

April 15, 2019

MEMORANDUM

To: All Councilmembers
From: Traci Ratzliff and Ketil Freeman, Council Central Staff
Subject: Fort Lawton Redevelopment Plan and Related Legislation Process and Timeline

The Executive will be transmitting three pieces of legislation to the City Council related to the Redevelopment of Fort Lawton. The legislation includes:

- A resolution adopting the Fort Lawton Redevelopment Plan and authorizing submittal to the federal government;
- An ordinance approving a legislative rezone of portions of the Fort Lawton site from Single-family 7200 (SF 7200) to Lowrise 2 Multifamily (M1) (LR2 (M1)) to allow for development of multifamily housing; and
- An ordinance authorizing a Memorandum of Agreement between the City and the Seattle School District (SSD) regarding development of multi-purpose athletic fields at Fort Lawton.

This legislation will be considered by the Housing, Health, Energy, and Workers' Right (HHEWR) Committee. The following is the tentative committee schedule for consideration of this legislation:

- April 18, 9:30 a.m. – Initial overview and background on proposed Redevelopment Plan
- May 2, 9:30 a.m. – Full briefing on the proposed Redevelopment Plan and related legislation
- May 16, 9:30 a.m. – Discussion of issues, options related to the proposed Redevelopment Plan
- May 21, 5:00 p.m. – Public Hearing on proposed rezone legislation and Redevelopment Plan
- June 6, 9:30 a.m. – Discussion and possible vote on proposed Redevelopment Plan and related legislation
- June 10, 2:00 p.m. – Full Council vote

The legislation adopting the Redevelopment Plan and authorizing the Interlocal Agreement with SSD will be staffed by Traci Ratzliff. The legislation approving the rezone will be staffed by Ketil Freeman.

Project Background:

The Fort Lawton property represents an opportunity to redevelop approximately 34 acres of land declared surplus by the U.S. Army in 2005 under the Base Realignment and Closure (BRAC) Act. The proposed Redevelopment Plan creates an affordable and livable community with mixed-income housing, and parks and open space. It reflects years of discussions and planning,

with the public and stakeholders which began in 2006. Development of the current proposed Redevelopment Plan began in 2017. Three public meetings, including 1 public hearing have been held in 2017 and 2018 on the current proposed Redevelopment Plan.

Project Vision:

- Mixed-income affordable housing:
 - 85 supportive housing units for seniors, including veterans - Sponsored by Catholic Housing Services of Western Washington and United Indians of All Tribes;
 - Approximately 100 one-, two-, and three-bedroom apartments for renter households with incomes up to 60 percent of median income - Sponsored by Catholic Housing Services of Western Washington;
 - Up to 52 three-bedroom townhomes and rowhouses for homebuyers with incomes up to 80 percent of median income - Sponsored by Habitat for Humanity of Seattle/King County;
- Over 60 percent of the site for parks and park-related uses:
 - Approximately 13 acres for passive recreation;
 - Approximately 6 acres for active recreation with two multi-use athletic fields (which may be acquired and developed by Seattle School District);
 - Between 4 and 5 acres of forest land incorporated into Discovery Park; and
 - Reuse of existing structure as park maintenance facility.

The full proposed Redevelopment Plan can be found at <http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Fort%20Lawton%20Right%20Sidebar/Ft%20Lawton%20Redevelopment%20Plan%20-%202019%20Update.pdf>.

If you have any questions about the information contained in this memo, please do not hesitate to contact either Traci or Ketil.

cc: Kirstan Arestad, Central Staff Director
Aly Pennucci, Supervising Analyst