Legislation Details (With Text)

File #:	CB 119535 **Version:** 1	**Name:**	CB 119535
Type:	Ordinance (Ord)	**Status:**	Passed
		In control:	City Clerk
On agenda:	6/10/2019		
Final Action:	6/18/2019	**Ord. No.**	Ord 125841
Title:	AN ORDINANCE relating to the Fort Lawton Redevelopment Plan Application; authorizing a Memorandum of Agreement setting forth the terms of collaboration between The City of Seattle and Seattle School District No. 1 in the redevelopment of the former Fort Lawton Army Reserve Center.		
Sponsors:	Teresa Mosqueda		
Indexes:			
Attachments:	1. Att A - MOA Regarding Fort Lawton Redevelopment Plan between Seattle School District No. 1 and City of Seattle, 2. Summary and Fiscal Note, 3. Summary Att A - Site Plan, 4. Mayor's Letter, 5. Council Central Staff Memo, 6. Signed Ordinance 125841, 7. Affidavit of Publication		

Date	Ver.	Action By	Action	Result
6/18/2019	1	City Clerk	attested by City Clerk	
6/18/2019	1	Mayor	returned	
6/18/2019	1	Mayor	Signed	
6/14/2019	1	City Clerk	submitted for Mayor's signature	
6/10/2019	1	City Council	passed	Pass
6/6/2019	1	Housing, Health, Energy, and Workers' Rights Committee	pass	Pass
5/28/2019	1	City Council	referred	
5/24/2019	1	Council President's Office	sent for review	
5/21/2019	1	City Clerk	sent for review	
5/21/2019	1	Mayor	Mayor's leg transmitted to Council	

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Fort Lawton Redevelopment Plan Application; authorizing a Memorandum of Agreement setting forth the terms of collaboration between The City of Seattle and Seattle School District No. 1 in the redevelopment of the former Fort Lawton Army Reserve Center.

WHEREAS, in 2005, the United States Congress authorized the closure of the Fort Lawton Army Reserve Center ("Fort Lawton"), and the U.S. Army published notices that the property will be available for non-military uses and ownership; and

WHEREAS, the U.S. Army determined that Fort Lawton is surplus to the United States' needs in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved; and

WHEREAS, the Defense Base Closure and Realignment Act authorizes the Department of Defense (DoD) and U.S. Army to make final decisions regarding the disposition of base property and facilities, and the DoD requested The City of Seattle ("City") submit the application for Fort Lawton, including the redevelopment plan and homeless assistance submission, to the DoD and U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City, acting as the Local Redevelopment Authority (LRA), solicited and received Notices of Interest for property from homeless assistance providers and other eligible recipients of public benefit conveyances of federally owned property; and

WHEREAS, the City, acting as the LRA, prepared an application in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved; and

WHEREAS, the application prepared by the City ("2008 Plan"), which included a redevelopment plan providing for mixed-income housing and parks space, was approved by the City Council in 2008, and in 2010 HUD determined the application complies with the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, 10 U.S.C. § 2687 note, as amended, and its implementing regulations found at 24 CFR Part 586; and

WHEREAS, opponents of the 2008 Plan sued the City, and in 2010, the Court of Appeals upheld a Superior Court decision on the lawsuit, arguing that review under the State Environmental Policy Act (SEPA) was required prior to City Council adoption of redevelopment plan legislation; and

WHEREAS, implementation of the 2008 Plan was also stalled by the Great Recession, which diminished its financial viability, the market-rate housing component in particular; and

WHEREAS, in 2013, the City began working with the U.S. Army to plan for interim uses and in 2017 entered into a five-year lease of Fort Lawton; and

WHEREAS, in 2017, public outreach and comment for a modified redevelopment proposal for Fort Lawton began; and

WHEREAS, the City received a large volume of comments urging modification of the preferred alternative to include a school and also received a petition, started through the website change.org, requesting that the City partner with Seattle Public Schools (aka Seattle School District No. 1) to develop a high school and additional park space at Fort Lawton; and

WHEREAS, in response, Seattle Public Schools conducted a thorough review that addressed basic feasibility questions and cited key challenges to siting a school at Fort Lawton including lack of immediate resources and inability to demonstrate immediate need for a school in the area; and

WHEREAS, in 2018, the City published the Fort Lawton Final Environmental Impact Statement (FEIS), which analyzes probable adverse environmental impacts associated with the modified plan; and

WHEREAS, in response to continued interest in Seattle Public Schools participation in redevelopment at Fort Lawton by some Magnolia residents, the City modified the parks component of the preferred alternative as analyzed in the FEIS to include acquisition and development of two unlit multipurpose athletic fields; and

WHEREAS, the Hearing Examiner decided in favor of the City on an appeal of the adequacy of the FEIS; and

WHEREAS, the final Fort Lawton Application reflects years of collaboration between the City and its partners, Catholic Housing Services of Western Washington, United Indians of All Tribes Foundation, and Habitat for Humanity of Seattle/King County, and involved substantial public outreach and comment; and

WHEREAS, the Fort Lawton Application balances Seattle's critical need for affordable housing for households with low incomes and permanent housing for persons experiencing homelessness with the climate and

livability benefits of parks and open space, by providing 85 units of supportive housing for seniors, up to 100 affordable rental housing units for households with incomes up to 60 percent of area median income, up to 52 affordable homes for purchase by families with incomes up to 80 percent of area median income, and increased parks and recreation space adjacent to Seattle's 534-acre Discovery Park; and

WHEREAS, Seattle Public Schools shares the City's vision for a redevelopment that includes affordable housing, park, and recreational uses; and

WHEREAS, the City Council has reviewed the Fort Lawton Application, including Redevelopment Plan and Homeless Assistance Submission, and held a Public Hearing to receive public comment; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Office of Housing and Superintendent of Parks and Recreation, or such officials' designees, are authorized to execute a Memorandum of Agreement (MOA), substantially in the form of Attachment A to this ordinance, between The City of Seattle and Seattle School District No. 1 concerning the Application for Federal Surplus Property at Fort Lawton, which includes a Redevelopment Plan and Homeless Assistance Submission, and conveyance of parcels currently owned by the U.S. Army to The City of Seattle and partner organizations in accordance with the Fort Lawton Redevelopment Plan.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2019, and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

_____

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

_____

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A - Memorandum of Agreement Regarding Fort Lawton Redevelopment Plan between Seattle School District No. 1 and City of Seattle