15, comment 2

#### Response to Rob Fusco – Public Meeting Form 7

##### Comment 1

Thank you for your comment in support of affordable housing throughout Seattle is noted for the record.

##### Comment 2

Your comment in support of Alternative 1 is noted.

#### Response to Adrian Fussel and Diana Yelton – Public Meeting Form 8

##### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 1.

### Response to Tim Gould – Public Meeting Form 9

#### Comment 1

Thank you, your comment in support of Alternative 1, together with other uses on the Fort Lawton site is noted for the record. Please see Section 4.1, **Alternatives**, for a discussion of other possible uses of the site.

#### Comment 2

Your comment in support of Alternative 1 is noted.

#### Comment 3

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

#### Comment 4

Earlier studies of redevelopment at the Fort Lawton site had proposed connecting its streets to those in the adjacent neighborhood. However, the current Alternatives 1 and 3 propose no such connections. All access will occur from Texas Way W, and would connect to the arterial system via W Government Way and W Commodore Way.

#### Comment 5

See the response to Letter 12, Comment 12.

### Response to Jon Grant – Public Meeting Form 10

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Response to Heather Herbst – Public Meeting Form 11

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of Alternative 1, as well as affordable housing at the Talaris site is noted. Section 4.1, **Alternatives**.

#### Comment 3

Your comment regarding the need for affordable housing is noted.

## Response to Tim Hesterberg – Public Meeting Form 12

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to MD Hordman – Public Meeting Form 13

### Comment 1

Thank you, your comment regarding opportunity for public input is noted for the record. Please see Section 4.5, **Opportunity for Public Input**.

## Response to Melissa Hyatt – Public Meeting Form 14

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

The City's current schedule for the development of Alternative 1 is aggressive but realistic. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project.

### Comment 3

Your comment regarding providing only rental housing and stepping up the rental rates is noted.

## Response to Cheryl Jacobs – Public Meeting Form 15

### Comment 1

Thank you, your comment in support of a school alternative is noted for the record. Please see the response to Letter 69, Comment 1.

### Comment 2

As described in **Chapter 2**, the City has offered SPS the opportunity to pursue ownership of a portion of the Fort Lawton site proposed to be devoted to active recreation under Alternative 1. SPS currently does not have fully formed plans for development of a school on the Fort Lawton site; however, they determined that six acres is adequate for a school. Should SPS pursue this option, it would need to conduct additional, separate environmental review of the school proposal.

### Comment 3

Your comment regarding Discovery Park as an educational opportunity is noted.

## Response to Sonia Lei – Public Meeting Form 16

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Zach Lubarsky – Public Meeting Form 17

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative. Please see the response to Letter 15, Comment 2.

### Comment 2

Your comment regarding making the Fort Lawton site an Urban Village is noted.

## Response to Jon Meier – Public Meeting Form 18

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Gabriella Moller – Public Meeting Form 19

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment regarding development of Alternative 1 together with affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**.

## Response to Sue Olson – Public Meeting Form 20

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see Letter 15, Comment 2.

## Response to Elizabeth Poh – Public Meeting Form 21

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. The City's current schedule for the development of Alternative 1 is aggressive but realistic. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project.

## Response to Dave Schuldt – Public Meeting Form 22

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

See the response to Letter 40, Comment 1.

### Comment 3

Your comment regarding the suitability of the Fort Lawton site for children is noted.

## Response to George Schweikart – Public Meeting Form 23

### Comment 1

Thank you, your comment in support of school use on the Fort Lawton site is noted for the record. Please see the response to Letter 34, Comment 1.

## Response to Randy Simon – Public Meeting Form 24

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Daniel Sohn – Public Meeting Form 25

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Lyon Terry – Public Meeting Form 26

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Please see the response to Letter 12, Comments 9, 12 and 13.

Response to Camilla Walter – Public Meeting Form 27

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Heather Weimann – Public Meeting Form 28

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Public Meeting Testimony

Response to Laura Villarreal – Public Meeting Testimony 1

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Terry Cook - Public Meeting Testimony 2

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Comment 3

Your comment in support of Alternative 1 together with affordable housing at the Talaris site is noted. See Section 4.1, **Alternatives**.

Response to Vince Stricherz - Public Meeting Testimony 3

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Charles Redell - Public Meeting Testimony 4

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Erin House - Public Meeting Testimony 5

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Elizabeth James - Public Meeting Testimony 6

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 12, Comment 12, regarding transit services, and Letter 40, Comment 1, regarding availability of services in the Magnolia area.

### Comment 2

Your comment regarding including market-rate housing under Alternative 1 is noted.

## Response to Jeff Snyder - Public Meeting Testimony 7

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Aden Nardone - Public Meeting Testimony 8

### Comment 1

Thank you, your comment in support of housing on the Fort Lawton site is noted for the record. Please see the response to Letter 40, Comment 1 regarding transit and accessibility to services. Also see the responses to Letter 12, Comments 9 and 13, and Section 4.4, **Transportation**, and Section 3.10, **Transportation**, regarding the capacity of the transportation infrastructure in the Magnolia area to serve the EIS alternatives.

### Comment 2

Your request for a dog park is noted. Alternative 1 currently includes significant acreage for passive and active recreation. The City is currently working with Seattle Public Schools (SPS) on an opportunity for SPS to acquire 6 acres for active recreation to meet the needs of both SPS and the broader public. Both the City and SPS are committed to a future process that incorporates public input regarding the programming of this space when funding becomes available for development. If this process identified specific uses with additional impacts, further SEPA review would be conducted.

## Response to Nicki Olivier - Public Meeting Testimony 9

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Rachael Ludwick - Public Meeting Testimony 10

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Dimitri Groce - Public Meeting Testimony 11

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Dan Cantrell - Public Meeting Testimony 12

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Comment 2

Your comment in support of Alternative 1, together with affordable housing at the Talaris site is noted. Please see Section 4.1, **Alternatives**.

Response to Alexander Froelich - Public Meeting Testimony 13

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Patricia Ayikama - Public Meeting Testimony 14

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Ethan Phelps-Goodman - Public Meeting Testimony 15

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Carissa Knipe - Public Meeting Testimony 16

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Terra Anderson - Public Meeting Testimony 17

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Catherine Hinrichson - Public Meeting Testimony 18

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.



## Response to Oona Kelly - Public Meeting Testimony 19

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Angela Compton - Public Meeting Testimony 20

### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Hillary Coleman - Public Meeting Testimony 21

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Helen Gilbert - Public Meeting Testimony 22

### Comment 1

Thank you, your comment in support of a lower density affordable housing alternative on the Fort Lawton site is noted for the record. Please see Section 4.1, **Alternatives**. A mix of affordable housing would be provided under Alternative 1, including:

- **Senior Supportive Housing** – Subsidized rental housing for senior citizens (55 years of age and older), including veterans, who were formerly homeless and have income at or below 30% of the area median income (AMI);<sup>11</sup>
- **Affordable Homeownership** – Housing available for sale to households with an income at or below 80% of the AMI; and
- **Affordable Rental** – Housing available for rent to households with an income at or below 60% of the AMI.

### Comment 2

Although affordable housing is typically owned and managed by private nonprofits, public agencies still retain significant oversight. Providers of income-restricted affordable housing must report annually to public funders. The Seattle Office of Housing's regular assessments cover a comprehensive list of compliance and performance areas, including community relations (measured by good maintenance, street appearance, and responsiveness to neighborhood concerns and complaints).

## Response to Henry Noble - Public Meeting Testimony 23

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

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<sup>11</sup> Per the U.S. Department of Housing and Urban Development's FY 2017 Income Limits Documentation System, the 2017 AMI for a family of four in the Seattle-Bellevue area is \$96,000.

## Response to Erica West - Public Meeting Testimony 24

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Carol Issac - Public Meeting Testimony 25

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Brooke Brod - Public Meeting Testimony 26

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mark Foltz - Public Meeting Testimony 27

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2

### Comment 3

See the response to Letter 40, Comment 1. Your comment regarding improving bike and pedestrian connections to Ballard is noted.

## Response to Charles Bond - Public Meeting Testimony 28

### Comment 1

Thank you, your comment in support of Alternative 1 and a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Nick Woods - Public Meeting Testimony 29

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Allison Bolgiano - Public Meeting Testimony 30

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Tara Millerberry - Public Meeting Testimony 31

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Greg Shaw - Public Meeting Testimony 32

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Amy Bailey - Public Meeting Testimony 33

### Comment 1

Thank you, your comment in support of providing affordable housing in Seattle is noted for the record.

## Response to Laura Lou Bernstein - Public Meeting Testimony 34

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Jessica Westgren - Public Meeting Testimony 35

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Karen Nims - Public Meeting Testimony 36

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to James Madden - Public Meeting Testimony 37

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Clark Batham - Public Meeting Testimony 38

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Susan Russell - Public Meeting Testimony 39

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Shelly Cohen - Public Meeting Testimony 40

Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

Response to Tiffany McCoy - Public Meeting Testimony 41

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Richard Gambino - Public Meeting Testimony 42

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to George Smith - Public Meeting Testimony 43

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Neal Lampi - Public Meeting Testimony 44

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Jenny Allen - Public Meeting Testimony 45

Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

Response to Sharon Jones - Public Meeting Testimony 46

#### Comment 1

Thank you for your comment in support of providing affordable housing is noted for the record.

Response to Tim Hesterberg - Public Meeting Testimony 47

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Lisa Sawyer - Public Meeting Testimony 48

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Keaton Slonsky - Public Meeting Testimony 49

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

Response to Shawn Hosford - Public Meeting Testimony 50

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

#### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

#### Comment 3

Your comment in support of providing affordable housing throughout Seattle is noted.

#### Comment 4

The City's current schedule for the development of Alternative 1 is aggressive but realistic. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project.

Response to Lisa Barnes - Public Meeting Testimony 51

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mary Von Bronkhorst - Public Meeting Testimony 52

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of Alternative 1 together with development of affordable housing at the Talaris site is noted.

### Comment 3

Your comment in support of school use on a portion of the Fort Lawton site is noted. See the response to Letter 34, Comment 1.

### Comment 4

Your suggestion regarding partnering with Amazon and Kroger QFC is noted.

## Response to Raven Campbell - Public Meeting Testimony 53

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Mike Eliason - Public Meeting Testimony 54

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2

### Comment 2

Your comment in support of other including other uses with the proposed affordable housing on the Fort Lawton is noted. See Section 4.1, **Alternatives**.

### Comment 3

Your comment in support of providing affordable housing in other parts of Seattle is noted.

## Response to Daniel Ammons - Public Meeting Testimony 55

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Please see the response to Letter 40, Comment 1.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. See the response to Letter 15, Comment 2.

### Comment 3

Your comment in support of affordable housing on the Talaris site and throughout Seattle is noted.

### Response to Chris Sanders - Public Meeting Testimony 56

#### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

### Response to Iulia Zavodov - Public Meeting Testimony 57

#### Comment 1

Thank you, your comment in support of affordable housing on the Fort Lawton site is noted for the record. Your comment disputing the potential for spillover crime in the surrounding area from affordable housing is noted. See Letter 21, Comment 2.

### Response to Susan Helf - Public Meeting Testimony 58

#### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

#### Comment 2

The City's current schedule for the development of Alternative 1 is aggressive but realistic. To the extent possible, the City will try to accelerate the schedule while following the necessary steps for permitting of the project.

### Response to Terri Suess - Public Meeting Testimony 59

#### Comment 1

Thank you, your comment in support of Alternative 1 or a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

#### Comment 2

Your comment regarding providing affordable housing throughout Seattle is noted

#### Comment 3

See the response to Letter 85, Comment 3.

### Response to Joseph Lachman - Public Meeting Testimony 60

#### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Myra Lara - Public Meeting Testimony 61

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

### Comment 3

Your comment is support of affordable housing throughout Seattle.

## Response to Doug Conrad - Public Meeting Testimony 62

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Anitra Freeman - Public Meeting Testimony 63

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Janis Traven - Public Meeting Testimony 64

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Lisa Evans - Public Meeting Testimony 65

### Comment 1

Thank you, your comment regarding increased demand for school services under the EIS alternatives is noted for the record. Please see the response to Letter 61, Comment 1.



## Response to Valarie Cooper - Public Meeting Testimony 66

### Comment 1

Thank you, your comment regarding increased demand for school services under the EIS alternatives is noted for the record. Please see the response to Letter 61, Comment 1.

## Response to James Jarosz - Public Meeting Testimony 67

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Alouin Semet - Public Meeting Testimony 68

### Comment 1

Thank you, your comments regarding Alternatives 1, 2 and 3 are noted for the record.

### Comment 2

The City evaluated the merits of preserving the existing structures for re-use as either housing or school facilities, and concluded that given the configuration and condition of the properties, preservation was a less desirable option than demolition and development of new facilities. The existing office layouts were not conducive to providing the range of affordable ownership and rental housing desired by the City, and the cost of renovation (which would include substantial heating, plumbing, electrical and seismic upgrades) would not have represented a more efficient approach. Constructing new housing yields more options and flexibility to create an efficient site plan, as well as a mix of housing types that are compatible with the existing residential neighborhood.

## Response to Doug Woos - Public Meeting Testimony 69

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of Alternative 1, and development of affordable housing at the Talaris site and throughout Seattle is noted.

## Response to Alice Lockhart - Public Meeting Testimony 70

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2.

## Response to Melissa Hyatt - Public Meeting Testimony 71

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2. Your comment regarding including other uses in the development is noted. See Section 4.1, **Alternatives**.

### Comment 2

See the response to Letter 12, Comment 21.

## Response to Steven Buckminster - Public Meeting Testimony 72

### Comment 1

Thank you for information on your proposed campus for affordable housing and associated activities.

## Response to Rye Bey - Public Meeting Testimony 73

### Comment 1

Thank you for information on your proposed campus for affordable housing and associated activities.

## Response to Kevin Reynolds - Public Meeting Testimony 74

### Comment 1

Thank you, your opposition to Alternative 2 is noted for the record.

### Comment 2

Your comment in support of Alternative 3 is noted for the record.

## Response to Lee Colleton - Public Meeting Testimony 75

### Comment 1

Thank you, your comment regarding providing housing and support services for Native Americans is noted for the record. Please see the response to Letter 85, Comment 3.

### Comment 2

Your comment regarding dependency on cars and its relationship to climate change is noted.

## Response to Matthew Lang - Public Meeting Testimony 76

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

## Response to Dan Hernbrott - Public Meeting Testimony 77

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record.

### Comment 2

Your comment in support of a higher density affordable housing alternative is noted. Please see the response to Letter 15, Comment 2.

## Response to Mary Steeleklen - Public Meeting Testimony 78

### Comment 1

Thank you, your comment in opposition to Alternative 1 is noted for the record. The Fort Lawton site is currently not part of Discovery Park; the site is located immediately east of the park and is a vacant former military facility.

## Response to James McIntosh - Public Meeting Testimony 79

### Comment 1

Thank you, your comment in support of Alternative 3 is noted for the record. However, while under Alternative 3 the entire Fort Lawton site would be in public park uses, incorporation of the site into Discovery Park is not propose. Please see Letter 4, Comment 1 regarding a Discovery Park alternative.

## Response to Judy Willson - Public Meeting Testimony 80

### Comment 1

Thank you, your comment in support of Alternative 1 is noted for the record. Your comment regarding taxes and homelessness is also noted.

### Comment 2

Your comment in support of Alternative 1 is noted.

## Response to Bradley Scarp - Public Meeting Testimony 81

### Comment 1

Thank you, your comment in support of affordable housing is noted for the record. Please see the response to Letter 12, Comment 12 regarding transit services, and Letter 40, Comment 1 regarding availability of services in the Magnolia area.

## Response to Andrew Sang - Public Meeting Testimony 82

### Comment 1

Thank you, your comment in support of a higher density affordable housing alternative is noted for the record. Please see the response to Letter 15, Comment 2

## Comment 2

Your comment in support of including school uses in the Fort Lawton Project is noted. Please see the response to Letter 34, Comment 1.

## Chapter 6

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### Distribution List

# CHAPTER 6

## DISTRIBUTION LIST

### Tribes

Duwamish Tribe  
Muckleshoot Tribe, Fisheries Division  
Snoqualmie Tribe  
Stillaguamish Tribe  
Suquamish Tribe  
Tulalip Indian Tribe

### Federal Agencies

U.S. Army Base Transition Coordinator  
U.S. Army BRAC Environmental Coordinator  
U.S. Army Corps of Engineers  
U.S. Army Department of Veterans Affairs  
U.S. Department of Housing and Urban Development

### State Agencies

Washington State Department of Archaeology and Historic Preservation  
Washington State Department of Ecology, Environmental Review Section  
Washington State Department of Fish and Wildlife  
Washington State Department of Health, Environmental Health Division  
Washington State Department of Natural Resources  
Washington State Department of Transportation, Northwest Division

### Local Agencies

King County Metro, Real Estate/Land Use/Environmental Planning  
King County Wastewater Treatment Division, Environmental Planning  
Public Health Seattle & King County, Environmental Health Division  
Seattle City Light  
Port of Seattle, Environmental Management  
Puget Sound Clean Air Agency  
Seattle Landmarks Preservation Board  
Seattle Public Schools

## Organizations

Laurelhurst Community Club  
Friends of Batelle/Talaris

## Chapter 7

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### References



# CHAPTER 7

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