



# FORT LAWTON ARMY RESERVE CENTER REDEVELOPMENT

Draft Environmental Impact Statement  
Public Hearing



**Seattle**  
Office of Housing

January 9th, 2018  
6:00pm

# Purpose of Tonight's Public Hearing

- **Share information**
  - Fort Lawton Draft EIS
  - Seattle Public Schools update
  - Where we are in the process
- **Collect public comment on the Draft EIS**
  - Oral public comment to begin after presentation
  - Written comment forms available, or may be submitted to:
    - Email: [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)
    - Mail: Lindsay Masters, Office of Housing, PO Box 94725, Seattle, WA 98124-4725
    - Comments due January 29, 2018

# Vision for Fort Lawton (Preferred Alternative)

An **affordable, livable community** that creates opportunities for those with low incomes to live in the Magnolia neighborhood, and takes advantage of the opportunity to increase recreational and open space for Seattle.

Core components 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.

# Where We Are in the Process

- 2005 – BRAC Commission decided to close 70th Regional Support Command headquarters located at Fort Lawton; City named Local Redevelopment Authority
- 2006-2008 – Public outreach and engagement leading to the 2008 Fort Lawton Redevelopment Plan
- June 2017 – SEPA Scoping process
- August 2017 – Scoping Report published
  - Public input incorporated into EIS scope.
- November 2017 – Seattle Public Schools partnership

# Where We Are in the Process

- **December 2017-January 2018 – Draft EIS / Public Hearing and Comment Period**
- February-March 2018 – Public comments reviewed and incorporated into a Final EIS
- Spring/Summer 2018 – Proposed Redevelopment Plan prepared for public comment
- Summer 2018 – City Council review and action

# Draft Environmental Impact Statement (DEIS)

## What is an EIS?

- ▣ An objective, impartial evaluation of the impacts of the project and alternatives
- ▣ A planning tool for use by the City, agencies and the public
- ▣ A document that identifies mitigation measures and significant unavoidable adverse impacts

DEIS can be found at:  
<https://seattle.gov/ft-lawton>

### Draft Environmental Impact Statement

Prepared for

### Fort Lawton Army Reserve Center Redevelopment Project

Prepared by the City of Seattle



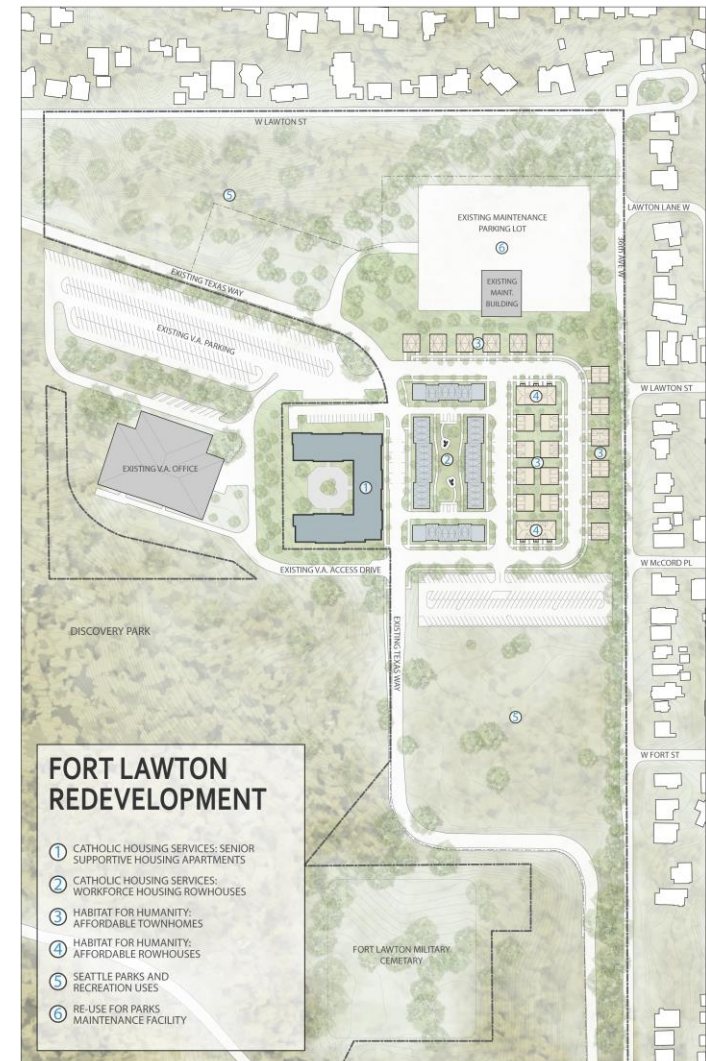
December 14, 2017

# Elements Studied in the Draft EIS

- **Geology/Soils:** soils, geology, topography
- **Biological Resources:** plants, animals and wetlands
- **Air Quality:** air and greenhouse gas (GHG) emissions
- **Noise:** noise generation
- **Environmental Health:** hazardous materials and substances
- **Land Use/Relationship to Plans and Policies:** land uses, relationship to City, County, State and other local plans/policies, and key federal plans/policies
- **Aesthetics/Visual Resources:** visual character, views, light and glare, shadows
- **Housing, Socioeconomics and Environmental Justice:** housing types and affordability, demographic conditions, disproportionate impacts on minority and low income populations
- **Recreation and Open Space:** parks and recreation
- **Historic and Cultural Resources:** historic, archaeological and cultural resources
- **Transportation:** motorized and non-motorized
- **Public Services:** police, fire/emergency services, schools
- **Utilities:** water and sewer

# Alternative 1 (Preferred Alternative): Mixed Affordable Housing and Park Uses

- 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 multi-purpose 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).

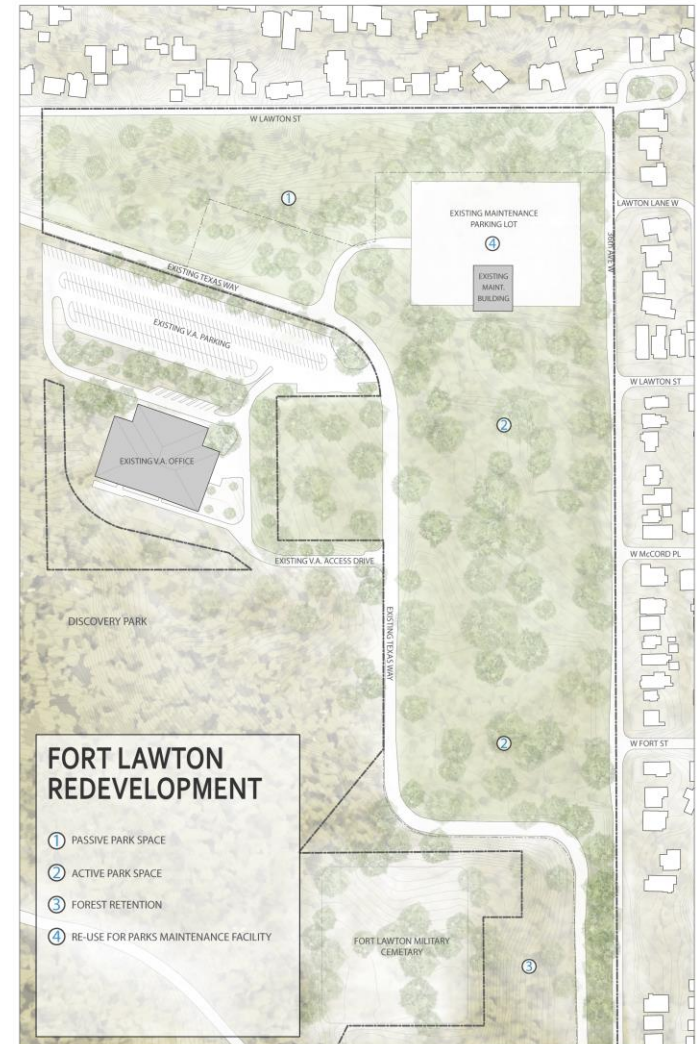






# Alternative 3: Park Uses Onsite, Affordable/Homeless Housing Offsite

- Development of active and passive park uses onsite, including three multi-purpose fields.
- Affordable/homeless housing developed at alternative site (Talaris site)





# Alternative 4: No Action

- Fort Lawton site would remain in its existing vacant condition.



- City of Seattle would terminate its lease of the property, and the Army would resume maintenance of the site and facilities.

# Public Comments

## *At this meeting:*

- Sign up sheet for oral public comment
- Written comment forms available

## *Following public meeting:*

- Email comments to: [OH\\_Comments@seattle.gov](mailto:OH_Comments@seattle.gov)
- Mail comments to:

Lindsay Masters

Office of Housing

PO Box 94725

Seattle, WA 98124-4725



THANK YOU



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