

Fort Lawton Redevelopment: Continued

HHEWR Committee

May 2, 2019



City of Seattle

Vision for Redevelopment

Redevelopment Plan for 34-Acre Site

- Up to 238 affordable homes on approximately 9-10 acres, requires rezone to allow for a variety of housing types
- Parks and park related uses
 - ~ 13 acres for passive recreation for activities such as picnicking and viewing
 - Active Open Space: Two unlit multi-purpose athletic fields; ~ 5 to 6 acres
 - Maintenance building



Seattle Public Schools

- **Redevelopment Plan:**

- Negotiations with Seattle Public Schools regarding interest in owning and maintaining land for two unlit multi-purpose athletic fields. Uses help meet SPS's educational/recreational needs, and serve the broader public.
- Likely subject of Joint Use of Facilities Agreement with Seattle Parks & Recreation.

- **Memorandum Of Agreement:**

- Subject to federal approval of Redevelopment Plan, District may apply to Department of Education for acquisition of ~ 5 to 6 acres of property for multi-purpose athletic fields
- District decides whether to acquire the Property based on terms approved by DoE
- Financial responsibilities for portion of predevelopment and caretaker costs
- If District elects not to acquire Property, City will acquire through public benefit conveyance by Department of Interior.

Conveyances Overview

Acquisition method	Federal agency	Local entity	Use
Public conveyance \$0	U.S. Department of Housing and Urban Development (HUD)	City of Seattle/Office of Housing	Homeless supportive housing for older adults (Catholic Housing Services, long-term lease with City)
Negotiated sale \$TBD	U.S. Army	City of Seattle or Catholic Housing Services	Affordable rental housing for HHs ≤ 60% of AMI
Public conveyance \$0 (Habitat is submitting documentation supporting no cost conveyance; minimum discount is 75%)	U.S. Department of HUD	Habitat for Humanity	Self-help ownership housing for HHs ≤ 80% of AMI
Public conveyance \$0	U.S. Interior (National Parks Service)	City of Seattle/Parks & Recreation	Parks and recreation uses
Public conveyance \$TBD	U.S. Department of Education	Seattle Public Schools	Multi-purpose athletic fields
Public conveyance \$0	U.S. Army	City of Seattle	Public right-of-way

- Conveyance Process proceeded by survey and appraisal of site
- By January 1, 2020 City request for acquisitions to be submitted to Army

Questions?