



Seattle

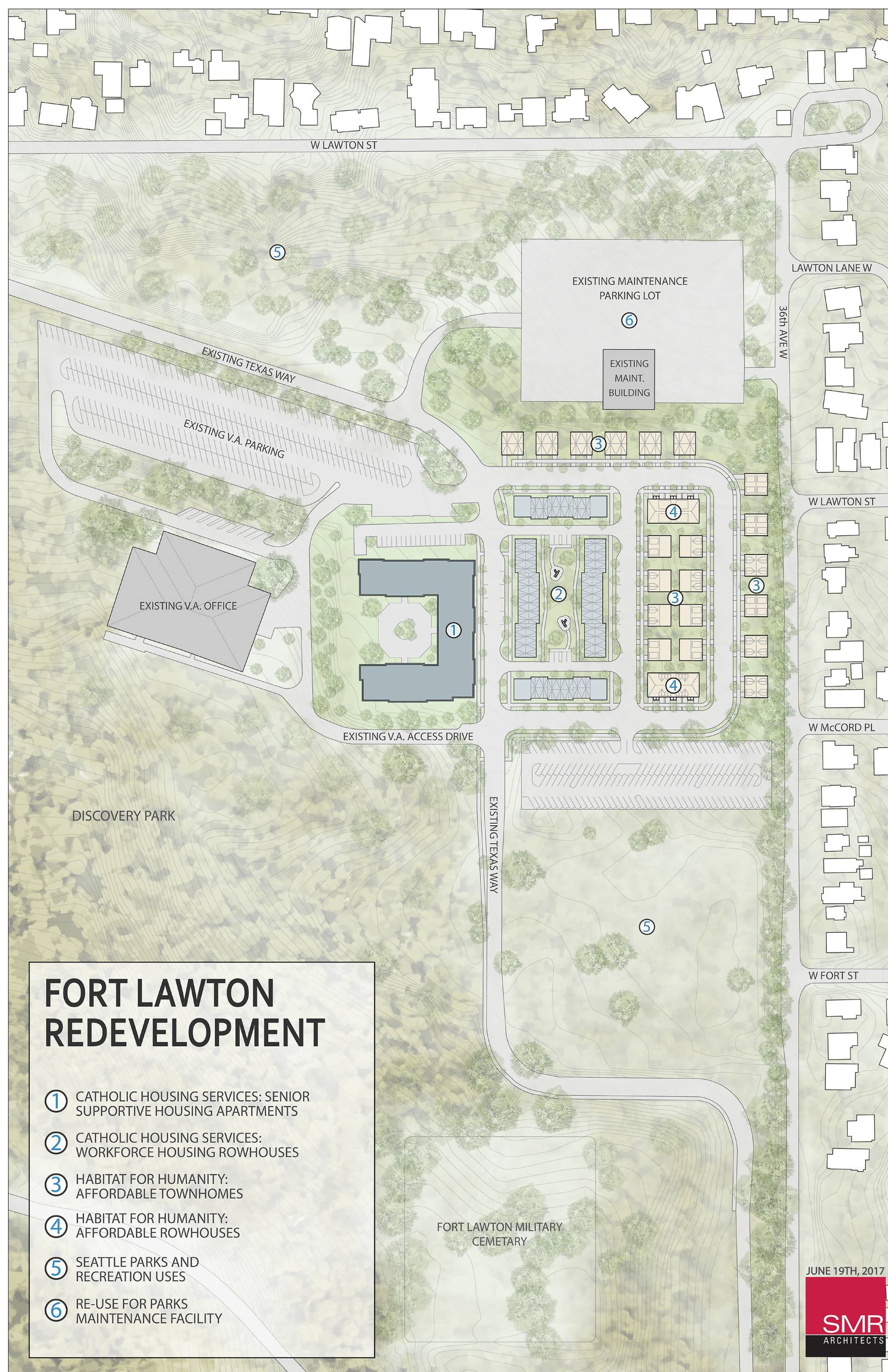
Fort Lawton Redevelopment Proposed EIS Alternatives

There are four alternatives being considered as part of the EIS process for the Fort Lawton Redevelopment process.



No Action

No redevelopment of the site; existing structures onsite would be maintained.



Mixed Income Affordable Housing & Park

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 some of the following: active park facilities such as a dog off leash area, play area(s), playfield(s) and other sports facilities, water-feature/spray park/pool, trail(s) and walking path(s), bicycle facilities and trails, restrooms, concessions, restoration and preservation of native vegetation, and conversion of an existing structure to a permanent park maintenance facility.

Housing

- ~85 units of senior supportive housing
- ~75 to 100 units of affordable rental housing
- ~50 affordable ownership homes
- Housing types: Lowrise apartments, rowhouse over flats, and townhouses

Park Uses

- Preserve existing wooded areas
- Reuse existing structure for park maintenance facility
- Consider converting paved areas to active recreation uses

Design Considerations

- Step down housing density toward residential neighborhood
- Preserve existing tree buffer on 36th Ave W
- Utilize existing right of way (Texas Way) for vehicular access
- Utilize existing parking to the degree possible

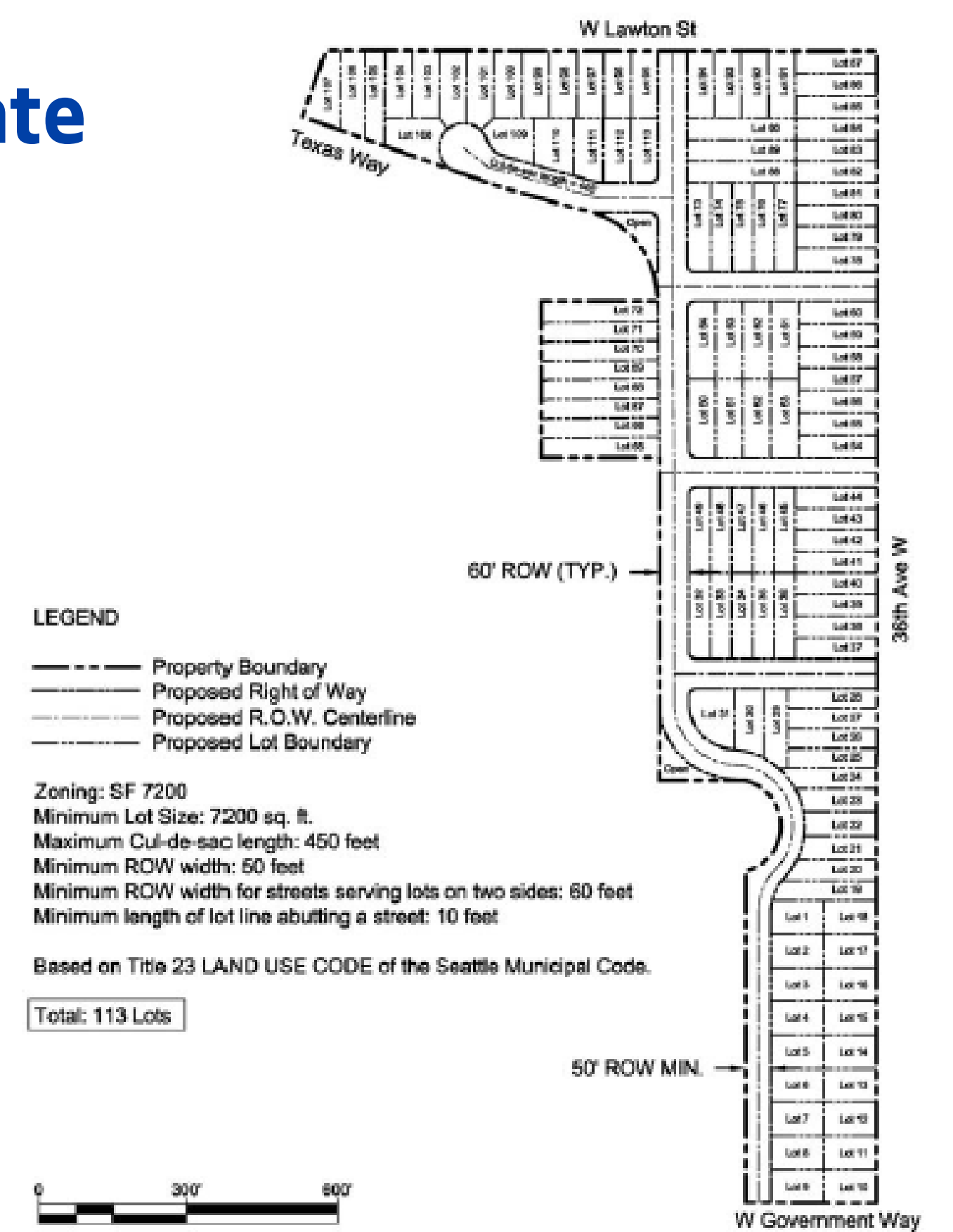


Market-rate Housing On-site Affordable and Homeless Housing Off-site

Development of market rate single family housing under current zoning onsite, and construction of homeless and affordable housing at an off-site location.

- Studies potential outcome of a “public sale” by the U.S. Army
- Private development of Market Rate Housing on-site:
 - ~100 to 120 market rate homes
 - Housing type: Detached single family houses
 - SF 7200 zoning:
 - Max 30’ height, plus 5’ pitched roof
 - Max 35% lot coverage
- Affordable housing developed at an alternative location
 - Proposed Off-site location: 17.8 acre Talaris campus (4000 NE 41st St)
 - Would require purchase at fair market value

Market-rate Housing



Off-site Affordable Housing



Public Park On-site Affordable and Homeless Housing Off-site

Development of the entire site as a public park, and construction of homeless and affordable housing at an off-site location.

- Studies the entire property being transferred to Seattle Parks and Recreation for a range of park uses including active recreation.
- Affordable housing developed at an alternative location
 - Proposed Off-site location: 17.8 acre Talaris campus (4000 NE 41st Street)
 - Would require purchase at fair market value

