

# FORT LAWTON ARMY RESERVE CENTER Public Involvement Process

September 18, 2008





## **Public Involvement Process**

Bounded by Discovery Park, the city's largest natural park, surrounding neighborhoods and vistas of Salmon Bay and the Ship Canal, Fort Lawton's future redevelopment matters to the entire city of Seattle. Acknowledging this the LRA's public involvement component was designed to engage the public throughout the LRA's process of developing the plan for Fort Lawton's future uses.

Under the BRAC process the LRA's public involvement responsibilities were:

- Provide an overview of the citizen participation process
- Make the draft application available for public review and comment periodically as the LRA developed the homeless assistance submission and the redevelopment plan
- Conduct at least one public hearing on the redevelopment plan and homeless assistance submission before submitting these documents to the Department of Housing and Urban Development and the Department of the Army
- Include summary of public comments on the redevelopment plan in the submittal to Department of Housing and Urban Development and Department of the Army

### **Overview Citizen Participation Process**

The Fort Lawton Army Reserve Center BRAC public involvement process began in September of 2006 with a workshop and tour of the Reserve Center for those organizations interested in the Notices of Interest (NOIs) process for surplus property. The meeting was advertised in the "Seattle Times" with the required notice of availability of property for homeless uses. It also included public benefit conveyance purposes and contact information. The general public was welcome and was among the 33 who attended the workshop.

To ensure the general public had opportunities to understand the BRAC process and what would be happening at Fort Lawton, two meetings were held following the September NOI workshop. The first of these was in October and the second was in December. Due to the significance of both Discovery Park and homelessness services to the broader Seattle community one of these meetings was held in a central city location outside the Fort Lawton neighborhood of Magnolia. The LRA created a webpage on the city's website for all the LRA information on Fort Lawton including meetings notices, BRAC information, meeting notes, etc. An email address for Fort Lawton comments was also provided to the community. Additionally the Seattle City Council website contained a link to the Fort Lawton webpage and notice of the 2008 City Council's Fort Lawton deliberations, dates and times.

**In 2006 Mayor Nickels created a Technical Advisory Group (TAG) to advise him. The membership of the TAG was composed of individuals with expertise and representative of the following: homeless, Magnolia neighborhood, finance, urban design, community at large, parks, environment, faith community, and city council staff. The TAG reviewed the NOIs, and from their areas of expertise, provided valuable guidance on the NOIs.**

**In early 2007 two meetings were held in February, one in the Magnolia neighborhood and one in a central city location, to discuss the BRAC process and the NOIs the LRA received in January of 2007. In April a meeting was held by the Magnolia Community Club with the LRA staff discussing the NOIs received and taking further public input on future uses at Fort Lawton. The LRA announced at this meeting that the Army was talking with the LRA about receiving value from their Fort Lawton property. In order to better understand the Army's direction the LRA informed the community that moving to the plan development phase would occur after conversations with the Army.**

**In 2008 a meeting was held in February to announce the LRA's decisions on NOIs received for Fort Lawton property. The Seattle Housing Authority (SHA) was introduced as the lead developer and SHA described the community involvement process, based on their HOPE VI projects, they would be beginning in partnership with the LRA. While conversations with the Army were not completed, there was agreement the LRA would move forward with it's the work on planning for the redevelopment of Fort Lawton.**

**The LRA determined the community needed to be involved in developing the redevelopment plan rather than responding to a draft plan developed solely by the LRA. Working from the three principles of Neighborhood Integrity and Community Connectedness, Social Responsibility, and Environmental Stewardship the LRA and its lead developer, SHA, began the next phase of the community involvement process. When the LRA consultant team was hired they joined the public process.**

**To start the planning process, a community organizational meeting was held by the SHA and LRA in March 2008 and the community indicated it preferred five Saturday workshops, of four hours duration each, beginning in late March. An additional one was later added for a total of six: March, April, May, June and two in July. Utilizing the three principles of Neighborhood Integrity and Community Connectedness, Social Responsibility, and Environmental Stewardship, the workshops first focused on completing the work on the vision for the redevelopment of Fort Lawton and then understanding the plan components through informational exchanges with the various consultants from the LRA's consultant team working on the redevelopment plan.**

**While the workshops were going on, the LRA held a separate informational meeting in April on homelessness in Seattle and King County and the Ten-Year Plan to End Homelessness. The three selected homeless NOI providers explained their programs and clientele. As a result of this meeting, the LRA agreed to an additional series of three community meetings on more detailed aspects of the homeless providers' programs that could later be incorporated into a Community Relations Plan. The purpose of the Community Relations Plan was for the housing provider, their supportive services partners**

and the Magnolia community to work together and commit to ensuring that the housing for homeless individuals and families at Fort Lawton would be successful. The Archdiocesan Housing Authority, United Indians of All Tribes and the YWCA expressed their commitment to the provisions of the Community Relations Plan and working with the community in the future to finalize the plan. If unforeseen circumstances require significant changes to the provisions of the Plan, the Archdiocesan Housing Authority, United Indians and the YWCA will work with the community on revisions to the plan. The City of Seattle Office of Housing, through its asset management team, will oversee and monitor the implementation and ongoing commitments contained in the Community Relations Plan.

With the completion of the redevelopment plan process, Mayor Greg Nickel's approved plan was sent to the Seattle City Council for their consideration and action. The City Council process included four committee meetings and two public hearings on the plan and homeless assistance submittal before the City Council's final vote on the redevelopment plan. Excluding the City Council meetings and hearings the LRA had eighteen public meetings on the Fort Lawton BRAC closure process and development of the redevelopment plan for the property. The appendix contains information on each of these public meetings as well as the City Council meetings and public hearings.

#### Periodic Public Review and Comment

Once the LRA conducted the 2006 and 2007 initial meetings on the BRAC process and the homeless provisions in BRAC, the LRA determined that ongoing community involvement in developing the redevelopment plan was desirable. Working from the three principles of Neighborhood Integrity and Community Connectedness, Social Responsibility, and Environmental Stewardship, the LRA and its lead developer SHA began the 2008 phase of the community involvement process and when the LRA consultant team was hired they joined the process. This process addressed both issues in the Redevelopment Plan and the Homeless Assistance Submission. Additionally issues reflected in the latter document were further discussed at the meetings on a Community Relations Plan.

The community requested a series of five Saturday workshops, which later grew to six, to work on the redevelopment plan. The March and April meetings focused on the vision for the redevelopment – open space, heron/wildlife habitat, market-rate housing, and housing for homeless individuals and families. At the May meeting the consultant and SHA team began discussing with the community how the vision balance could be developed. Building off of the work of the May 31<sup>st</sup> workshop, the consultants work on the residential housing analysis and the traffic circulation were presented at the June 21<sup>st</sup> workshop along with options on site alternatives. Portions of the draft Redevelopment Plan were presented at the July 12<sup>th</sup> community meeting and a refined draft version was presented at July 19<sup>th</sup> meeting. The draft plan and Homeless Assistance Submission were on the Fort Lawton website July 18<sup>th</sup> with some draft plan sections up earlier that week.

The three community meetings on a Community Relations Plan addressed many of the topics in the Homeless Assistance Submission. These sessions were held for the housing provider, their supportive services partners and the Magnolia community to work together

and commit to ensuring that the housing for homeless individuals and families at Fort Lawton is successful in the community. These meetings were held on May 19<sup>th</sup>, June 2<sup>nd</sup> and June 18<sup>th</sup>.

### **Redevelopment Plan and Homeless Assistance Public Hearings**

As the legislative body of the City of Seattle, which is the Fort Lawton LRA, the Seattle City Council held seven official meetings in August and September on Mayor Nickels' proposed Fort Lawton Redevelopment Plan. The City Council Housing and Economic Development Committee held committee meetings on the plan on August 6<sup>th</sup> and 20<sup>th</sup> and September 3<sup>rd</sup> and 18<sup>th</sup>. Opportunity for public comment occurred at the beginning of each of these committee meetings. On August 21<sup>st</sup> and September 4<sup>th</sup> the Seattle City Council held public hearings on the proposed Fort Lawton Redevelopment Plan. The purpose of these two public hearings was solely to take public comments on the Fort Lawton Redevelopment Plan that was approved and passed out of the Housing and Economic Development Committee on September 18<sup>th</sup>.

The public notification for these two public hearings followed the council standard procedure, which is posting on the city council website under the calendar of events at least a week in advance and an email message to interested citizens who sign up for contact on Housing and Economic Development Committee meetings. The committee meetings and hearings and the testimony given at them were recorded by the Seattle Channel. The City Council took final action in September adopting the official redevelopment plan for Fort Lawton. A copy of that resolution is attached.

### **Public Comments Summary**

The appendix contains detailed questions and comments from the public meetings. While through the course of the 18 community meetings many questions were raised and many preferences and opinions were offered, there were some that were consistent throughout the process and were also reiterated in the two City Council public hearings. This section summarizes them:

- **Discovery Park –**  
Fort Lawton property should be incorporated into Discovery Park  
Discovery Park Development Plan calls for all former Fort Lawton land to become part of park  
City gave land to Army
- **Housing –**  
Market-rate and homeless housing proposed is not appropriate  
Market-rate and homeless housing appropriate  
Homeless housing not appropriate- no services, isolated area  
Density too much  
Townhouses, too many or none  
Serve only one type of homeless, elderly not families
- **Heron and Wildlife Habitat/ Trees**  
Protect trees on site  
Habitat for herons & other wildlife protected

- **Conceptual Nature of Plan**  
**Extend plan develop for 180 days**  
**Street and traffic system more defined**  
**Firm number of homeless units**  
**Firm range of market-rate units**

The 2006 meetings were focused on the BRAC process and the availability of BRAC property for homeless uses. The public comments at these meetings involved questions clarifying BRAC, the homeless component and what it meant for Fort Lawton. Among the BRAC questions were ones about the decision making process and the role of the LRA, park space, homeless and housing uses, NOI process, and the Army's value needs.

The 2007 meetings focused on the NOIs received, the BRAC process, and the Army's need for value from the property. The public comments at these meetings involved basic BRAC process, Army value, homeless impacts on existing neighborhood, and wildlife habitat questions.

The 2008 meetings began by focusing on the LRA's NOI decisions and beginning the Redevelopment Plan process and then moved onto the actual development of the plan and the homeless Community Relations Plan work. The questions and comments after the first few meetings focused on specific aspects of the plan such as types of housing, numbers of homeless units, homeless services, overall density, park land, traffic volume and circulation, and impacts on existing neighborhood.

The public testimony at August 21<sup>st</sup> and September 4<sup>th</sup> City Council public hearings is attached. A general summary of the comments follows:

- Supportive of plan and homeless housing
- Supportive of forested areas preserved as addition to Discovery Park
- Supportive of plan and homeless housing for Native Americans
- Concerned about density, reduce number of housing units especially townhouses
- Concerned about traffic and transportation, policing, schools and other infrastructure impacts
- Concerned plan won't be implemented in adopted form, want assurances
- Wanted 180 day extension of plan due date
- Wanted grand entrance to Discovery Park as part of project
- Concerned grand entrance will destroy trees

Attached is information on the individual public meetings leading up to the LRA plan, City Council committee meetings discussing the plan, City Council's two public hearings on the plan, chart of the 18 public meetings, some public comments via email and letter to the Mayor and Chair of the Housing & Economic Development Committee, and City of Seattle resolution adopting the redevelopment plan.





**Seattle City Council  
Housing & Economic Development Committee**

**Public Comments From Committee Meeting  
Fort Lawton Redevelopment Plan  
August 6, 2008**



**City of Seattle  
Seattle City Council  
Housing 7 Economic Development Committee  
Public Comments  
Fort Lawton Redevelopment Plan  
August 6, 2008**

Councilmember Jan Drago: Hello? Aw, it's on. Okay. Well good morning, today is Wednesday August 6th, 2008 and it's about 9:40 a.m. This is a meeting of Seattle City Council the Housing and Economic Development Committee. I'm Jan Drago, Vice Chair of the Committee joined by Council Members Bruce Harrell and also Council President Richard Conlin and Council Member Tim Burgess. And we are assisted today by Council Member McIver's Legislative Assistant Myisha Chambers. So, our first item of business will be public comment and then we will have discussion and possible vote on City of Seattle's Bridge Loan Program.

Next item of business, discussion and possible vote is authorizing the director of housing to enter into the Multi-Family Housing Limited Property Tax Exemption Agreement for a property on Northeast Northgate Way. And this is under the Seattle's 2004 Multi-Family Housing Property Tax Exemption Program.

Then we will have a briefing on the 2009 consolidated needs assessment followed by another briefing on the Fort Lawton development plan discussion. So will begin with public testimony, which will be limited to two minutes per person and I ask that you try to keep it as concise...as short and concise as possible. The first three people to speak and you can use that middle mike because it is a little bit closer to the table here, are Kevin Reynolds, Julia Allen and Don Ross.

Kevin Reynolds: Committee, thank you very much for having me here today. I am Kevin Reynolds; I live adjacent to Fort Lawton. We are just in the immediate neighborhood and we have a big family there. Very much support the social justice of ending homelessness in King County. Very much appreciate the City's role and participation in this and absolutely applaud the plan that the SHA and the City has put together for the redevelopment and the reuse. My comment is concerning the concentration of homelessness in this project. I'm very concerned with the economic and the social sustainability of 55 senior units and 30 family units. Out of the 216 units that's 85 that's 40 percent, is extreme poverty and is homelessness formerly homeless. HUD has a Moving to Opportunity Program in which

they state that 10 percent...no greater than 10 percent in a geographic boundary should really be extreme poverty. That that's the best formula for success. So I ask the Council to please consider either choosing the family program so that the neighborhood and the community can get behind it and make sure it is successful or choose the senior program to get behind that and make sure that program is successful, or at a minimum please cap the overall concentration in the neighborhood at the numbers proposed in the plan, which is 55 for the senior and is 30 for the family units. Thank you.

Councilmember Jan Drago: Excuse me, can I ask a question because I am not exactly clear what you are saying? Are you asking that if there's people in poverty that those units will be dispersed throughout or that you not have any or that there be less?

Kevin Reynolds: Personally in my layman's experience, I think that a dispersed solution is a superior solution. I am concerned that the City plan which has a concentration of 30 families and a concentration of 55 seniors on one site of 216 units is...I am concerned it's too high. I want to see a program, which helps end the homelessness, and I would like to see some part of it in our neighborhood. I'm just concerned that both programs together is too much for one small geographically isolated location. So I am asking the Council to perhaps consider picking one of the two programs and at a minimum put caps on what the City proposed as a plan, which is 55 seniors and 30 families.

Councilmember Jan Drago: Okay, thank you.

Kevin Reynolds: Thank you.

Julia Allen: Hi, I'm Julia Allen and first of all I want to thank all of the City employees and all of the contractors that worked on this, I think they did an outstanding job. They had endless patience. This process has been very contentious. As a representative of Friends of Discovery Park were very happy with the plan as far as it relates to open space and the forested areas that are proposed to go to Discovery Park. However, as an individual I have some issues with the homeless housing units as the previous speaker did. My issues are similar to his in that they have to do with the density of the homeless housing units being proposed for this site. The City, for their calculations, used the Census Tract, which is Census Tract 57. This extends all the way from the Lake Washington Ship Canal all the way down to West McGraw at the South end of Magnolia so it's sort of like the whole east side of Magnolia. And yet all these

homeless units will be concentrated in one little area at the north end. This a very isolated site. It has Discovery Park on one side and Kiwanis's Ravine on the other side and so it's very confined and very isolated. And all these homeless units as Kevin was eluding are concentrated there as opposed to being dispersed throughout the Census Tract, so if they were dispersed throughout the Census Tract then that would be great and the City's numbers of 3.1 to 4.3 percent density would be more valid in my mind, but when you put them all in one place and you've got 85 homeless units out of a total of 216 units so you divide 85 by 216 and that gives you a density percentage of over 39 percent in that one little location. And so I am, as Kevin stated as well, would like to see less density in that one site. In favor of homelessness would prefer it be more dispersed and more scattered throughout the Census Tract, if that's what we need to use and not all put in one place like that.

Further, I would say that I would like to see the cap on the number of homeless units be it age (a) senior men's facility or family homes. I would like to see the cap put at 66, which is the number the Council came up with when they were discussing the K park or that's when the K park property was transferred from the Navy to the City. So I kind of like the number 66. Thank you.

Councilmember Jan Drago: Don will be followed by Elizabeth Jail and Duff Bagley.

Don Raz: Good morning, my name is Don Raz and I am a neighbor that lives in the neighborhood immediately east of the Fort Lawton property. To assist in being concise, I did put together a letter and copies maybe if I could just hand that out, it could be shorter. What I would like to speak to, I should note that I whole-heartedly support the comments that were made by Kevin and Julia just moments ago. What I'd like to speak to however is just the overall density of the number of units that are being proposed to be put on this site. I'm sure you're all aware that the reuse plan puts forth the two options that describe the low end of market rate housing and high end of mark. Low number of units market rate housing and then high number of units and the distinction is between the number of single family houses that would be in the development and the number of town homes in the duplex forms that would be in the development. And I would urge the council in what modifications they may make to the reuse plan is to opt for the lower single-family home option over the use of town homes. Currently, say for Fort Lawton all of the neighborhoods that surround Discovery Park are single-family neighborhoods with single-family homes. In the

particular area that is immediately adjacent to the east and to the north of Fort Lawton, there are all are single family homes say for three small apartment buildings that are just at the entrance of 36th Avenue West, which really aren't even close to the bulk of the neighborhood that I live in.

Selecting the single-family home option, I think would be more consistent with two things: first, the make up of the current neighborhoods to the east and to the north, which are all single-family homes. You would have more consistency with more single-family houses and also it would be more in line with the goals that have been stated in the Discover Park master plan. There are three different versions of the master plan but they all consistently talk about the serenity and the tranquility of the park and I realize just having neighborhoods next to the park undermines that to some degree but to having higher density that would be reflected in duplex town homes would just seem to be counter to the quite nature, the natural setting that our greatest park asset in the City is. So, it would be my position to argue that in the reuse plan there would be a mind to use as few town houses which seem to be used more and more throughout all the neighborhoods of the City in favor of single family homes which actually the analysts who looked at what types of residence would be more desirable to perspective buyers indicated that small size single family homes would be the most desirable to the market as they foresee it in the future. Thank you.

Elizabeth Tail:

Good morning, I am Elizabeth Tail and I'm affiliated with the United Indians of All Tribes Foundation. I want to thank the City Council and the committee for having us deliver testimony today. We've been work with archdiocese and housing authority on housing for homeless elders and families at the Fort Lawton Project. We're targeting homeless Native Americans for services in housing. We're further targeting native Veterans for the senior units and I want to compliment the City, the Seattle Housing Authority and the City itself for the public process that has been in place over these past several months that have allowed for some very difficult and controversial issues to be brought up and addressed in this ongoing process.

You may know that there is a higher ratio of homelessness among the native community than really any other ethnic or other sub group. We hope to address that issue here. These are Seattle's City citizens, residence here. United Indians is one of the longest standing non profits here in the City as well and they are uniquely well prepared to deliver services in collaboration with archdiocese

and housing authority to this population. I think additionally the housing at Fort Lawton is very appropriate in consideration of the long-standing Indian presence at Discovery Park in that part of the City. We hope to be able to bring that stewardship that will allow this housing to be a resource and an asset to the Magnolia community and we intend to do so. Thank you.

Duff Badgley: Hello, I'm Doug Badgley and I'm in lead for one of the stakeholders in the bracket at Fort Lawton process since 2006. I'm lead for Here and Habitat Helpers. I think this plan as presented so far is basically good for the herons of Kiwanis's Ravine and good for preservation of trees with one notable exception. Could you put the slide on please?

Councilmember Jan Drago: I'm trying.

Doug Badgley: At the main entrance to Discovery Park at the last public meeting, it was stated that it would be a good idea just off the site of the redevelopment plan to relocate 36th Avenue West. This is to the south of West Government Way. I distributed, I hope, a couple of maps showing that location.

Councilmember Jan Drago: Well, if you'd like to sit down for a minute until we see if we can get this started we will continue with the testimony. She has it on the computer but not on the screen so let's go ahead with Janise Hardy and Bill Block. We will leave this presentation until the end and then we'll see if we can't get it up.

Janise Hardy: Good morning, my name is Janise Hardy and I work for the YWCA and I just really want to really commend the SHA and the City process as well, as it has been a wonderful process and I think they've had...everyone has had a great opportunity to learn and to figure out what is going on at Fort Lawton. I just want to come here to say that I see on a day to day basis families, I work for a...I manage a YWCA family shelter and also work for the Women's Referral Center at night so I get a chance to see on a daily basis families and single adults and when you think about I go to work each day and I take a look and I look at those families and I see those single adults on families like families with grandparents in the homes, how supportive that is for them to get the community that Magnolia has and Fort Lawton has to offer. They would really cringe for the opportunity to be there. It's a life there. It's a community there. A lot of our folks have not had that opportunity or haven't come from that place so having that is a great thing and given that a lot of our families have been through a lot of traumatized...wanting to see a better life for their families and just

get the opportunity to do so. And I'm just so excited to have this space at Fort Lawton and really look forward to the families to be able to enjoy that because to me that's giving them a lot of life, that's giving them a lot of hope and I know there's a lot of rumble around being isolated in terms of the families. Sometimes homeless folks do have cars. They are able to get around. I think there is a lot of assumptions made around homeless families and homeless seniors that are not true. I think, the would like I say, cringe for the opportunity to be in Magnolia. I think that is a wonderful place to be, I think that is a wonderful place for seniors to continue to grow and families to continue to grow. So I just say thank you for that and look forward to the opportunity to serve families out in Fort Lawton.

Councilmember Jan Drago:           Okay, Bill Block followed by Bill Helleman.

Bill Block:                           Thank you. I'm Bill Block. I'm the Project Director of the Community to End Homelessness in King County and I just wanted to bring a little bit of history of the placement of housing for people who are formerly homeless, which some of you have shared with me. I think we have seen across the City and I go back to when we put Bailey Buschea in the Madison Valley, which was one population that people didn't really know and weren't acquainted with, were afraid of. Shirley Bridge Bungalows in West Seattle, 1811 in the Eastlake area. Holly Park and Highpoint. And as communities have been asked to share their living space, if you will, with populations that they haven't met, there is often a lot of concern. The first time something is placed in the community. The second time it is a non-issue because people have had a chance to get to know their neighbors. Do you realize that people who are formerly homeless, for example, are people? They happen to have been formerly homeless and when they are in the sort of development that is envisioned here with supports on the site where there is some body there, if someone's beginning to wonder how to live their life there's somebody to talk to. "Let me talk to you." "John, let's talk here." You realize you get the stability that the community wants, expects and will have. So, I've heard over the last 25 years, issues of, "There's too much density here." I've heard that almost every time we have placed something. I've heard, "This is isolated, it would be good elsewhere just not here." I urge you to adopt this because, in fact, I think the second time there is a proposal in Magnolia they will do what every other community has done and say, "You know that's right. This really is a good addition to the fabric of our community." I also note that, for example, I'm not sure that Magnolia is aware but there is a senior housing facility right there at the entrance to the park with a lot of



people that would be homeless if that facility wasn't there. They're an integral part of the community. I suspect nobody even reflects on the fact that they are there. So this is the time to say, "Yes, it's a great planning process, yes there are concerns and I empathize with the concerns but we do need to go forward and this community like everyone before it will realize that it's a good part of the fabric of the community." Thank you.

Councilmember Jan Drago:        Okay, Bill will be followed by Eric Jordan and Monica Houghten.

Bill Howden:                    My name is Bill Howden. I'm with the Archdiocese and Housing Authority. We are excited about the project and partnering with the City and United Indians and YW to provide some housing that is much needed. Say two quick things. One, the need is acute at our shelter for homeless seniors and we are turning away 35 guys a night to the street. At our women's shelter we are turning away 10 women out to the street every night, the need is acute we need every unit we can get. Second, we just echo kind of what Bill said in terms of...I think Magnolia is a great for this project and the density that is proposed and I will tell you one quick story. When we opened the Aloha Inn 18 years ago on Queen Anne, there were hundreds of people who came to protest that project—66 single homeless people self-managing a project. I was at the meeting 10 years ago with neighbors who disbanded a neighborhood group that was tracking the Aloha Inn because they said there was no need for it. It was so integrated into the community they didn't feel a need to meet any more about that. One of the people at the meeting shared with me how glad he was that that project was in his neighborhood because he had done in "clean up Queen Anne days" about 15 residents of the Aloha would participate in that every year. He had walked with them cleaning Queen Anne and had learned a whole lot about that person's life and struggle and was just touched and thankful for that opportunity.

We think there is a lot of opportunity for that connection that Bill talked about in the community of Magnolia so I think it is the perfect place for that kind of interaction and exchange to go on as Janise talked about also. So I urge you to support it in its current form. It's been a great process, a long process but a good process and I think that it'll be a great, great project. Thanks.

Councilmember Jan Drago:        Okay, Eric Jordan.

Eric Jordan:                    Hi, my name is Eric Jordan. I work for United Indians and I want to thank you for your time. I think this is a wonderful project. It's been

a great process to be a part of. We have an infrastructure in place right at Daybreak Starts to support this proposed project and I feel very strongly that it should go in place in its present form and that we fully support it and that this is part of Bernie Whiteberry's vision and I want to help facilitate making that happen. So, I thank you for your time and that's it.

Councilmember Jan Drago: Okay, Monica Wooton.

Monica Wooton: Hi, I'm Monica Wooton and I'm a life long resident of Magnolia. I served on the mayor's task force for the BRAC Committee and I am a stakeholder. I am president of the Magnolia Historical Society and represent them in this process. And since we are just here to listen today and learn, I promise you that there will be oral and written testimony coming forward from our group. But I want you to know from the very beginning that going through this process and coming up with a final planned concept that you will receive today has been a positive if not hard process to tease out all the details of and I think the plan is a good one. As to the numbers and the concerns that people have brought up about the numbers, the planning, the city and the Housing Authority and ultimately you will have to do a very clever and smooth dance with the Army in determining those number of units and it's where you really will have to pay attention because the worst thing that can happen to Magnolia, the City and homelessness is that this project is not accepted by the Army and is let up to bid and five or six separate developers come in and do their own thing down there. Right now we have a cohesive plan, I think the mix is good, and I think it will work. So I thank you...I hope you've enjoyed the presentation, it's been fun watching it develop.

Councilmember Jan Drago: Thank you. Myisha, are we ready to go?

Myisha Chambers: Yes.

Councilmember Jan Drago: Okay, go ahead.

Duff Bagley: Hi, I'm still Doug Bagley. At the last public meeting, one of the presenters said a good idea would be to relocate right across at the east end of the project...relocate 36th Avenue West. Next slide please. This is a view taken from Texas Way looking south. It's hard to see with the lights on like this but all the trees you see in the center are threatened with either severe damage or death and removal if 36th Avenue West, which is on the extreme side left side of the slide is moved to the west to in effect act as an extension of Texas Way. I want to stay in the slide for a minute because my

contention is the traffic lights can handle the traffic that this proposed new development will generate. A traffic light at this intersection you see and then to the left another traffic light at that intersection but if that good idea is not killed now and it's a very bad idea, those trees you see in the dead center of this slide will be destroyed or severely damaged and it would run counter to the recently passed city council resolution calling for us to protect groves. There are 8 to 10 large and lovely trees right there that are threatened. Next slide please.

This is standing on Government Way looking at the main entrance to Discovery Park, that's a large Leland cypress that frames the south side of the main entrance to Discovery Park. Those trees that you see right there to the center and left would also be threatened or killed by any relocation of 36th Avenue West. The road sign you see in the front there is 36th Avenue West. This is incidentally not on the project site itself, it's right across the street but this intersection will be impacted by the increased traffic the proposed development generates. Next slide please.

This is the main entrance. I took this photograph standing in the road in Discovery Park looking east. The large tree you see just to the right of center is the Leland cypress threatened along with 8 or 10 other trees by this proposed relocation. Next slide please.

Again, this is a better view of all those trees in the center are threatened with death or severe damage if 36th Avenue West is relocated. Next slide please.

Here we are looking north to West Government Way. I am standing south of that intersection. On the left is a very large Poplar maybe a champion Poplar. Probably has a six foot diameter at breast height, it's a huge lovely Poplar tree and it would be threatened if 36th Avenue is relocated. You can see 36th Avenue starts at the bottom right of the picture and the idea that I'm trying to stop in its tracks right now would be to relocate that road to the left or to the west to line up with Texas Way. Again, I contend that traffic lights in two different locations could handle the traffic without any relocation road. Any relocation of roads jeopardizes trees at a time when we are trying to save and increase our urban canopy that has fallen since 1970 from 40% to 18%. Next slide please.

Here we are looking south to West Government Way. The trees on the right would be threatened by relocation of that road to the west or to the right. Next slide please.

Here is another shot of that large threatened Poplar. I am standing in Discovery Park now and shooting a photograph of that large Poplar. Next slide please.

Okay, and again traffic lights, traffic lights, traffic lights. Don't relocate those roads. Don't relocate them. This won't be shown in the project development map but you must include consideration of traffic that the development generates even if it is just right across the street. So, I am urging you to keep 36th Avenue West south of Government Way now across the street and keep it where it is and save the large lovely trees that frame the main entrance to the City's flagship park, Discovery Park. Thank you.

Councilmember Jan Drago: Okay, thank you and just for the record we do not customarily have PowerPoint presentations during public comment and this is not the beginning of a new precedent. It's a little staff glitch.

Jan Drago: Don't all prepare your PowerPoints for presentation. Okay. Let's...we're reading item number three and invite the presenters to the table. Go ahead, read it in.

**Seattle City Council  
Housing & Economic Development Committee**

**Public Comments From Committee Meeting  
Fort Lawton Redevelopment Plan  
August 20, 2008**



**City of Seattle  
Seattle City Council  
Housing & Economic Development Committee  
Public Comments  
Fort Lawton Redevelopment Plan  
August 20, 2008**

Councilmember Sally Clark:

Our last item is the committees next discussion, there have been a couple of presentations on the Ft. Lawton Reuse and Redevelopment Use plans and we will have another discussion of that today and I will go a little bit through the calendar about that. We do have the first of (2) Public Hearings this Thursday night 5:30 pm in here Council Chambers, that is Thursday August 21<sup>st</sup> here in Council Chambers and that is the first of two so far.

I have (2) people signed up to speak so far, so please try and keep your comments to (2) minutes, and I am sure neither of you will have a problem doing so.

First off we have Ken Hobbs.

Ken Hobbs:

Good Morning, I'm Ken Hobbs. I'm pleased to see two new members of the Council who aren't on the Committee, so that we can begin the process of educating all members before this plan even passes out of Committee. I'm a representative of the Sustainable Neighborhoods Coalition and I'd like to say a couple of words about that organization.

It's a grass roots organization that its constituency is the immediately east of the Fort Lawton Project neighborhood. We formed a nonprofit corporation, we've raised more than \$10,000 in deductible, charitable contributions, we've retained a land use attorney, we've conducted a public disclosure act request to the City, and we've reviewed every email, every hand written note, every draft study that the city has made available to us. We feel we're very well informed on what this plan is about. We've had multiple representatives at every meeting, every workshop. We have raised public awareness through our website [www.fortlawton.org](http://www.fortlawton.org) . We have, through press releases and through interviews with the print and TV media, through yard signs that were recently mysteriously vanished from our private residences last week, or this week, and through informational meetings that we've conducted in addition to those the City has sponsored.

Our relationship with the City agencies and the consultants has not always been cooperative, it's often been adversarial, there's been some mistrust. It's because we've seen internal documents that are inconsistent with what we are being told at public meetings. Notwithstanding all of that, and perhaps because of our active involvement, we are satisfied with this plan. We are satisfied with the total density and the total mix of homeless versus market housing.

We fought hard for what is in this plan, and our goal is to see that this plan is the plan that gets built, we are very concerned that this plan will not happen

We fought hard for what is in this plan, and our goal is to see that this plan is the plan that gets built, we are very concerned that this plan will not happen because of the conceptual nature of the plan. We don't believe that the plan needs to be as conceptual as the City has made it. We believe that they are doing that to give themselves flexibility in the future. I am not talking about in terms of negotiating with the Army, I am talking about after whoever owns the land, owns the land. We will not accept this plan if it comes back after the fact and they say, "Oh, instead of 216 units it needs to be 240 units to be economically feasible." We will not accept this plan if instead of the current proposal to close 36th Avenue and have all traffic in both the existing neighborhood and the new neighborhood access through Texas Way that instead 36th Avenue remains open and becomes a bus arterial and the main thoroughfare for both the existing neighborhood and the new neighborhood. 36th Avenue West is a dead end street that serves 125 residences. We will not accept it becoming a thoroughfare for 300 plus residences. We think it's highly irresponsible that the City has not done any feasibility study on what, if anything, needs to be done or can be done to reconfigure the four-way stop intersection that exists right now between 36th West and West Government Way. If there've been any discussions with SDOT, they've been very preliminary and there is no reference to them in the plan. There's no reference of any discussions with parks about land that would be needed to jog the south end of the intersection from its existing location on 36th so that it lines up as a four-way stop with Texas Way. We urged the council before this plan passes out of committee to direct the executive to conduct that feasibility study. It's irresponsible that they're telling us that this is the plan that, "Don't worry, 36th will be closed," and if it comes back and that's not the case, we'll have a fight.



Councilmember Sally Clark: Thank you.

Duff Badgley: Hi, I'm Duff Badgley. I'm the lead for this Fort Lawton Project for Heron Habitat Helpers as a stakeholder in the process. I have been involved personally since summer of 2006. Today, I just want to address my comments to the possibility that there may be a toxic waste site at the north parade grounds and that we need to have specific documentation from the Army before this plan leaves the City's hands in a couple of months to go to the Feds. On July 19th at a public meeting, a representative of the Army said that in the past the Army had used the north parade grounds as a part of a target range firing shells into Salmon Bay and that they would "meet all responsibilities" about remediating or removing any toxic waste that might be there. But he didn't say that there was no toxic waste there. So I strongly urged the City to do its due diligence and get documentation from the Army and be sure that we are not buying a toxic waste site. Thank you.

Councilmember Sally Clark: Thank you. That is the end of sign-ups that I have so far. Is there anyone else who would like to do public comment and I will remind folks that there is a public hearing tomorrow evening at 5:30 but...Monica, come on up.

Monica Wooton: Hi, I'm Monica Wooton, President of the Magnolia Historical Society and we will be sending our testimony and will be testifying tomorrow but I did want to reiterate an answer by the City to a question from Councilman Harrell about a revisionary clause that would turn this property back to the City at no cost and the Historical Society wrote a book called, Magnolia Makes More Memories in November and one of the chapters is the history of Fort Lawton and so I was one of the writers, did extensive research and there was no arrangement for that property to be brought back to the City and there is a Magnolia Urban Legend that the property was bought for a dollar and then it would go back to the owners. And, in fact, the Seattle Chamber of Commerce bought the small parcels of land for money or exchange of Ballard's schools properties and then gave the property to the Army as was a condition in order to get the Army placed in Seattle. So, I also will give you an article that goes to the K Park Housing Exchange, which comes after the Jackson Bill, which did make surplus military properties available to cities in the 1970's but since has gone by the wayside through the Regan Administration and ultimately the Bush Administration, which brings us to the BRAC process so that I just wanted to leave no doubt that there was no way and we often hear on Magnolia, as I am sure you find emails and testimony that that property could come back.

Councilmember Sally Clark: Thanks Monica, I will put in another plug for that book. It's a great book and its production was partially supported by the Neighborhood Matching Fund.

Monica Wooton: Tim Salley has a copy.

Councilmember Sally Clark: Yeah, I've got both. I've got volumes one and two. They are fantastic. Thanks for coming down, Monica. If there's no other public comment we'll go ahead and close.

**Seattle City Council  
Public Hearing**

**Fort Lawton Redevelopment Plan**

**August 21, 2008**



**City of Seattle  
City Council  
Public Hearing  
Fort Lawton Redevelopment Plan  
Public Comments  
August 21, 2008**

Councilmember Bruce Harrell: I'll speak softly. Good evening. Thank you for coming to a public hearing to talk about the Fort Lawton Redevelopment Plan. My name is Bruce Harrell. I'm filling in for Council Member Richard McIver, of course, who is the Chair of the Housing and Economic Development Committee. We are hoping for a speedy recovery of Mr. McIver's, he had a surgery, of course. I am joined my Council Members Tim Burgess and Sally Clark. I wanted to...before we take some public hearing that we're eagerly awaiting, I wanted to sort of give a few facts about where we are in the process just so we sort of know, at least the viewing public and many of you know where we sort of stand.

As some of you may know, there have been 15 public meetings between 2007 and 2008 in addition to three meetings that were conducted in September, October and December of 2006. This is the first of two scheduled public hearings in council chambers with the next one occurring on September 4th at the same time, around 5:30. The final vote of the committee, the Housing and Economic Development Committee, will occur around Noon or so on September 18th, that's the plan at this point. And should be before the full council for a vote on either September 22nd or September 29th. That date hasn't been finalized yet. The final version of the Redevelopment Plan will be submitted to the Federal Government by November of 2008. For those who are interested, a hard copy of the Fort Lawton Redevelopment Plan, which includes pictures and maps and is fairly lengthy for those that haven't seen it can be viewed at the central or downtown branch of the library and, of course, at the Magnolia library, locations and of course an electronic version is on line if you go through the Department of Neighborhood's website.

A few facts about his specific plan again just to reiterate what's sort of on the table now. The market rate housing component should consist of around between 108 and 125 units that consist of a mix including town homes and single-family homes. The exact mix of housing types will be determined closer to the time of redevelopment, which is likely three to five years away. There are six proposed self-help home ownership housing units, the Habitat

for Humanity town homes for low income families, six. And with respect to homeless housing there are a total of 85 homeless units, 30 from the Archdiocese and Housing Authority town homes and 55 AHA senior studios. And last, I will conclude by saying that it is important to note that the majority of this plan is clearly in the conceptual stage and it is subject to change based on decisions by the Federal Government concerning the plan.

Those are the only remarks I really wanted to open up and we welcome further comments. We have a sign up sheet and unless any of my colleagues would like to make any comments before we begin? Again, we will ask that you try to keep your comments under two minutes; we'll show some flexibility. That means two minutes and two seconds and then we'll show some flexibility and I'm going to ask that Sally Kinney come to the microphone and after that it will be Duff Badgely.

Sally Kinney:

Thank you for holding this hearing council members. My name is Sally Kinney. I'm co-chair of the Interfaith Task Force and Homelessness, a program of the church council of greater Seattle. And I represent my religious community Temple Bethlam on the ITFH and I am a resident of northeast Seattle. The primary goal of the Interfaith Task Force and Homelessness is to encourage all sectors of our community—public, business, non-profit, religious congregations and individual private citizens to cooperate in finding solutions to end homelessness and create affordable supportive housing for low income residents. We understand that many residents of our city of Seattle are wary of any change in the culture of their neighborhoods. However, we can't afford to effectively cordon off neighborhoods and keep poor and homeless people out. Even if we wanted to we can't go back to the Seattle that existed when I first came up here in 1961 when there were less homeless people, plenty of government housing and SRO's for those who needed help. It's a different world everywhere in America not just in Seattle and we must work to make a place for everyone in this city we have now as residents here. We all bear responsibility to do that work. In my religious tradition, Rabbi Tarfond told us, "It's not your part to finish the task but you're not free to desist from it." As part of that work the city and it's partners, Seattle Housing Authority, AHA, YWCA and the United Indians Organization have put forward a carefully considered plan to integrate more housing into the Fort Lawton Discovery Park neighborhood. The majority of those units will be market rate not housing for homeless or no income people. The ITFH would prefer that that equation were different because we feel that the most urgent need is to help those Seattle residents who earn 30% or less than the median income.

Our 10-year plan to end homelessness now in it's fourth year is in deficit regarding added housing and that is the demographic that is hurting the most. However, with the economy worsening and homelessness becoming more evident, we need every single unit we can get by whatever means of agreement they can be produced. Those projected 6 town homes and 85 units for low income and formerly homeless people will be units that didn't exist before and we appreciate the intensive efforts on the part of the city, its organizational partners and the Fort Lawton neighborhood to produce them. We urge the Housing and Economic Development Committee to recommend to the full council that they city's plan be approved. Thank you.

Councilmember Bruce Harrell: Thank you Ms. Kinney. We will hear from Duff Badgely followed by George Smith, please.

Duff Badgely: Hi, I'm Duff Badgely. I'm lead for the Fort Lawton BRAC Project for Heron Habitat Helpers, a stakeholder since 2006 in the process. I am pleased generally that six acres of forested land are being preserved. I applaud the developers for keeping houses out of those woods and preliminarily dedicating them to all forested land. I remain very concerned, as you know, from the PowerPoint I have sent you that a proposal across the street from Texas Way at the south across the street from the south end of the project threatens a grove of lovely trees that make up the entrance to Discovery Park, our flagship park. You can see on the map that I have presented to you where this threatened grove is located. It's a bad idea and I'm trying to make sure this idea doesn't get adopted.

By relocating this part of 36th Avenue West that tree grove would be killed outright or fatally damaged. Buried underneath this tree grove are both city sanitary sewer and storm sewer lines. There would be massive excavation required to relocate that and that would have the effect of killing all these trees. Traffic lights can direct the necessary traffic. We urge you to preserve these trees. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Badgely. George Smith followed by Doug Underwood and then Donald Cleveland, please.

George Smith: My name is George Smith and I'm a Magnolia resident and I am speaking in favor of the Fort Lawton reuse plan. The 10-year plan to end homelessness calls for 9,400 units of homeless housing to be built. Building more units throughout the city is one of the key ways to making this plan successful. Currently, we have a disproportionate amount of homeless and low income housing in

downtown Seattle. Downtown is not a location that fits everyone. There are no full service food stores, no schools, few parks and no community center. In Magnolia, we have all of these amenities and they are close by.

The location of the housing is within easy walking distance of a full-service supermarket for those that are able and within a 10-minute bus ride the Magnolia Village has all commonly needed services such as a post office, a hardware store, shoe repair, supermarket and pharmacy.

The availability of the former Army reserve site is a unique opportunity for the Magnolia community to be part of the solution to ending homelessness. Given the high cost of land in Seattle, opportunities such as Fort Lawton's reuse must be used to the fullest extent. The planners for this site have had a very tough job. They've had to balance neighborhood concerns about density, habitat protection for Discovery Park and Kiwanis's Ravine and at the same time providing an economic return to the Army. In considering all the different interests, I believe this is a thoughtful plan that strikes the right balance to achieve a common goal. It includes market rate homes. It includes affordable owned housing for moderate income home owners through Habitat for Humanity and a very small amount, in my opinion, of housing for formerly homeless and it does all this with retaining significant open space.

I urge the Council to support the plan and I look forward to seeing Magnolia contribute in a very small way to reducing the problem of homelessness and the lack of affordable housing. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Smith. We will hear from Doug Underwood.

Doug Underwood: I'm Doug Underwood. I live at 2614 West Smith and I have been a resident of Magnolia for over 20 years and I'm here to simply remind members of the Council that this has been a very contentious issue in our neighborhood and particularly for those people who have, you know, the difficult challenge of dealing with the change. But I want to add to the previous speaker by noting that there are many of us in Magnolia who support this project, who look at this as a wonderful opportunity to do something that's really very rarely done and that is to actually incorporate people of different income levels into housing. It is very much needed, not only at the level of people who are fundamentally homeless but if you watch the changes that are occurring in our neighborhood and many others, which in many respects are much more disconcerting



than actually what will be happening in Fort Lawton. It's watching a mega mansion and houses on steroids, as they are sometimes called, going in and inflating land values to astronomical proportions. Many of us are dealing with that. This is a chance, a rare opportunity to take public land, a park, but with also multi use purposes and truly have an opportunity to be a community, to produce communitarian goals that will show, I think the people who buy homes in that project who have the income to do it, well, I think actually very strongly be committed to the idea that they can live and make this work with their neighbors who don't have all the same resources. Congress basically did this. I actually know the person who was involved in developing this public hearing process. He is now retired from the Defense Department and one of their big realizations was that as they transitioned land from the Pentagon to local communities they really wanted to make sure that the broad scale public purposes were met.

So, finally just again to reiterate our voices, those of us who support this project haven't been heard as much as the people who oppose it. I'm very sympathetic to their feelings and their concerns but this is a special opportunity, I think, and the City should take full use of it. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Underwood. We'll hear from Mr. Donald Cleveland followed by Helena Nason.

Donald Cleveland: Hi, my name is Donald Cleveland. I am representing the Native American community and also United Indians of all Tribes. Today I was coming in here to say that I am for this proposal that would mean a great deal not only the Native American community but also the other communities involved so that they would get a head start in getting back on track in their lifestyle. Thanks.

Councilmember Bruce Harrell: Thank you very much. Next we will hear from Helena Nason, if I am pronouncing it correctly and then Don Raz.

Helena Nason: Hi, my name is Helena Nason and I'm part of the Native American community and also the City of Seattle community too so I see what goes on. I support this plan for the housing in the Magnolia district. I know United Indians is up there and I volunteer a lot because my mom works up there and it would be nice for people to be able to go up there, you know, not just for special occasions but actually be able to afford to live up there and I see it as a good opportunity not only Native Americans but for other people to get back on their feet and get back into the community because if we

don't help them then, you know, who else is going to help them? I think this is just a good idea and I support it. Thank you.

Councilmember Bruce Harrell: Thank you Ms. Nason. We'll hear from Don Raz followed by Bill Sorenson.

Don Raz: Good evening, my name is Don Raz and I live in the neighborhood directly east of Fort Lawton just to the east of Leazy Hall. Although I would prefer the forest to be absorbed into the Discovery Park as envisioned by the Discovery Park master plan, my pragmatism tells me that's not going to happen. Accordingly, I would support the adoption of the proposed reuse plan with one major change. I would ask the committee and the council to consider reducing the density of the total housing units in the proposed development. As proposed the plan would more than double the size of our small little geographically bound neighborhood. The plan would have a building density 50% greater on the buildable land than what the neighborhood currently has. As proposed, the plan would site up to 96 units of townhomes in a neighborhood that has no townhomes. None of the neighborhoods that surrounds the perimeter of Discovery Park have townhomes. All the neighborhoods that surround the perimeter are comprised of single-family homes. As proposed the plan does not truly reflect the density and the types of homes that surround Discovery Park currently.

If you haven't had an opportunity to come out and visit our unique little neighborhood, I would just let you know that it's quiet, it's calm, it has little traffic and it's respectful of the Heron Reserve to the east and Discovery Park to the west. We are not one of the urban villages that is receiving high-density consideration these days. I would disagree; you can't casually walk to a coffee shop, a bookstore or a grocery. You have to be in pretty good shape to get to the closet coffee shop. We are not a neighborhood where 96 units of townhomes would make sense. Please reduce the density of the plan. Please reduce the number of townhomes in the plan. Please be respectful of the nature of the Discovery Park neighborhood and the currently existing neighborhoods. Thank you for your consideration.

Councilmember Bruce Harrell: Thank you Mr. Raz. We will hear from Mr. Sorenson followed by Ms. Lorentz.

Bill Sorenson: My name is Bill Sorenson. I live in Magnolia and I wanted to start by saying I think this is a real opportunity. I've talked to a lot of my neighbors, most couldn't be here and I think the general feed back I'm getting is there's a lot of concern about this project but I also

think there are people that are willing to support it if it's less dense, less...has less overall size and if we can get some concrete information on questions that have been coming up in the public process for many months and have not been answered. Specifically, a policing plan, we currently have just one squad car in the whole Magnolia peninsula and nobody during shift changes and we've often been told that projects of this nature, you know, we shouldn't expect a rise in the crime rate and that sort of thing but nobody has ever backed that up with information. I think that would be helpful. The second thing is a concrete transportation plan. I think we have a case here where a lot of folks are uncomfortable with what they don't know about and my second comment goes to public process, which is I've been pretty unhappy with the public process. There have been a lot of meetings but most of them have not been substantive in that people have provided feedback but it really feels like this is a plan that was, you know, that hasn't changed in response to that feedback. I think it's a plan that the city had an idea what they wanted to do and they held the meetings to check a box rather than to actually take feedback and I haven't really seen substantive based on that feedback. So that's my feedback to you. Thanks.

Councilmember Bruce Harrell: Thank you Mr. Sorenson. We will be hearing from I think it's Betsy Lorenz, but first I want to respond to Mr. Sorenson's statement and this is not typically a debate by any sense but I take those comments to heart as I do know my colleagues do that is...and I will be very candid with you, and I'll speak first. I don't waste your time or my time if the feedback doesn't mean a lot and is not measured and incorporated to some extent. It may eventually be rejected, yes but it has to be, it very well could be accepted and so I think part of our job on the city council is to make sure that it is a good fair process so your comments are well taken and you'll be hearing more about that when we're asking a lot of folks doing the sleeve rolling on these issues. And quite frankly, in some of the committee meetings as some of you probably have seen we're asking those tough questions about how exactly we are listening to the feedback and I have been told at least and I don't want to speak for my colleagues that a lot of the feedback has been incorporated but I hear your points and they are received well.

Betsy Lorenz: My name is Betsy Lorenz and I live adjacent, I'm a resident of Magnolia and I live adjacent...or relatively adjacent to the north of that property. As a very close neighbor, I think this is something where the city if contemplating changing my life forever, as well as all my neighbors and I am really very concerned that as far as the advertising of just even these meetings because everyone I talk to

does not know and is really not appraised of just how close you are to making a major decision and most people in Magnolia are...there's an awful lot of them that don't even know and if they did they would be here talking to you. So I think if it's possible to extend the time of this discovery process, I would certainly encourage you to do so.

My major concerns and many of my neighbors are also about public safety and I think when you consider the type of the small community of people that are besides the market rate housing that is going to go in there, I don't in any of the statements and things that I read, there's no provision necessary for what happens to these people in terms of supervising these people. There is no plan, I don't see the plan so as neighbors, we don't see, I mean this is one area where we're just plain not comfortable. And then my other big issue is cost. No where is there, where I see, has there be a real substantive review of the cost of this whole entire project and who's responsible for paying for all of it and what happens down the line or even now when there are funding shortages? Because it will concern all of us and change all our lives forever. I encourage you to be a little bit more complete about the funding. Thank you.

Councilmember Bruce Harrell: Thank you Ms. Lorenz. Next we will hear from Michael Ramos followed by Bill Hollerman.

Michael Ramos: Good afternoon, I'm Michael Ramos, Executive Director of the Church Council of Greater Seattle. The Church Council strongly supports the proposal for the redevelopment of Fort Lawton that will include significant housing for those who are low income. We are a partner in the City of Seattle and King County and the work to end homelessness in our communities. The faith committee through more than 150 congregations and numerous non-profit organizations has provided for a least half of the shelter and transitional housing units in Martin Luther King County. We believe that the formation of partnerships will allow for the development of additional family and senior units serves the common good and helps to address in a small way the scandal of homelessness in our community and our city. We believe that this carefully thought out plan including the Archdiocese and Housing Authority, YWCA, the Seattle Housing Authority and the United Indians of all Tribes is a model for enhancing the quality of life for all in our community. Indeed, this redevelopment affirms the spiritual commitment towards sufficient sustainable livelihood for all is at the heart of a 20/20 vision for Seattle's future. Every neighborhood has a role to play in reaching this goal in a manner that is interdependent and

mutually beneficial. The City of Seattle needs to be comprehensive in creating opportunities for the continuum of care in the work of addressing homelessness. Laying the groundwork for this new development is part of the process of building a house set on solid rock that serves the citizenry of this city. While some may be concerned about the changing landscape in their midst, we believe that this project is sensitive to local needs while adding a set of resources and assets for Seattle residents. We believe that this project is compassionate while meeting the demands for justice and equity in our city. Thank you very much.

Councilmember Bruce Harrell: Thank you Mr. Ramos. Next we will hear from Bill Hallerman and then after Bill will be Tom Gibbet.

Bill Hallerman: Thanks, my name is Bill Hallerman with the Archdiocese and Housing Authority. Just two quick points, you know, first in the 30 years or so that AHA has been doing housing in this community, we've been through a number of difficult citing processes in neighborhoods like Queen Anne, Capitol Hill and Rainier Valley and what we've found always is in the process of listening to the concerns of the neighborhood and then doing a good housing project that we've always found that the folks in that neighborhood eventually embrace the project. Embrace the folks that come to that project and we would expect nothing different to happen and we know that it will happen in Magnolia. It's a great place to put housing for homeless folks. It's a great neighborhood. It's a quiet neighborhood, it's all the things that Don said it is. To us that's a great gift to give homeless people and their readjustment into our lives. So we think it's a great opportunity and it's a wonderful place for low income housing and secondly I would just ask the council to remember how, just how desperate the situation still is for homeless folks as we sit here every night at our shelters we take people back to the streets and we have to let them go again back onto the streets because we don't even have room. So that is a very difficult thing to do for our staff and folks and I guess I just press the council to remember how important it is that we create more housing for folks and this is a great opportunity to do that. All right, thanks a lot.

Councilmember Tim Burgess: Thank you for participating. May we ask you one question or two?

Bill Hallerman: Sure.

Councilmember Tim Burgess: Mr. Hallerman, could you talk about the staffing at this facility at Fort Lawton just address that issue please.

Bill Hallerman: Sure.

Councilmember Tim Burgess: Would you, just so people know why we are asking this question maybe you could identify your organization.

Bill Hallerman: Right. The Archdiocese and Housing Authority is one of the partners that was selected by the City to be kind of a management agent at Fort Lawton and will be working with the YWCA on the family units and United Indians of all Tribes on the senior housing and those groups will be helping us provide the management and the services at both of those facilities. The services for the family housing, the YWCA could probably speak better to the services that they provide but in addition to the property management that we provide and maintenance and janitorial for those family units the YWCA will be providing usually it's two case managers, one case manager for every 12 to 15 families. So that case manager works one-on-one with those families in helping them with all the needs and all the things that they are working on so that ratio is something that the YW has done a great job at in a number of their projects kind of throughout King County. So in addition to the property management function of the buildings and keeping that, the services function will be really thorough and really done well by the YWCA in conjunction with us.

The United Indians of all Tribes and us together will be doing what we would guess would be a 55-unit project for senior native folks. We have two similar projects like that in Seattle right now. Some of the folks from Magnolia came and visited those projects. We invited folks to come visit our projects and see the staffing pattern, how many staff we have there, the fact that we had 24-hour desk coverage at those facilities and this facility we would anticipate the same thing so there would be a 24-hour desk at the facility. There's a number of services that are brought and done on site as well as the services in the community that we would refer to. There's a program director, there's a business manager, there's a maintenance and janitorial, we do a very extensive management plan for every one of our projects and the City reviews that and actually makes sure that we live out those things that we say. So there really is a very, very thorough management plan and all that will come forward, I think a little bit closer to when we get...we are still three years out, I think that you said three or fours out. But we have those plans in place at all of our facilities. So that will be very specific about what we are going to be providing.

Councilmember Tim Burgess: So there'll be a least one staff person there 24 hours a day, 7 days a week, is that correct? Now you've had experience citing these types of facilities and other residential neighborhoods, including my own. Can you just give a little history of the Queen Anne Project and what happened there, the initial neighborhood response and how that's played out since then?

Bill Hallerman: Sure.

Councilmember Bruce Harrell: In 60 seconds please or less.

Bill Hallerman: The first meeting about citing the Aloha Inn which is a transitional housing facility for homeless men and women, 66 units in Queen Anne brought a couple hundred of Queen Anne residents that were very concerned about citing that in their neighborhood. Through...we worked with that community over the course, as you know, all of this time and for 10 years or so they had set up a neighborhood group that would meet with us to talk about concerns and to make sure that we were managing it correctly and I was fortunate enough to be there, I think seven or eight years into that process when the group got together and said, "There's not really any more need for these meetings because you folks have been such a great partner for our neighborhood", and that included being a part of Queen Anne clean up days and there've been a lot of really close relationships actually built that those folks were thankful for.

Councilmember Tim Burgess: So there was a lot of initial opposition?

Bill Hallerman: There was a whole lot of initial opposition and even a much stronger response, I'd say than the Magnolia community, I mean, people were very concerned, very worried and then over time just seeing that I'm the faithfulness of the response of our agency and the goodness of the people that were in recovery there and working on their stuff—that eroded.

Councilmember Tim Burgess: And how long has that facility been managed now?

Bill Hallerman: Oh, it's coming up I think on 20 years or 18 years. And when you were in that neighborhood I think you lived up above, right above the Aloha.

Councilmember Tim Burgess: And home values in Queen Anne have not gone down, have they?

Bill Hallerman: [laughing] No. Thank you.

Councilmember Bruce Harrell: Thank you. Next we will hear from Tom Gaylord followed by Marty Coistra.

Tom Gaylord: My name is Tom Gaylord, I work with Habitat for Humanity. We provide housing for deserving families between 25% and 50% of the area median income. That's King County median income and we're very happy to be a part of this project and to be working with partners that put this proposal forward. We've worked hard on our portion of it and we know that our partners have as well and, of course, we support it. The need for housing in King County is great. As we all know the home prices are such that many average families, families of median income up to 120% of median income or beyond cannot afford houses in King County so this is a home ownership program. It's for deserving families and we put them through a lot of paces including spending time building their own homes to get to the point of actually owning one. We care a lot for our families and we provide a service that is mutual, it goes both ways. I think we like them a lot and they like us and it's a good relationship. Above and beyond that, we really expect to be working with the other organizations that are part of this group. We're only doing six houses here. We'd like to be doing ten times that number, of course, but hopefully there will be other opportunities in the county and in the city to do so. But we expect to be working with the other partners, the Archdiocese and everyone to create an atmosphere of hard work essentially so that people from the community can come join us in this effort and we support this plan and hope that you will as well.

Councilmember Bruce Harrell: Thank you Mr. Gaylord. Next we'll hear from Marty Coistra followed by John Hickman.

Marty Coistra: Good evening, I'm Marty Coistra the CEO here of Habitat for Humanity and I come newly to this community to say I'm proud to know that you are taking on this very difficult challenge of citing homes for all those struggling on the periphery here. As Tom mentioned, our mission is fairly clear. As a service provider, we subsidize heavily our loan product as well as our housing product to uniquely allow people who would never otherwise afford a chance to live in a home and own it that opportunity. We can only do that if others in the community do their part to create that continuum that allow people to become buyer ready. It is very difficult for us to take people in an "off the street" situation and allow them to achieve what we consider the American dream. Therefore, as a catalyst, we will join in partnership with the folks at the Archdiocese and United Indians of all Tribes and do what we can to make sure that



the units that they provide are of quality and supportive to those that would one day in this community or somewhere else achieve the goal of ownership.

We have found that our economic model is very important in taking people beyond giving them a fish and allowing them to learn how to fish. The difficult question for us has always been, "Who has access to the pond so they can fish?" And that is the message of Habitat for Humanity here that we will continue to hold up beyond the six families in this area that we serve and we applaud the effort and because of our heavily involved community engagement program believe that we can do wonderful things in helping you create the kind of social capital necessary to make this neighborhood and the adjacent neighborhoods thrive. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Coistra and congratulations to you for your position. We will hear from John Hickman and followed by James McIntosh.

John Hickman: Good evening, I'm John Hickman and I'm also with the Archdiocese and Housing Authority as their Director of Finance and Operations. I'll try not to be redundant to what my colleague, Bill Hallerman said, but I just have been a participant in this process and I have found it to be one that does address and incorporate the interests of the many and addresses the concerns of the few. I want to point out one element of the process has been a community relations plan that we have developed in conjunction with the neighbors and the neighborhood for how we will manage the facilities and how we will relate to the neighborhood and I think it's really important. It has quite a lot of specificity in it including things like a 24 by 7 security desk, someone there at all times on the project, where they can contact somebody if there are concerns and we think it's really important and it specifies the kinds of services that we will provide and the kind of screening criteria that we will use for the residents that we bring. So, I think there is a lot of information that's available and we're very happy to be a party to that community relations plan and are very much committed to make that work. A lot of the things in the plan are dependent upon being able to deliver those services and so I would also say that the conversation about the number of units of homeless housing, we really feel strongly that the number that is in this plan is a sustainable number, the 55 units for seniors and 30 for families is a right size number that we can economically sustain the programs and the services that we want to have there, be able to build community and maintain the facilities in a way that fits in with the character of the neighborhood so, thank you very

much and I hope as a professional in the business and a resident of City of Seattle that you will support this plan. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Hickman. We'll hear from James McIntosh followed by Casey Dietz. I would like the record to show that we've been joined by Council Member Tom Rasmussen.

James McIntosh: Well thank you. My name is James McIntosh and well, I guess I'm a unique person here. I am a person who is visually impaired so as for transportation I can speak first hand what the transportation is like. You know, being one who can't drive a car or who doesn't have access to a car and travels everywhere by bus or, you know, whenever I can get rides with someone. But I have come to enjoy the close in proximity and closeness of Discovery Park since 1973. It is, you know, close in, you don't have to travel a long ways to get to the mountains for natural vistas and nature all around you. The park has just been a wonderful since the 1970's and I've just watched it develop. But I am speaking for all of us in era of peak oil that it's upon us and gas at \$4.00 a gallon and rising just ought to be a wake up call that it's just not going to be possible to drive 50 or 100 miles to go to the mountains for recreational opportunities and I would just like to urge the city in the thinking and planning on all of this what's before us that we'll need as much wide open space, natural areas close in, now and in to the future, the foreseeable future because there is no other transportation that's going to be available. We'll have busses, maybe electric streetcars but we will just be very limited and I already see the change in recreational activities occurring. We were just traveling around Eastern Washington and travel is pretty light over there, not many people traveling, you know. And places like Portland with lots of street cars that's where the people are going for vacations but we'll need the close in proximity and I'll be the first to acknowledge the needs of the homeless, the low income, the people who need housing and we do need that in the Magnolia area but I would just urge, I would like to encourage a delay on this process because it is huge in nature. It's a very large...it sets precedent for the future. We need to consider, reconsider, I think of other projects...well we had to just declare a hold on it, wait, wait, wait a minute like I-90 back in the 70's the plan was to dig a huge trench through the Mount Baker hill and it was halted and I'm sure it took longer to run through the process but everyone was happy in the end with the current I-90 and someday we'll have light rail. But, I would just encourage...I am concerned about the numbers as well. I prefer that the land be turned over as a City park but I'm concerned about the numbers of the 216 homes fitting in there. I just would hate to see all white homes with gray three-car garages. I would just hate to see that

coming into that park. I think in planning for it you need to look at places like...

Councilmember Bruce Harrell: Mr. McIntosh, your time is running out.

James McIntosh: Okay, times up, so places like the park in south Seattle, Camp Long that architects are there is the old CCC era architects and it's pleasing to look at numbers and architecture. Thank you.

Bruce Harrell: Thank you very much. Next we will hear from Casey Dietz followed by Monica Whooten.

Casey Dietz: Hi my name is Casey Dietz. I'm a neighbor of 36th Avenue West for the last 20 years. I have been an environmental and neighborhood activist during that time and I am currently a member of the Sustainable Neighborhood's Coalition. Two years ago...I've been involved in this process from the beginning and two years ago was dismayed and shocked at the lack of visioning presented to us as participants as stakeholders. A predetermined vision was stated to be a mixed income development on the Fort Lawton Army Reserve and when many of us assumed that it would be converted to go to Discovery Park. Since that time, we formed the Sustainable Neighborhood's Coalition in order to understand all the stakeholders' issues and to become part of the process and to influence and suggest things that were important to us who are mostly consisting of neighbors. As a result, we have come, finally after two years, that we would be willing to support this plan if assurances are made by council. We have drafted a resolution and have shared this with the Office of Housing and some of the council members who are not present here. I will set that here. And the resolution sets forth protections that we think are very important for council to pass. One of our main concerns is that it's not set in stone that the Seattle Housing Authority will be the single negotiated buyer for the property and therefore, we feel that council should provide protection to make sure our interests are held and to strengthen negotiations with the Army and to make sure that it is a successful development that occurs at Fort Lawton. Thank you.

Councilmember Bruce Harrell: Thank you Ms. Dietz. Next we'll hear from Monica Wooton followed by Heidi Carpene.

Monica Wooton: Point of clarification, I was given information that I was speaking for organizationally I have five minutes to speak, was that incorrect information?

Councilmember Bruce Harrell: Where did you get the information from?

Monica Wooton: [no answer]

Councilmember Bruce Harrell: Okay, do you need the full five minutes?

Monica Wooton: Well, I prepared it for five minutes. What I can do is just do a short thing now and come back to the next hearing if you would prefer that.

Councilmember Bruce Harrell: As you know, I show flexibility. Five minutes, I'm hoping you can make your points a little sooner so if you need to go over and you need to come back that's too...but I would try to keep at least within three if you can, three or four.

Monica Wooton: First of all points of information. It became obvious that the Seattle Parks Department was not going to ask for this parcel to be added to Discovery Park. Given that reality and they are saying it concretely through this process the Magnolia Historical Society went ahead and decided to make a conscious effort to participate in this process to ensure that this process would create a safe and wonderful neighborhood that would be equal to all Magnolia. So my formal statement, it is important to understand how a community stakeholder like the Magnolia Historical Society MHS comes to our conclusions of strong support and strong recommendation that you accept the conceptual plan presented to you by city staff and hired consultants that sits before you in a 2,000 page documentation of procedures, process and pondering regarding the Fort Lawton base realignment enclosure process, Brack. This matter regards to city action that is far reaching and neighborhood changing to Magnolia Bluff, Discovery Park and in particular the adjacent neighborhood of impact, Kiwanis's Ravine, one of Magnolia's pocket neighborhoods, particularly because of the homeless portion of the articulative requirements by the Department of Housing and Urban Development in surplusing this military land.

The Historical Society comes to its conclusions being presented today through participation in the process from the very beginning taking the first public property tour and attending the workshop presentation of the notice of intent process. Then as one of three community based representatives appointed as members to the mayor's task force, which spent time learning of the BRAC process and studying the submitted NOIs and making recommendations to the City as task force members.

And lastly and most importantly from its representation and very active participation at every single meeting held during the project planning process. In our opinion it was wise the public process was stopped for nearly a year and a half. The deadline for the deal extended and the City went into discussions with the Army face-to-face to clarify the profit needs and the homelessness requirement for this particular process in this particular Brack deal. The City says it emerged with a better understanding of the ways this property can meet the requirements and the City could proceed comfortably to continue in its role as land reuse agent and it was evident in the way they came to approach this project afterward. Well, it was obvious the City had higher hopes for homeless housing and NOIs of many more requests of units were submitted. It became unrealistic given the profit desires of the Army. The City did not back away but continued to get the homeless in if they could with consultation of great providers chosen like AHA, the YWCA, United Indians and Habitat for Humanity. And to still produce a sustainable neighborhood that the community would accept and hopefully will generate Army profit expectations. They could have decided to back out. Magnolian's were so fortunate that after these discussions and delays the City still brought forward their best people and continued to be the land reuse agent for this project. This move by the City ensured in the eyes of the Magnolia Historical Society a strong commitment to make this development a well planned, sustainable new neighborhood with a strongly serviced homelessness component that would blend into a mixed income market rate neighborhood that would have the benefit of a strong community agreement on homelessness between neighbors and providers, held accountable by the City, which has been developed in this process and that clear conceptual development plan of the site that we think meets the needs of the parks, the neighbors, the City, the Army and HUD and was developed in partnership with individual neighbors and stakeholder groups as true partners in the tasks.

This plan provides open space habitat corridors, trees (lots of them), nice and sensible street connectivity with adjacent neighbors and sustainable development practices that will make this a pleasant and safe neighborhood. This neighborhood will have the added advantage of having a master plan and a homeowners association that will keep the future planning of development process of a high quality and as planned with no surprises.

The real disaster that could befall this neighborhood is that you reject or tinker with this very well thought out plan and the Army rejects it. Letting developers of all different stripes have these 28

acres to piece-meal together in an uncontrolled frenzy of density for profit and without concern to the issues that this plan certainly is concerned with.

It is up to you to pass this plan without much amendment as the experts have done their jobs. And it is documented in your 2,000-page binder. Though the timeline was tight the work was done well and the resulting plan, one the Magnolia Historical Society fully supports as is. We realize the devil is in the details and they are still to be developed. We take seriously the City's commitment to continue the process we have began to work together on those details. We expect we will be treated as full partners when this conceptual plan begins to be put into action.

Finally, in the words of one of our board members nearly an 80-year native of Magnolia, "We have been fully kept abreast of the discussions and details regarding the project at Fort Lawton through our continual participation in the process through written reports and oral reviews at our board meetings. I have read the articles from both the Seattle media and the Magnolia news and understand both sides of the controversy regarding the proposed development and concerns of the residents nearby. I come down on the side of the goal to make this prime property used for the benefit of all segments of society. I have seen too much available Magnolia land such as the Brier Cliff school land go to developers whose sole purpose is eek out for themselves as much profit as possible from the high income segment of society. Homeless men, a particularly lonely and forgotten people deserve a descent place to live with dignity. Single mothers who have had a rough patch with children need as much help with housing and with acceptance as possible. As for others with modest incomes an affordable place to live in Magnolia can be a dream come true. This will be the first time that affordable housing will be offered in the Magnolia housing market in probably three decades. Possible problems with accessibility and traffic are being addressed extensively. I think in this day and age even Magnolia's peaceful enclave must accept its share of urbanization and density. It is happening whether we like it or not. The proposed plan seems to be acceptable and even desirable given the alternatives." Dale [inaudible].

Councilmember Bruce Harrell: Thank you very much. Next we'll hear from Heidi Carpine followed by Kevin Reynolds.

Heidi Carpine: Dear City Council Members, my name is Heidi Carpine and I live at 4663 36th West, which is directly across from the Army reserve property. I still feel ideally this land should be added to Discovery

Park. And I strongly support all of the lands included in the Brack plan for additions to Discovery Park and the park plans within the Brack development. It is more important that any development of the Army reserve land should include plans to enhance the Olmstead Boulevard entrance to Discovery Park. I feel it is time to review the traffic circle plan for safety of the five or six roads at the entrance to the park. This concept has great potential for a grand park entrance as suggested in the Discovery Park master plan. I have left a copy of the plan with Richard Conlan. Please provide a magnificent park entrance to Discovery Park. I truly feel this is probably one of the last times the City and the federal government can help us to achieve this kind of Olmstead entrance.

My other concerns are to save the berm on 36th West and West Lawton Street to connect Discovery Park and the Kiwanis Ravine for animals and the great blue herons. Also in the BRAC plan I was happy with the lands on the north and south that will go to parks. I would like to see more land go to parks. I did leave this map on the circle plan with Richard Conlin when we visited with him. This was done 10 years ago. So that you all get an idea that we need to plan an entrance as well as do a development. Thank you very much.

Councilmember Bruce Harrell: Thank you Ms Carpine. Next we'll hear from Kevin Reynolds followed by Douglas McElroy.

Kevin Reynolds: Council members, Kevin Reynolds. I'm a resident of the immediately adjoining neighborhood. Monica, your comments are right on. The City really has worked really hard. The residents, AHA, Seattle Housing Authority really worked hard to get, what I think, is a pretty good plan. A few nights ago after a kind of long nights drive my 4-year-old wanted to stay in the car when I was going to bring her into the house. She wanted to sleep there. I wasn't even thinking. I played along with it. I kind of pretended to go inside the house and then as she pretended to sleep I went back out to the street and I thought, "Holy cow, there are a lot of people who can't take their 4-year-old out of the car seat and bring them into a warm house." They spend the night in their car. I really do support the justice of ending homelessness in Seattle—the responsibility that we have and the right we have to engage ourselves. I gotta admit I'm pretty conflicted. Part of that conflict is I'm opposed to the high concentration of poverty in the neighborhood. It's pretty well documented that concentrated poverty is not economically or socially sustainable. So I want to see success. I want to be involved in ending homelessness in my neighborhood. I want to see it there. I want to take Riley, my 4-year-old, as she grows up and the other kids as they grow up and

not have to take a bus downtown to say, "This is social responsibility." I would love to see it in my neighborhood. However, I think the City with their census tract block groups, etc. I don't live in a census tract block group whatever. I live in a neighborhood and this plan results in almost 40% poverty concentration in the developed part and when you include our little neighborhood it's over 20%. It violates anybody's 20% margin. It just seems like it's too high of a concentration. I ask you, "Please choose a program...one of these programs so that we have the right concentration." So yes to change, yes to justice, and yes to the opportunity to really just...I know it's just a small piece of what it takes to end homelessness in our great county and our great city. I want to see it, but let's do what's economically and socially sustainable. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Reynolds. Next we'll hear from Douglas McElroy followed by Julia Allen.

Douglas McElroy: My name is Doug McElroy. I've lived in Magnolia all of my life. I played in Fort Lawton when I was 6, 7, 8 years old. I hoped all my life this would turn into a park. I would still like to see it turned into a park. I'd like to see the whole thing developed into a park. I've been on the periphery of this watching. I live on Lawton Street. I live right at the north end of where this property is. I guess I'm not an expert that could say whether or not this is going to create problems in our neighborhood. I know that the sheer density of it will. I don't know whether the components of the people that are going to be moved in there are going to create problems. I truly don't know. I know that it's frightening and I know that change always is. If the plan is not completely off the map already then I agree with Heidi that this was meant to be a park, it was originally planned to be a park, it should remain a park and if it's not going to then please reduce this density. We're talking about more than doubling the number of people in that little area. It's going to dramatically change everything and I don't know that everyone here can really predict what the result will be.

Councilmember Bruce Harrell: Thank you Mr. McElroy. I apologize for slaughtering your name. Ms Allen followed by Eden Mack.

Julia Allen: I'm Julia Allen. First of all I'm going to represent Friends of Discovery Park. Friends of Discovery Park does support the proposed public benefit conveyance of the forested habitat areas for addition to Discovery Park as outlined in the redevelopment plan. Further, we also support that even though it's technically outside the redevelopment site the site does not connect well to



Discovery Park along Texas Way. There are no sidewalks, there are no crosswalks, there are no shoulders, there are no bicycle lanes, it's very dangerous, it's very hazardous to negotiate the distance between the redevelopment site and the north parking lot of Discovery Park. So we would like the City, when they are doing all this other road construction maybe throw that in.

Speaking now as an individual I am one of many people who did attend absolutely every meeting that was held in this entire Brack process and I feel I would like to say something in support of the City's staff. Some people are unhappy with the public process. I personally felt it was very fair, it was very open, it was very inclusive, and I did feel feedback was incorporated. As far as advertising of the meetings they were on the web site. They took out display ads in the Magnolia news. All of the stakeholder groups were well notified by email and they were able to notify their membership. So I don't think that was not adequately covered. As far as the community relations plan with the homeless providers I think we had three or four meetings – special, separate meetings with regards to that, which I attended. That document is on the web site. I was one of the people that did visit the AHA facilities downtown that Bill from AHA references. I was very impressed with their management plan and have great confidence in their ability to come forward with their program. Thank you.

Councilmember Bruce Harrell: Thank you Ms Allen. Next we'll here from Eden Mack followed by Theresa Moore.

Eden Mack: Hi, I'm Eden Mack. First I'd like to thank council members Harold, Clark and Burgess for reading my previous letter and acknowledging it, and their staff as well. I appreciate being heard. As a concerned citizen for the potential impacts of a development of this size I've actively participated in this process. I'm very much supportive of the goal to create a plan in which there's homeless housing, it's green and it fits into the surrounding community. My concerns are not related to the homeless housing. I'm very much supportive of that. My concerns here are about whether or not this development is actually green or whether or not it's green washed and whether or not it's civically responsible. Building 200 more homes on a site that is adjacent to the heron habitat in a community where the schools are already over enrolled and the nearest retail and services are about a mile away will have a significant infrastructure and environmental impact. My concern is for the potential disturbance of the habit and the tens of thousands of tons of demolition and construction waste. I'm a recycling consultant so I think about these things.

My concerns is also for the additional greenhouse gas emissions that we will be committing to because the site is disconnected and remote from where people work and where they're going to be doing their daily business. For both the formerly homeless and the market rate people...and my concern is that the need for infrastructure, schools, public transportation and other improvements will not accompany this project whereas in other neighborhoods that are increasing density they have agreements that those improvements will also be taken into account.

Further I'm troubled that while the homeless housing agencies have committed to the number of 85 the Seattle Housing Authority wishes to reserve the right to leave the number open. That's rather concerning to me because I feel that's somewhat disingenuous that they committed to a number and not we're not actually committing to that number. I hope that these issues can be addressed in your resolution. I have four points that I hope are considered: first, I'd like to require or I'd like to have it required that the conveyance of all the open space that is not planned to be built upon, that 26%, be conveyed to parks. Second, I believe strongly that we should limit the total number of units whereas 50% homeless housing and 50% market rate seems to be a fair number that comes to somewhere around 170. But at the very least hold the Seattle Housing Authority accountable to their 216 that they told the community as what they were planning. Third, I'm hoping that you will require that all of the buildings be built to a silver or green built green standard or lead standard—something in which these buildings are actually environmentally responsible and at the very least require recycling for all the demolition waste to an 85% rate. And lastly I'd like to ask that you reinstate the neighborhood planning process for Magnolia. I did not live in Magnolia when that stuff happened years ago and I know there's no plan. And I'd like to ask that we reinstate that process so that Magnolia can benefit from the same sorts of infrastructure and amenity improvements that other neighborhoods are receiving for increases in density like this. Thank you so much for your time.

Councilmember Bruce Harrell: Thank you Ms Mack. Next we'll here from Theresa Moore followed by Christine Vanderworth.

Theresa Moore: Hello council members. My name is Theresa Moore and I live in the 32nd Avenue neighborhood and I have been participating with the Sustainable Magnolia Coalition and I would ask that you really specifically pay attention to the points that have been addressed by this group. I really feel that it is indicative of the 175 homes that are

within this area and we have had quite a bit of group consensus as to the types of things that we would like to have with this project coming in. I personally wish that this could just be a park. I agree with this gentleman saying that with all the density going in that we really need places to go just to be able to enjoy being around nature and have it be close to us. I think that the master use plan for Discovery Park is something that's being ignored, unfortunately. But I do agree with Mr. Raz in that I do feel that this project is inevitable and I want to see it succeed and I would ask that the density concerns please be addressed with this. Whatever we do is irreversible and I just think that we really need to be thinking about this very thoroughly. Thank you for your time.

Councilmember Bruce Harrell: Thank you Ms Moore. We'll hear from Christine Vanderworth followed by Amid Shah.

Christine  
Vanderworth:

Hi. I'm here tonight as a testimony of what these type of neighborhoods can provide as a positive impact. I'm a single mother of two. I'm a resident of King County. Six years ago I lived in a transitional housing on 18th Avenue East and from there I went to move into Seattle housing, which I'm currently living in and during that process I applied for Habit for Humanity, which I've recently been selected at the High Point location. I'm also a member of the CAC and the IAC for the 10-year plan to end homelessness. The reason I'm here is to let you know that this really does make a difference to have these places of residence that can be a place of hope for those that are low income, who have single incomes like myself or who are also like myself clean and sober and living a new life. The possibility of home ownership or even having a decent place to live is really very, very limited at this time and I don't see that changing soon, but we're working really hard to make that happen. So this neighborhood, you know, I've been there. It's a beautiful neighborhood. It also does provide cultural differences to have these types of neighborhoods developed and I also do support protecting the habit there and also the, you know, the density in the park that the presence of the park, but I do feel more importantly that having a home and the dream of home ownership has been my own personal dream come true and I hope that you can make that happen for others. Thank you.

Councilmember Bruce Harrell: Thank you Ms Vanderworth. Thank you very much. The last person I have signed up is Mr. Amid Shah. I will ask for people who did not sign up, I will give them an opportunity to speak as well.

Amid Shah: My name is spelled Shah. Shah. I come here, unfortunately, to disagree with most of what has been said. I lived in the neighborhood now for 27 years. I find the plan to bring...it's going to destroy the neighborhood. That's what it's intended to do and I applaud you for being able to get your wish. The schools cannot afford the 200 homes that you are bringing in; traffic, unfortunately, it took me 30 minutes to leave my home to be here and 20 of that minutes was spent driving through Magnolia. So the traffic plans that have not been documented should be. If you're going to do anything give the land to the Seattle Indian Association. Give it to Discovery Park, but don't do this to us. You're destroying a legacy, you're destroying a neighborhood. And yes I am an Indie. I would prefer that you attempt to do housing in this nice space here if you could. Thank you.

Councilmember Bruce Harrell: Thank you Mr. Shah. With that...those are all the people I have signed up for. I will ask people to please come forward and ask anyone who did not get a chance to sign up, please state your name and if you're with an organization or just as a resident and please share.

Judy Gibbs: I'm Judy Gibbs. I live three blocks from the park and I'm just joining the process now because I didn't know about it before this. And actually I think that Heidi Carpena's idea of just adding the land to the park is a very good one. That isn't what I came to say today but I will give Heidi a pat on the back for suggesting that. I think it would be lovely to put it into Discovery Park. But if it's going to go into housing then my concern is that the homeless be given a fair shake. I've been following this in some of the local news and my concern has been...I've been reading about housing criteria that it would be almost impossible for any homeless person to meet...like not having missed payments, no history of an eviction, no history of criminal activity when camping on public land is considered criminal activity in Seattle. And the other thing is I'm hearing comments about quotas on the number of people of poverty level who can live in Magnolia and this really troubles me. I'm a freelance book indexer. If I don't get a project some month am I part of the poverty group? I mean I own my own home, but would I be part of the poverty group? So I guess my purpose in showing up is not to speak in favor particularly of any one plan, but to say that I want the City to meet its commitments to the homeless and I want to be sure that the criteria for getting in are fair and reasonable.

Thursday of last week the 36th District Central Committee passed a resolution opposing homeless housing restrictions in Magnolia. It passed. I can give each of you a copy of it. But it basically comes

down on criteria such as I've mentioned and it comes in as opposing any quota on the number of poor people who can live in Magnolia. As I say I live three blocks from the park.

[has walked away from the microphone – inaudible]

Councilmember Bruce Harrell: Thank you very much.

Robert Jackson: Excuse me. My name is Robert Jackson. I live in Seattle. A perspective on gentrification and low-income housing and homelessness. In 1994 the city of Cathedral City, California proposed that they relocate their low-income housing project, their first project, to the Torres Martinez Reservation 20 miles outside the city limits. They then went to the state legislature and proposed that they be able to relocate their public housing outside the city limits. This is the city of President Gerald Ford and other fairly rich and politically placed individuals. But they actually went to legislature and proposed that they relocate their public housing authority outside the city limits. It passed the House and the Senate and was vetoed by the governor. Now unfortunately we've had based housing at Fort Lawton since 1938. It has not been an impact on the community. In fact, the Seattle Chamber of Commerce bought the land and donated it to the military because they thought it would be a benefit to our community. So what is the difference between our war veterans living at Fort Lawton or the community of the Magnolia saying, "You know, we really don't want low income people. We don't want homeless veterans living in our community." So I would ask this council to support a broad distribution of low-income housing. The federal government is giving the land at, I'm not sure of the price, but it is giving us the land. We did not provide for low income housing at Sand Point. So when is the City Council going to change their policy so that we distribute low income housing throughout our neighborhood? I understand the nimbi influence of people saying, "You know, not in my backyard." But I still raise the question of equity, fairness. There is a problem with Seattle Housing Authority changing their regulations of only having 12 Class A felonies in their eligibility of Section 8. The Class B felonies, the gross misdemeanors and the misdemeanors are no longer a criteria to remove someone from eligibility of Section 8 housing. This is a concern to me. They have a national initiative to change.

Councilmember Bruce Harrell: Mr. Jackson? I would ask you to sum up, please.

Robert Jackson: All right. I'll be glad to offer some written testimony, but my concern is one, gentrification and two, as we look at the impacts of

sentencing and what it will have to all of our city for Section 8 vouchers and Seattle Housing Authority. Thank you.

Councilmember Bruce Harrell: Thank you.

Man: Just to correct one factual statement there. There is substantial amounts of low income housing at Magnuson Park, which is the former Sand Point Naval Air Station.

Robert Jackson: Do your recall how much?

Man: No.

Councilmember Bruce Harrell: We can get it to you. But there's been low-income family or homeless housing at Magnuson for quite some time.

Brenda Fowler: Good evening council. My name is Brenda Fowler an upper resident of the area that we are speaking of. I am not a public speaker. I have no desire to participate in politics whatsoever. I'm just here to put it on the record that I would be strongly in favor of open space parks. That is all I would like to put on the record—by choice or by chance we all fight for what we want and that is what I'm fighting for. Thank you.

Councilmember Bruce Harrell: Ms Fowler, you have just been baptized into community activism now.

Betsy Ross: Hello. My name is Betsy Ross and I live in the area around the park. I'm very disturbed that in this entire process the Discovery Park master plan has been completely disregarded. This particular property is covered under the master plan in two ways. It is covered because it is part of the former fort, which is addressed in the plan and it is the in the area surrounding the park, which is also covered in the plan.

The one thing that the Discovery Park Master Plan specifically does not allow is high-density development in the area around the park. So this housing plan, as being presented to you, is the one thing that is specifically prohibited by the plan. So I please ask that you respect the plan and in the 1974 version as Heidi mentioned the plan was to have the Fort Lawton Reserve Center be a grand entrance to the park. So please respect the people who made the plan, the founders of the park, and the City has adopted this plan and has used the plan in the past in other issues regarding the park. So please respect the plan. Thank you.

Councilmember Bruce Harrell: Thank you very much. With that I will ask any of my colleagues if they wanted to say any words at the end. Any of my council members?

Man: There's also a shelter for homeless people in the basement of this building. Someone suggested that we house people here and we do.

Councilmember Bruce Harrell: Do we have another speaker? Please, come forward.

Wendy Paul: Hello. My name is Wendy Paul and I live downtown in a dense area and I go to Discovery Park for respite and to have a bit of nature and to enjoy the sights and the sounds and the exercise that that beautiful park has to offer. I was born in Seattle. In fact, my father grew up on Perkins Lane and as kids we used to always say, "Wouldn't it be great if Fort Lawton was a park?" And it became a park and my dad who had once advocated for a golf course there, but that didn't happen said, "Well, if it's not a golf course then I hope that what the people who voted to make it a park, I hope they get their wish and that all of the military land when it's returned to the city is an open space for everyone in the city to enjoy. Not just the community of people who live in Magnolia, but people like me who live downtown or in Ballard, other high-density areas in the city. There aren't very many places to go where you can walk for 45 minutes and see such, you know, reinvigorate yourself and feel like you're one with what the city in the past was. Thank you.

Councilmember Bruce Harrell: Thank you very much. Ms Clark, did you want to say some words?

Councilmember Sally Clark: Thank you Mr. Harrell. No, mostly I want to thank people for bringing their constructive feedback to this meeting and also to the previous community meetings. As you can tell there's a wide range of people's opinions as to what should be done with this large of a piece of property that is in such close proximity to what is obviously the loved park. Everybody loves to go to Discovery Park for the respite that you just described. It's an amazing experience to go to something that's still in such a natural state...as close to a natural state as any of our parks probably are in at this point. The balancing act, of course, that we're going to go through over the next month is to try to figure out how to keep the land from a worse fate than any of us can probably imagine in terms of much denser development by private forces who frankly don't care that much about the park at all and certainly aren't in the business of providing affordable housing to formerly homeless individuals. I think there's been a lot of good input here today and that's helpful in terms of the

council trying to figure out how to put together the best plan that will meet the federal governments objectives. That, I think, is the most important thing here to not lose the opportunity to gain control of the property and to achieve both goals of transferring some portion of it to the park and also be able to construct a housing community that will be a great addition to the Magnolia community, as well as provide housing that we really desperately need in this community—not just in the Magnolia area to make it probably a more economically well rounded community but city wide and to certainly share the responsibility and may speakers have eluded to wanting to share that responsibility to figure out how we contribute to the 10-year plan to end homelessness and find that right balance for every neighborhood. And in some neighborhoods in the city we're not in very good balance and finding these opportunities, they are special opportunities and we can't pass them up. I'm hoping that we can put together a successful plan that meets with approval by the federal government and that we can then proceed with working the community about how do we really do the individual components of this in the best way possible? Every component of this needs to be successful because it is the Magnolia community. It is a neighborhood. This would be true if this were in any neighborhood. These are major changes that happen adjacent to people who have been living there for decades and adjacent to a very special park. I don't want to leave out the heron either. Heidi and the others have been very careful to guide many of us around the heron habitat areas and to make it very clear that they are also very special neighbors and very fragile neighbors.

Councilmember Bruce Harrell: Thank you very much. I would close by reminding you that we will have another public hearing session on this issue on September 4th beginning at 5:30 and I want to again thank all of you for sharing your evenings and sharing your wisdom and thoughts with us as we get through this process. Thank you and we'll stand adjourned.



**Seattle City Council  
Housing & Economic Development Committee**

**Public Comments From Committee Meeting  
Fort Lawton Redevelopment Plan  
September 3, 2008**



**City of Seattle  
Seattle City Council  
Housing & Economic Development Committee  
Public Comments  
Fort Lawton Redevelopment Plan  
September 3, 2008**

Councilmember Richard McIver: Well, good morning. How's everybody this morning? I hope you're well. I am so pleased to be back here and chairing the meeting. I thank Councilmember Clark and Councilmember Burgess for handling the meeting two weeks ago for us. As you know, I was a little incapacitated. It's awfully good to be back. It's hard to sit by the television set and shout at it and as for one other thing, it doesn't answer you, and ask questions that don't come back. So, today we have six items on our agenda, actually three of them substantive aside from public comment and those are consolidated plan – more discussion on Fort Lawton and the report on condominium conversion and relating to the economic and community development authorizing 108 loan, a loan which we, in fact, did not get referred to the committee by the full council but we chose to put on the agenda this morning to have the discussion and I think our recommendation, at least mine would be to the committee is that we recommend that it be referred directly to full council and we will have a recommendation based on our discussion here today. Hey, Paul, good to see you. So, we will take care of those two things. So first was the Chair's report and that was just it. This is a meeting of the Housing Economic Development Committee. It's a little after 9:30, September 3, 2008. I am Richard McIver, Chair of the committee and with me is Councilmember Bruce Harold. Also at the table is my legislative aid, we have to find a new name for you. That just doesn't sound right. Councilmember Jan Drago will not be joining us today. We may be joined later by other council members. I believe Jan is off on a trip with the trade mission.

First we will have public comment for ten minutes on items on the agenda. What, we have four people signed up? We'd like to limit their speeches to two minutes at max, if you can do it quicker we would appreciate that. I would remind you that we still will be accepting public comment by email, telephone or snail mail. You can email your comments to the committee chair's office, that's me, either at [Richard.McIver@seattle.gov](mailto:Richard.McIver@seattle.gov) or [myisha.chambers@seattle.gov](mailto:myisha.chambers@seattle.gov). So, Mr. Hobbs, Ken Hobbs is here to speak first and we certainly welcome you. Good to see you again.

Ken Hobbs: Good morning and welcome back to Council Member McIver. There's two things that I want to talk about that have been addressed at prior discussion groups or public hearings. I am a representative of the Sustainable Neighborhoods Coalition and I think the council by now is aware of our group and it's constituency. The first point is the graphic there that's leaning against the wall displays the new Fort Lawton proposed plan and the adjoining neighborhood and there's a different graphic that's been presented that shows the relative density per acre calculation that somebody did. That graphic is a little bit deceiving because all of the buildable land in the existing neighborhood has been built on; and so you're not counting in its' acreage any steep slopes, the Kiwanis Ravine is a significant undeveloped area that's never going to be built on immediately to the East of the existing neighborhoods so you are counting 31 acres purely developed land with a few roads. You've got the same number of roads on the other side but you've got 7.6 of the 31 acres on that site that is going to go to parks and never be built on. So when you recalculate that density per acre after you take into account the buildable versus unbuildable issues, the density is significantly higher on that side. Now that's just something that kind of lies...

Councilmember Richard McIver: Now, just for clarification, I assume that you are not suggesting that we develop the park land.

Ken Hobbs: No, not at all.

Councilmember Richard McIver: Okay, I just wanted to make that clear.

Ken Hobbs: The other issue is what's been described as the conceptual nature of the plan. Many discussions of the City's planning staff has pointed out what parts are sort of locked in and what parts are conceptual. This is not the level of detail where you would tell a contractor where to go and dig the line for the sewer. But it is much more than an architect's rendering. And every part of the plan is interdependent on other parts of the plan. And it's the result of a significant visioning process and the staff has given you a sheet that shows all of the public meetings that have happened. There's been a lot of compromise that has gone in to this plan and so to call it "conceptual", I don't really know what that means but if the configuration of streets changes or because of economic concerns that beautiful park near the middle of it goes away or shrinks considerably because we need to get five more units or duplexes become eight plexes...

Councilmember Richard McIver: I don't think that's going to happen.

Ken Hobbs: ...every aspect of the plan is interdependent and the main aspect that is concerning because it truly is conceptual is the four-way intersection that's currently at 36<sup>th</sup> and West Government Way and the assumption of the plan is that 36<sup>th</sup> will be closed and Texas Way will be.....

Councilmember Richard McIver; And I'm going to ask you to summarize...

Ken Hobbs: ...that aspect has not been studied. Whether there needs to be a reconfiguration at that four-way stop. If so, what it's going to cost, if it doesn't need to be reconfigured, all of that. We thing the Council should direct staff to do that between now and a final vote.

Councilmember Richard McIver: Okay. Very good. Thank you Mr. Hobbs. We will take that under advisement and we have Christine Atkins. Good morning.

Christine Atkins: I've lived in the Kiwanis Ravine neighborhood adjacent to Fort Lawton for the past 17 years. We are one of the few pocket neighborhoods in Magnolia with Bay Terrace, Land's End and Lawtonwood being others, that it's geographically cut off from the rest of Magnolia and buffeted by Discovery Park. Mine is a long-standing community where many of the residents have lived in the same house for over 50 years. So to have all of this happening is a lot for us to accept.

Councilmember Richard McIver: You've been there since the Army base was there.

Christine Atkins: A lot of them have been there since they got out of the Army.

Councilmember Richard McIver: Because that's where I left to go to Alaska in 1946.

Christine Atkins: So, I am respectfully requesting that the Seattle City Council insure that the redevelopment of Fort Lawton be done correctly. You visit our neighborhood and you'll see signs posted in front yards stating, "Fort Lawton Reuse...do it right". We are referring to the proposal put forth by the Seattle Housing Authority in regards to the balance of townhomes versus single family homes for the market re-housing and the concentration of housing for the homeless versus total housing density of the immediate surrounding neighborhood. If the balance is off in either of these areas, the market re-housing potentially will not sell at highest value and the project as a whole as well as our neighborhood will be negatively impacted. We would like to see the project be successful for the homeless members of

our community and we would especially like to see the integrity of our neighborhood maintained. We are the neighborhood that will be impacted by this project 24 hours a day, seven days a week. Through all the meetings over the past few years, one question kept running through my mind. When all the consultants, politicians and construction workers are done with this project, will it make sense for my neighborhood for Magnolia and Seattle as a whole? And we are asking that you insure that the answer is "yes".

Councilmember Richard McIver: I thank you Ms. Atkins for that one because I think that is what we have been spending so much time working with the neighborhood and that's what our intent is to certainly try to make sense of the neighborhood without depressing anybody's values and being able to bring people up out of homelessness so that when they come there, they will not longer be homeless because they will have a home.

Christine Atkins: Well, I know that at one of the meetings an economist spoke and was saying that townhomes don't necessarily sell well in Magnolia and condos but single family homes do. So, that's where I'm asking where that balance is. This plan seems to be kind of heavy on the town home side versus the single family home and we just want to make sure that everybody's going to be comfortable, that everything is going to sell well and the Army wants their money, so...

Councilmember Richard McIver: Yes they do, they want their value.

Christine Atkins: Thank you.

Councilmember Richard McIver: Thank you Ms Atkins. Duff Badgley.

Duff Badgley: Hi, I'm Duff Badgley. I'm lead since 2006 for the Fort Lawton Project for Heron Habitat Helpers a stakeholder in the process. I want to talk about two things. One, I agree with Ken Hobbs' earlier comment that before this plan goes out in November to the Feds that Estot(?), the Council and Parks convene a meeting and start the decision process about what, if any, reconfiguration of the four-way intersection of West Government Way, Texas Way and 36<sup>th</sup>. As you can see in the map I showed you, there is a threatened tree grove if one of the proposals to relocate 36<sup>th</sup> Avenue West south of West Government Way is affected. There's a honeycomb of under ground utilities there that would greatly increase the cost and the half of the trees that form the main entrance to Discovery Park would be threatened by that. The second issue I want to talk about is the map shows three East/West connector points between the

existing neighborhood and the proposed new development. Seattle Housing Authority has said that it's 89% certain that the middle one of those, West Lawton Street, would be closed to vehicle traffic as it entered into the new development and would be accessible only by bicycle and pedestrians. And I want to make sure that the plan that goes out of committee and to the full Council and that the full Council affirms that, that the West Lawton Street connector point will be pedestrian and bicycle only is consistent with the June 30<sup>th</sup> letter from Ron Simms, King County Executive to Mayor Nichols calling for a livable and walkable community. If we close that part of West Lawton Street to vehicle traffic, it's consistent with those goals. Thank you.

Councilmember Richard McIver: Thank you. And again mentioned what, I think Mr. Hobbs started with, it is conceptual and let me see if I dare say, "It is conceptual because we don't know what the Army will expect and so we are proposing something we hope they will accept and it will be modified only if they require some modifications and I would expect that prior to our modifications should there be any, we would come back and work with the community.

Duff Badgley: But there is still some uncertainty.

Councilmember Richard McIver: Yes, and we'll try to check that. In the proposal we submit, I will double check that for you.

Duff Badgley: Thank you.

Richard McIver: So, thank you very much Mr. Badgley. That is all I have signed up to speak. Is there any body else willing to...that wants to give any testimony today on items on the agenda? Going once. Going twice and we are right on to the agenda. Thank you all and I really appreciate the constructive help that our audience is giving us and we will try to take all those questions into comment and get them to full Council.





**Seattle City Council  
Public Hearing**

**Fort Lawton Redevelopment Plan**

**September 4, 2008**



**City of Seattle  
City Council  
Public Meeting  
Fort Lawton Redevelopment Plan  
Public Comments  
September 4, 2008**

Councilmember Richard McIver: Good evening. I would like to call to order tonight this meeting as a public hearing on September 4, 2008. A public hearing on the Fort Lawton proposal. Can you hear me? I'm Richard McIver. I'm Chair of the Housing Committee and with me, I think we have Councilmember Jean Godden, Councilmember Sally Clark and Councilmember Bruce Harrell. We will probably be joined by Councilmember Tim Burgess. I know that Councilmember Drago and Councilmember Conlin are out of the city. So, first a couple of things. Just as a summary, I would like to go over the fact that there have been over 15 public meetings between 2007 and 2008. This will be the second of the public hearings that have been scheduled. The final version which will be the city's proposal to the Federal Government should go in to the Federal Government by November of 2008. A hard copy of the current proposal and a redevelopment plan can be viewed in the Central and Magnolia Library locations. And I believe electronic versions are available at the Department of Neighborhood's website clicking on the Fort Lawton link on the lower left side of the page. Thank you. We will be joined by Mr. Burgess who we stuck off in the corner down there and maybe we can convince him to come down and join us. And bring your name tag too, would you?

The plan as proposed includes the following: 108 to 125 units which will consist of a mix that will include town homes and single family homes. There will be six self help habitat for humanity homes. The Archdiocese will provide thirty housing for the homeless and the HA will also provide 55 senior studios for a total of 85 homeless units. I'd also like to note that we will be adding language to the resolution that states our intent to not go above the 85 units of homeless housing; and again, I point out this was the city's proposal to the Federal Government in order to obtain the land and when we make that submission any changes that are made would come from the Federal Government back to the city and I would hope that if there are significant or substantial changes, I would expect that we would bring them back to the community and start that discussion again. And I know that we are concerned about the trees at the entrance across the street from the plan. So know that. There are some

possible amendments that we are now considering for the Fort Lawton Redevelopment Plan; and that will include, obviously that the plan depends upon HUD approval and a DOD results and the results of the environmental review and all of their necessary process. So again, we will be submitting a solid proposal as it leaves here to the HUD, the Federal Government and with environmental planning. That will be the City of Seattle's proposal. Okay. As you can expect, there could some negotiation with HUD or DOD, we don't know; but again, any significant changes we would bring, I would expect us to bring back to the community for more discussion and more work. So that will probably be included.

And finally, I believe the Council intends that the amount of housing for the homeless plan will not, will NOT exceed the 85 units - for seniors and the homeless housing. So, with that, we are assisted by Myisha Chambers. I want to remind you all that we are still taking public comment after tonight. They can email, snail mail or telephone those comments to us. Email address, [Richard.Mclver@seattle.gov](mailto:Richard.Mclver@seattle.gov) and you can telephone in to 684-8800 that's area code (206) 684-8800. And has everybody signed up because I don't see the sign up... Here we go, thank you. There's one we.... So, are we all ready? And we will try to keep it brief so that you can all go back home and see your children or not. And we will start the day with Casey Dietz followed by Lisa Gustafson and George Smith. So we have two microphones for those of you who need it. Out that door and straight back are restrooms. Lisa, welcome.

Casey Dietz: Thank you for the opportunity to speak regarding the proposed reuse of land at Fort Lawton Army Reserve.

Councilmember Richard Mclver: I'm sorry, Casey

Casey Dietz: My name is Casey Dietz and I am a 20 year resident at 4346 36<sup>th</sup> Avenue West, immediately adjacent to the Fort Lawton Army Reserve. I've been involved in preserving and enhancing my neighborhood, one of the more unique Seattle neighborhoods. A place that has the best of what Seattle has to offer; proximity to nature and downtown life. A place to escape for residents and visitors alike. With Discovery Park, Kiwanis Ravine, home of Seattle's largest colony of Great Blue Herons, use of Puget Sound and great neighbors of all ages and varied life experiences. Today I will speak on behalf of the Sustainable Neighborhood Coalition and I would like to use my whole five minutes, if I may.

Councilmember Richard McIver: I would like to try to keep them to three minutes, if you may.

Casey Dietz: I will talk quickly.

Councilmember Richard McIver: We won't run you out of here and I don't have a switch to turn, I hate to tell you that.

Casey Dietz: All right. Let me tell you briefly about our group. We formalized and expanded our local 36<sup>th</sup> Avenue team to a non-profit organization during the stakeholder process. When it became clear early on that the City would not promote the preferred vision as outlined in the Fort Lawton Discovery Park master planning efforts of the 1970's and 80's. This vision followed over the years has slowly incorporated surplus Fort Lawton property into Discovery Park. We have been concerned that the visioning for the mixed income development with the stated goals to balance environmental and Native American needs might leave both the park and the surrounding neighborhoods vulnerable to unchecked development out of character with the community. We have rallied under the slogan, "Do it right". To promote mindful planning and have asked for a 180 day extension to further develop the plan and slow down the process. We believe what remains on the site after the planners and developers are gone must make sense for our community and the city for generations to come. Our initial goal has been to learn as much as possible. We requested information from the city and county through the public disclosure act and have reviewed hundreds of documents. We have attended every community meeting, spoken with city council, consultants and staff and researched other BRAC processes around the country. We have become very well educated. We have talked to the press and raised thousands of dollars. As a result of our work, we are willing to support the reuse plan, if council is willing to offer appropriate protections for the community. Although we are clear that this is just the first step in acquiring the land from the Army, we cannot be assured that the Seattle Housing Authority will become the single negotiated buyer of the property. A strong expression of legislative intent about what will happen during the more detailed planning and permitting process that will occur after the land is transferred should be included in the Council's resolution approving the plan and should not await some further public process associated with the contract rezone, a PRD application, etc. We have shared a draft resolution with some council members and the Office of Housing and briefly noted the resolution addresses the following concerns and I will just speak them briefly: 1. Assure that the density of the plan that we help create is what gets built. 2. Support the

conveyance to the Parks Department upon acquisition all the forested area adjacent to Discovery Park. 3. Prevent increased traffic on our quiet residential streets. 4. Protect the tree berm on the West side of 36<sup>th</sup> Avenue West to the fullest extent possible. 5. Enhance our neighborhood with street, gutter and sidewalk improvements; and 6. Provide ongoing and more detailed analysis of impacts. We believe these are reasonable requests and allow the city enough wiggle room to insure success in the redevelopment of Fort Lawton. Thank you for our time. Our full resolution can be read on [www.fortlawton.org](http://www.fortlawton.org).

Councilmember Richard McIver: Thank you Ms Dietz.

Casey Dietz: Here's a copy.

Councilmember Richard McIver: Thank you very much. Lisa Gustavason and then followed by George Smith who then will be followed by John Davis.

Lisa Gustavason: Thank you for the opportunity to voice my support for the redevelopment for the draft redevelopment plan. My name is Lisa Gustavason and my family and I have been residents of Magnolia for eight years. We live a block off of Gilman and will be directly impacted by the redevelopment of Fort Lawton. In my opinion, the redevelopment plan does a good job of balancing the pressing needs of our community including preserving valuable open space and wild life habitat while adding new housing units for formerly homeless individuals and families. As a long time advocate for people experiencing homelessness, I know that a supportive housing model proposed in the plan works. For example, I am a member of the board of directors of one of the nation's most successful housing first programs for chronically homeless individuals DESC and have worked with people directly facing significant barriers to maintaining housing including mental illness, substance abuse and a lifetime of living in poverty. Like all of us, people experiencing homelessness want a home and will value that home in the community that they live in. It's important for us to recognize that once a person moves from the street to a permanent home, they are no longer homeless. With wrap around services and community support, these individuals will succeed and go on to live productive lives. Thank you again for this opportunity. These units support the goals of the ten year plan to end homelessness and will help to move vulnerable people off the streets and into supportive housing. I'm looking forward to working with our newest neighbors, the newest neighbors to our community. Thanks.

Councilmember Richard McIver: And thank you Lisa. And it is always good to remind us that this formerly homeless when you have a home. Mr. Smith, George Smith followed by John Davis, who is then followed by M.J. Keaton.

George Smith: My name is George Smith and I am a Magnolia resident of the past 18 years and I am speaking in favor of the reuse plan. Every neighborhood in Seattle has the opportunity, and I would argue the obligation to try and address the problem of the lack of affordable housing in our city and I know that you all are aware of how serious this problem is. Right now we have a disproportionate amount of housing for people with limited incomes concentrated in certain neighborhoods. Aside from two Seattle Housing Authority properties in North Seattle, excuse me, in North Magnolia and a few Section 8 units scattered around Magnolia, there's no other housing for low income families or singles in a neighborhood of more than 20,000 people. The availability at the former Army Reserve site is really a unique opportunity. The high cost of land in Magnolia makes acquisition for various types of public use extremely difficult and this is an opportunity we just simply can't pass up. We have over 8,000 people a night that are in temporary shelters or are on the streets in our city. That's just not acceptable. So every community, every neighborhood needs to step up to the plate and I am really proud that Magnolia's taking this on. The planners for this site have done a good job of addressing the community concerns. Many here tonight were part of the community meetings that were held over the summer to draft a community relations plan. This is a very detailed document that has a lot of input from the community and it sets up a reciprocal obligations between the housing providers and the local community. It addresses residences concerns around tenant screening, building security, building design and a host of other issues. I urge the Council to support the reuse plan. The plan takes a balanced approach to addressing a critical societal need without compromising the beautiful environment that surrounds this site. I look forward to Magnolia, seeing Magnolia contribute in a small way to solving the problem of homelessness and the lack of affordable housing. Thank you very much.

Councilmember Richard McIver: Thank you. John Davis again is followed by M.J. I'm not going for the last name.

John Davis: Hi, my name is John Davis and I am also a resident of Magnolia. I have only lived in the Magnolia area for about a year and a half, prior to that I lived in another area of the city. I am a resident of 42<sup>nd</sup> Avenue West. I also attended many of the meetings that were

given and I got a lot out of those. First of all, I think my preference would be for the conversion of the Fort Lawton area to park lands. In lieu of that, and what appears to be a slim chance of that happening, I would like to bring up three points that I am concerned about. One would be the density of the housing and the proposal. As I saw it there were two proposals, one which would focus on single family housing, the other would focus on town house housing. I would like to advocate for the single family approach to that. The second issue that I have is the sure concentration of homeless in that area. I certainly advocate for homeless in the Magnolia area. I'm not certain that that portion of that high of proportion of homeless in the area would keep in character with the neighborhood. Also, I think as has been pointed out before, the infrastructure that would be accessed by homeless is relatively far – mile, mile and a half away from the Fort Lawton area. The other thing that I would like to advocate for is – or express a concern about is the infrastructure in the area. We happen to live on the west side of Fort Lawton on 42<sup>nd</sup> Avenue West and certainly access via 40<sup>th</sup> Avenue West is limited and the critical slope and the nature of the homes in the area are not conducive to expanding that roadway. The VA, as you are well aware, is moving into that building and we are told that there's a potential for 300 workers a day going in and out of that facility. The public transit, which I know you're all probably dealing with is struggling, and I have a concern that enough public transit be available in that area. But those are really my concerns. Thank you.

Councilmember Richard McIver: Thank you very much. We have joining us now M.J.

M.J. Kaiser: Hi there. Good evening Council Members. My name is M.J. Kaiser and I am one of the co-chairs of the Seattle King County Coalition on homelessness and I am also a person that just purchased a house on Queen Anne right around the corner from the AHA's Aloha Inn. So I work in the field and I am also a neighbor of an outstanding program operated by one of the agencies that is part of this plan and I just wanted to comment first as a resident to say that the YW and AHA provide excellent services to all the folks that they serve both those who are homeless or formerly homeless and those other folks that are low income. Both agencies serve these populations very well and are really respectful of both the people that are living in their housing and also the people that live in the adjacent neighborhoods. On behalf of the coalition, we submitted our written testimony earlier in the process but we would like to reiterate that the provision of homeless housing is part of what makes this land accessible to the whole community and that we believe that Magnolia has an opportunity to utilize this area in a way



that will provide excellent services to the over 8,000 homeless people we serve. The provision of merely 85 units, less than one percent of the current homeless population seems a bit small to us but we are grateful for "Steps" and want to encourage the use of all neighborhoods to provide housing for folks that are experiencing difficulty both economically and in their health issues that lead to homelessness. We believe that these services as the neighbors learn about their neighbors who are in poverty that they will come to welcome them as part of the community and we believe that particularly as we look at the disproportionality of homelessness that the Fort Lawton site with its history of surveying and being a home to Native Americans, is really vital to becoming a part of our homeless plan and strongly support the use of it in its historical alignment. Thank you.

Councilmember Richard McIver: Thank you. Rick Frieza followed by Robert Jackson who would then be followed by Ken Hobbs.

Rick Frieza: Thank you for the opportunity to comment. I also would speak in support of the plan as drafted at this point in time and would reiterate the comments that Kaiser gave to you regarding the opportunity that this presents to provide housing for low income people if only homeless people in a terrific setting that will really provide a home for them that they can live in and be proud of and really prosper in that neighborhood. I would also join her affirmation of the development team that's been established. We have a long relationship with the Archdiocese and Housing Authority and the YWCA and these are two agencies which will, one – provide really good service to the people who are living in their projects but they will benefit this neighborhood and be supportive of this neighborhood. And so I would join in the support for this plan and encourage you to take availability that is really a great opportunity for our city. Thank you.

Councilmember Richard McIver: Thank you Rick and thank you for all you do, we appreciate it. Mr. Jackson.

Robert Jackson: Thank you, my name is Robert Jackson and I am a resident of Seattle. I am a Quinault Indian and last time I was here I spoke to you about Cathedral City, California that chose to try and deport all of their low income people 20 miles to the Torres Martinez reservation and actually pushed a bill through the California legislature. Now I talk to you about Chief Seattle who was homeless when in the early 1840's they came to Seattle, they burnt down all of the Duwamish people's villages, they deported the Duwamish people across Puget Sound and made Chief Seattle

homeless. Today he is still homeless. I have a concern about that. They actually passed an ordinance, one of the first ordinances of Seattle City Council that all Indians had to have a permit to reside within the city during the day and had to leave the city limits by dusk. And they had to have a non-Indian sponsor to allow them to even enter the city. So what have we done with Chief Seattle, the namesake of this city? And now we look at some of the last remaining federal property and I am hear to give you a legal notice that you're process of BRAC Federal Steps that are in your fax sheet is incorrect. It actually requires in Step 3.5 is a that federal notice be given to the regional office and the Bureau of Indian Affairs Realty in Portland and they're to give legal notice to the tribes that have mutual and accustom and treaty rights of this region. That has not been done so you have a cloud on title. No different than the City of Tacoma had with the Puyallup nation when my uncle Homer Setler brought a case in Federal Court in the mid 60's to settle a cloud on title. The final thing...

Councilmember Richard McIver: Wasn't that called Federal Way?

Robert Jackson: Fife, Federal Way, yes. The final comment is that Seattle Housing Authority is proposing to convert Jefferson Terrace Apartments 300 units into high risk housing. We have the County jail two blocks away. We have a half way house one block away with 70 people. We have a mental health court one block away and we also have the 5<sup>th</sup> floor of Harborview, the mental health facility. And yet the people of Magnolia tell us we really can't provide housing for at-risk people, we need to impact first hill even more for the 300 residents in our building. Thank you.

Councilmember Richard McIver: Thank you. Ken Hobbs. Is that right?

Ken Hobbs: That's right, Hobbs H O B B S. Good evening. I am a 16 year resident of 4617 Lawton Way West directly across the street from currently the parking facility portion of the Fort Lawton Reserve. I applaud the Council for seeing that it's going to include in its resolution a statement of its intent that will cap the homeless density of the 85 currently proposed. However, that statement in your resolution will neither increase nor decrease the likelihood that the Federal Government will approve the plan. And for the same reason, you should include the other statements of intent that the Sustainable Neighborhoods Coalition has requested of you. This is the city's plan, not the Federal Government's plan. The Federal Government will either approve or disapprove of the plan. They will not tinker with the plan. They will not come back and say, "We need 90 homeless, or we need 240 instead of 216 total units or we

need you to drive down 36<sup>th</sup> Avenue instead of Texas Way.” It’s your plan and you should assume that the Federal Government is going to approve it because if they don’t approve it, you’ll get 90 days to amend it and resubmit it. That is what the BRAC regulation says. Take the wiggle room out of this plan. A concrete example of why that’s a bad idea is what happened at the discussion table yesterday when Mark Ellerbrook told us for the first time that the large interior park in the middle of the plan would be part of the public benefit conveyance that would be transferred to parks rather than what was described in the plan and discussed during the community visioning process is that that would be owned in common and controlled and maintained by home owners association. Now, I think it’s a good idea that it be transferred as part of the public benefit conveyance because that will make that land available for free and presumably the rest of the land, the city or SHA or whoever will have to pay less for it. But that’s not what the plan says. And if you submit it to the Federal Government with something inconsistent in it, you are going to look stupid. And what I was told in the hall by June Moore of the Office of Housing is, “Well, that’s an amendment that’s going to happen through staff and through whatever.” When is the public going to hear about that? This is the plan that the public through hundreds of hours of participation brought to birth and here we get surprised, you know, three quarters of the way through the Council process about a significant change. It happens to be a great idea change but if the Executive Staff can make this kind of change without any notice to us and without you being aware that it is a change, what other changes can they make even before the plan gets submitted? And if they can make those changes before the plan gets submitted what is the risk that we are going to have a different plan once you control the land and the Federal Government is out of it?

Councilmember Richard McIver: And thank you Ken for coming down again and sharing with us. Josh Simpson. Josh you are followed by Flo Beaumont who is followed by Heidi Carpeen. It’s my Southern accent.

Josh Simpson: Yeah, I’ve got a nice Southern accent too. I used to live inside Fort Lawton because my dad was in the Army and I really don’t understand a lot of what I heard but I sort of agree with what I just heard. Anyhow, when I was 17, I got a bad case of seizures and I tried every medication I could and I went through three brain surgeries and then they put this thing in me called a Vega Nerve Stimulator. Well, basically, I’m just saying that at one point of my life I was a normal person and then when I was 17, it all changed and it basically put me down along with the homeless and so now

I'm just glad as can be that I'm in a Capital Hill house where I only have to pay a third of what I make and I don't know a single person in my place, not a single person in the place that I live up on Capital Hill. I mean they are all...I mean I'm not a normal person and nobody in my apartment is normal but, I know that....

Councilmember Richard McIver: I don't think anybody here is either so. (laughter)

Josh Simpson: Yeah but nobody in my apartment, I mean, scares me the least bit and so I don't think that anybody that moves in to Fort Lawton is going to scare anybody either so, I guess that is all I wanted to say. You know, a lot of people that live with me now, if they weren't living there they would probably be homeless because, you know, who can afford to live on their own, yeah.

Councilmember Richard McIver: Thank you very much. (Applause) Welcome Flo and why don't we thank you for all you have done for the Aloha Inn and et. Al.

Flo Beaumont: Well, you're welcome Council Member McIver and hello council members. I appreciate the chance to speak here for a couple of minutes this evening. My name is Flo Beaumont and I work for the Archdiocese and Housing Authority and as part of my job for 16 years, I was the program director at the Aloha Inn. Starting back in the early days when things were very exciting when Mayor Rice stuck his neck out and said, "We are going to move the people from the bus barn shelter to this closed motel on Aurora." And some people said, "Great, excellent solution, nice building." And others didn't welcome that decision at all and some neighbors filed a lawsuit. It didn't take too long to resolve it. We ended up with the program that people had hoped for in the first place and it's been a success all these years. AHA and the YWCA both have a long history of managing housing programs and shelter programs very well. I worked for the YWCA too. That's how I got started in this field back in 1983 doing a year of volunteer service. I didn't know that 25 years later, I would still be here doing this kind of work and it's a heartbreak but we realize we have to be in it for the long haul and we can't miss opportunities to build good housing and an excellent place for people who really need it. I urge you to keep the density that has been agreed on to this point for the 30 units for families who have been homeless and the 55 units for Native American elders. You do need certain density for efficiency and effectiveness and we run our programs on tight budgets and you all make sure we do. But we want to do our jobs well and if the housing is too scattered or if there aren't enough folks, we just can't do the job. The Aloha's initial acrimonious relationship with

neighbors who were really afraid of the program and really afraid of the unknown and afraid of people who were unlike them, completely dissipated and I stuck with it through the years and so did the other staff and so did the residents of the program who would come to these monthly meetings with the neighbors facing quite a bit of real dislike and disdain but it just ebbed away as people realized our goal was to run a good program and to move people from homelessness into housing. And we are going to do the same out at Fort Lawton and the YWCA will do the same and one day the Community Relations Committee will go away because nobody will feel that they need to go anymore. They will know that this program works and they can move on with their lives and do other things which are important. So, I thank you for your support for this proposal. I urge you to stick to it and you can count on us to do a good job with what you have requested. Thank you.

Councilmember Richard McIver: Thank you Flo. I don't know if I've acknowledged Mr. Burgess, Councilmember Burgess since you came in. We are so pleased to have you. Heidi?

Heidi Carpine: My name is Heidi Carpine. I've lived over 50 years in my house that is right next to the Army Reserve and I still feel ideally this land should be added to Discovery Park. And I'm sure that you realize that the BRAC process told us every meeting that we were not to discuss this concept. This should be discussed at Seattle City Council. And I strongly support all the lands included in the BRAC plan for additions to Discovery Park and the BRAC park plans within the development. It is most important that any development of the Army Reserve land should include plans to enhance the Olmstead Blvd. entrance to Discovery Park. Discovery Park, as you know, has over 550 acres of open space. It is a highly used park. It had 86,500 people using the Park between September 2007 to September 2008. This number is compiled by counting people coming to the Visitors Center, public contact, foot patrols, park checks, docent stations, school programs, day camps and environmental programs. I feel it is extremely important that any development next to the park should plan for these park visitors and their traffic plan. They should also take into account that park visitation has increased every year. I feel it is time to review the traffic circle plan for safety of the five or six roads at the entrance to the park. This concept has great potential for a grand park entrance as suggested in the Discovery Park master plan. I have left a copy of the plan with Richard Conlin. Please provide a magnificent park entrance to Discovery Park. And I'll just show you, I left a larger diagram of the circle plan. Whatever concept I think you come up with, you have to think about safety, which was

done in the past and that's why we have a median there and we have to think about the grand entrance. Thank you.

Councilmember Richard McIver: Ms. Carpine does that circle end up precluding or taking out the trees at the entrance? Any of the trees?

Heidi Carpine: Yes, it would take out a few of the trees; but with having that circle there, then you can plant trees in there. You can plant magnificent trees or you can plant low ones. If you plant magnificent trees and if you are coming down Government Way, it will look like a forest. You will no longer see the road going into the Park. So I think, I am a tree lover, believe me, I'm always trying to save trees in the neighborhood along with Duff, but I think we have to take a look at this and think about, "What do we really want for this grand entrance?" And we may have to sacrifice a little bit.

Councilmember Richard McIver: Okay, I just wanted...I thought I remembered that but I wanted to make sure. Next we have Robin Bud. I am on the second page and we will have one, two, three... I have 12 more people signed up so we're going to keep going. Robin, welcome.

Robin Bud: Good evening and thank you for allowing me to speak this evening. My name is Robin Bud. I am a registered voter and a member of the Magnolia Neighborhood Planning Committee. I am alarmed at the plan proposed by the city regarding the development in question. The neighborhood is very isolated surrounded on all sides by a quarter mile or more of park land. Under the plan, the number of very low to no income households would exceed 20% of the dwellings in the neighborhood. At one of the planning meetings, a gentleman asked whether a study had been done indicating that such a development was likely to be successful. A city official claimed that, yes, they had done such a study. When asked to see it, this person said, and I quote, "We didn't write it down." This did not boost my confidence and was only one of many indications that the plan has not been well vetted. I support having some homeless housing in Magnolia but this kind of density in an isolated area concerns me. I'm further distressed that city officials do not consider returning this plan to Discovery Park as was clearly intended by your predecessors and articulated in the Park's Master Plan. The plan states that the Government is retaining some of the land the comprised the original Fort Lawton, including the site in question. And now I'll quote from the Park's Master Plan, "The lands which have been transferred by the Federal Government to Seattle comprises the admirable beginning for a great park. It is the city's goal to acquire all of the lands which comprise the site of former Fort Lawton." Here's another quote

again from the Master Plan. "In the years to come, there will be almost irresistible pressure to carve out areas of the park in order to supply sites for various civic structures. The pressure for those sites may constitute the greatest single threat to the park. They must be resisted with resolution." I and many thousands of Seattle citizens deeply appreciate the legacy left by those who crafted this plan. I am dismayed that the current administration appears to hold little regard for the careful planning and foresight of those who have gone before as evidenced by your apparent willingness to dismiss the Master Plan and inject a high density, high risk development into what was intended to be a park. I leave you tonight with a map showing the proposed development and the surrounding terrain. Your predecessors clearly stated that this should become park land. The BRAC process allows for such a conveyance and we support a park's use of property. We ask that you restart the planning process and give citizen stakeholders a true place at the table in planning our neighborhood. Thank you.

Councilmember Richard McIver: Thank you Ms Bud. Eric Van Worden, Erick, you are followed by Emily Van Worden.

Eric Van Worden: Hi, good evening. I would like to discuss a very important and topical campaign issue and that's the issue of traffic. It's really my expectation as a voter to elect officials here who are concerned with finding ways to decrease traffic congestion in the city and not entertain proposals that would increase traffic problems. Citing from Page 40 of the redevelopment plan, and Page 76 of the plan's appendix. "The Local Resue Authority estimates that an additional 1,000 to 1,100 new vehicle trips per day would result from this project." Based on speculation made by the LRA, this would increase the amount of existing traffic in the area by at least 70%. This is a substantial increase. If you take into consideration that there is really only one viable point of entry and exit to the proposed site and literally only three points of entry and exit to the entire neighborhood of Magnolia. It is also concerning to me that the figures were produced by consultants hired by the LRA, not officially by the Seattle Department of Transportation. Citing from the consultant firm's own website, the consultant hired for this study had prior experience in "with emphasis on bicycle, pedestrian and ferry systems." Further, the projections and assumptions made by the consultant were not made with real world data but rather from a book called the Institute of Transportation Engineers Trip Generation Manual. Again, I am quoting directly from Page 40 of the redevelopment plan. "These counts are not official or scientifically accurate and should not be used for design or decision making purposes." At the very least, the City Council should not

proceed to entertain this proposal until a proper transportation study has been performed. And we can truly understand the impact of this development will have on the existing infrastructure. As it stands today, there is no preparation for additional alternative transportation, road improvements or any other changes necessary to support such a significant change in traffic. Thank you.

Councilmember Richard McIver: Thank you very much. And Emily.

Emily Van Worden: Good evening, my name is Emily Van Worden and I've lived in Magnolia for five years and I am also a member of the Magnolia Neighborhood Planning Council. So, after taking a closer look at the July 28, 2008 development plan and subsequently noticing as my husband mentioned...

Councilmember Richard McIver: I don't suppose we could start a little family argument here?

Emily Van Worden: Yeah, we are on the same page. Noting that the City hasn't done a true traffic study in the area and relies on spot counts from a consulting firm, I decided to do my own spot counts. Chapter three, Page 18 of the plan states, "Spot counts show peak hour traffic volumes to be in the range of 1,600 to 2,000 vehicles daily based on the assumption that PM peak hour represents 10% of the daily traffic." I live six blocks from the study intersection and counted 152 cars in the 10 minute span between 4:30 p.m. and 4:40 p.m. on a Wednesday. This equates to 912 cars in an hour and using the City's consultants formula. This means 9,120 cars currently pass just six block from Fort Lawton. The counts presented in the plan only represent cars at Texas Way West and West Government Way which doesn't accurately depict the traffic and congestion burden place on Magnolians in general. Access to the Fort Lawton site will be primarily via West Government Way, a road with one lane in each direction and a center turn lane. Adding 200 new households to this roadway without conducting a thorough study on the impact to the neighborhood is irresponsible and dangerous. This draws into question whether the infrastructure of Magnolia is adequate to take on this burden. I would urge the council to demand a thorough traffic investigation before this plan moves any further. Thank you.

Councilmember Richard McIver: Thank you very much Emily. And thank you Eric. Ron Pilan followed by Casey Kennedy followed by Elizabeth Campbell.



Ron Pilan:

Good Evening Council. My name is Ron Pilan. I am a Magnolia resident and a registered voter and I am also part of the Magnolia Neighborhood Planning Council. My concern is the holistic cost of the proposed Fort Lawton Redevelopment Plan. I believe it is considerably greater than the price tag being presented to the taxpayers of Seattle. Currently, the fire and life safety services shared by Magnolia and Queen Anne are strained. The average classroom size in Magnolia neighborhood schools is dysfunctional and as we just heard the traffic conditions are at the tipping point. Adding a development this size will require taxpayers of Seattle to fund the expansion of services and corridors adding a financial or a magnitude of cost to this project that voters will oppose once the true cost is revealed. The BRAC process provides a unique opportunity for Seattle to both bolster the immense value of Discovery Park and decrease the city's operating cost. This feat can be accomplished by relocating the Seattle Department of Parks and Recreation to this tract of land. It is know that the Parks and Recreation Departments are searching for a downtown location to relocate a number of its stand alone facilities under one roof. Based on reported moving annual rent projections, the amortized 20 year cost to move and house this department will fall in the 65 to 70 million dollar range. Moving this department to the Fort Lawton location will significantly ease the burden on overly burdened Seattle tax payers while preserving the primary goal of Discovery Park's Master Plan which was adopted in 1972 and respectively preserved ever since by your predecessors. So to miss this one time opportunity to enhance the considerable value Discovery Park is a very large price to pay. I do not oppose homeless housing or helping the homeless in any way. My concern is after 40 years of stewardship of Discovery Park and a master plan to follow which was adopted and has been supported ever since, I wonder why now? We decide as a City Council to change our opinion on 40 years of what seems to be working quite well. And I would ask you to consider the answer to that question.

Councilmember Richard McIver: Thank you very much Ron. Casey Kennedy followed by Elizabeth Campbell.

Casey Kennedy: Hello. My name is Casey Kennedy. I am a Magnolia resident. I rent a home there and a registered voter. I vote at the Presbyterian Church at 28<sup>th</sup> and Dravis. My two main concerns for the current city development project at Fort Lawton involves school over crowding and safety. Currently, my second grader is one of 26 students in his class in a Magnolia elementary school. Seattle Public Schools is actually having two special community meetings on September 15<sup>th</sup> and 16<sup>th</sup> to specifically address the over

crowding issues it currently has in Magnolia and the surrounding neighborhoods. I pulled from the newsletter sent home just yesterday from my son's first day of school packet from the principal, "Population growth in some areas in North Seattle is out pacing the number of spaces available for students." They specifically cite Magnolia as one of these locations. I have also received an email from the PTA with regards to the exact same issue. The Magnolia schools are already bursting at the seams with too many students. Setting down several more students with the plan that you have for families going in there will not only bend the current classrooms, it will break them. You are jeopardizing my son's educational future by adding this large group of new students into the already over crowded public schools of Magnolia. Secondly, I'm concerned with the women and the families that may have suffered domestic abuse that I understand are going to be serviced at this location. You're setting them up for failure, planning to house them at a long dark secluded bus line where people can pull them off the bus, other instances like that attackers could get them, just is setting them up for failure. It's a recipe for disaster for the women that we are trying to serve. My father worked for HUD for over 30 years in Washington, D.C. and says that the Hope 6 Project is wonderful. However, the way it is set up here, I am worried it is a recipe for disaster for the people that you're intending to house there as well as the surrounding neighborhoods and the various different aspects that need to be fixed before we can just make this happen. I really encourage you all to take a longer look to do a further study and to make sure that this is exactly what you want to do. Because I believe that we should also stick with the Master Plan that has been in place and keep Discovery Park a park. Thank you.

Councilmember Richard McIver: Thank you Ms. Kennedy. Elizabeth Campbell.

Elizabeth Campbell: Good afternoon. I am a registered voter and I am one of the founders of the Magnolia Neighborhood Planning Council. This has been a seriously flawed process from the beginning. The City has used its considerable authority and resources to craft a plan that is not a consensus of the community. The BRAC guidelines require that the LRA first, first before it does anything explores a range of options for the site with the public and with public input a redevelopment option is selected. The City of Seattle did not do this. The first thing that the City of Seattle did as the LRA was to set up a closed advisory committee and then it held a series of unpublicized meetings with this group all to ratify the direction for the plan that the city with no public input had already decided upon. The BRAC guidelines also require that prior to producing the

redevelopment plan that the LRA conduct a range of studies, "studEES" in order to weigh the best approach to the redevelopment. They are also supposed to review the economic feasibility of the option. The City of Seattle did not do this either. However, the city after that, after getting the option that it wanted, hired public process managers, consultants that the city uses to minimize public opposition and then bit by bit the city for the last few months has presented every detail of the plan as if it is a fait accompli (?) and claims that the BRAC process makes this all in vailid and declares that everything the city has proposed is all required by the BRAC regulations. The regulations also state that it is to select and to have a balanced process and use community members particularly those with major community interest. Who, other than Magnolia, has that community interest, that major community interest. And yet that interest has been consistently snuffed out in this BRAC process. The Magnolia Neighborhood Planning Council is preparing a strong objection and appeal against the redevelopment plan, against the city's plans to lay waste to one of the last major parcels of suitable park grade property in Seattle. And against the city's plans to decimate this unique Discovery Park neighborhood with more of the avaricious and destructive density that the city is forcing upon neighborhoods citywide. Thank you.

Councilmember Richard McIver: Thank you Ms. Campbell. Roseanna Smith followed by Marlin Master followed by Denise Hardy.

Roseanna Smith: Roseanna Smith. I've lived on Magnolia since 1973 and I grew up on Queen Anne. I've been on the Board of Friends of Discovery Park since 1973 when it first started and the last 15 years I've been on the Discovery Park Advisory. I'm not here speaking for either one of those. I just mention that so you would know I am up to date on everything going on in Discovery Park. Now, of course, we would have wanted this land to go to Discovery Park and it should have been free because that's the way we gave it to the Army but that's not what BRAC does. So I just want to talk about what I don't agree with on the plan and mainly I'm interested in the trees that go all along 36<sup>th</sup> Avenue. Now, the people that live there always worked with the Army and the Army worked with them and they asked them to put up all those trees so that they would be a barrier and oh, because the Army had a parking lot there and the neighbors thought they would be looking at those trucks all the time. And so the Army cooperated and that's why you have those trees all along there to be a barrier. And I think they should stay there and be a barrier so I don't agree with the fact that they want to bring in roads there that come in to 36<sup>th</sup> and that they want to have all the houses, you know, stepping over in to 36<sup>th</sup>. The

agreement has always been to leave 36<sup>th</sup> to the neighborhood and that the people that are on this property should only use Texas Way West so I would say that's what it should be. And after all, we should remember that there is a bus going there and when they put in all this housing they'll make new arrangements, you know, with the bus and so these people should go more on the bus and I guess that's all... They're talking about taking down the trees and putting up deciduous and all this other nonsense and what do you want that for? I mean, you want them to be a barrier, you don't want deciduous, okay. So....

Councilmember Richard McIver: Thank you Ms. Smith. Marla Master. Marla is followed by Denise Hardy? Do you spell it by Laurice?

Marla Master: Hi my name is Marla Master and I am a resident of 36<sup>th</sup> Street but I speak for all of Seattle that Discovery Park is gem to everybody in Seattle and to create such a dense project on a dead end street seems illogical. Traffic, noise pollution, limited medical services, limited police services, lack of space in local schools, limited job opportunities in the neighborhood make it an ill choice to build 216 units of housing both for homeless people and market rate housing. But yes, there is a demand to end homelessness but there also seems to be a need by developers to make money regardless of the appropriateness of the location. Why not refurbish the Lacey Building to house Native American Seniors and allow the rest of the property to be incorporated into the Park? Why is the need for homeless housing turning this into a mega scale development project?

Councilmember Richard McIver: Do you want to pull the mike a little closer?

Woman: The microphone could be a little closer, please.

Marla Master: I am just about to end it but I will just reiterate my last point which is why is the need for homeless housing turning into a mega scale development project? I hope you will rethink the plan and a decision today will affect Discovery Park forever.

Councilmember Richard McIver: Thank you Marla. Good evening.

Janise Hardy: Good evening. My name is Janise Hardy, I am the regional director of all the YWCA's family housing in Seattle. Yes, that's right, the YWCA will be providing excellent wrap around and support services to families living in Magnolia. And also there to support the communities well. Our families are excited and looking forward to

living in Magnolia and becoming a part of the Magnolia community.  
Thank you.

Councilmember Richard McIver: Thank you. Monica?

Monica Wooton: Hi, I'm Monica and I am a life long member of Magnolia Historical Society. I am a life long resident of Magnolia. (inaudible) lived there. (inaudible) have lived there 56 years.

Councilmember Richard McIver: But you are only 21 years old.

Monica Wooton: But anyway, I just wanted to bring to you, you have heard my testimony on the record that I am on the Historical Society Board and I brought it to you in hard copy and I just wanted to reiterate a few points. It was clear early on that the Seattle Parks and Recreation was not interested in having the city of Seattle obtain the surplus property at Fort Lawton through the BRAC process for an additional piece of Discovery Park. This was sad because this property is adjacent to the park and the master plan of the park calls for active participation by the citizens in getting any of the remaining surplus land when it becomes available. This opportunity lost and that sets the emphasis. Magnolia Historical Society decided the best course of action was to work with the city in making sure that a safe and sustainable neighborhood development plan including the homeless helping the homeless as required by BRAC with a huge priority for a stakeholder (inaudible) in the process. So we will (inaudible). I have attended every single meeting of every hearing in this room. I did serve on Mayor (inaudible) and it is our conclusion that a plan that sits before you in the eyes of the Magnolia Historical Society is a strong commitment to make this development a well planned sustainable new neighborhood. So this strongly serviced homeless component that will blend with the mixed (inaudible) neighborhood. This community will also benefit from a strong community agreement on homelessness between the neighbors, the providers and City Council which has been developing this project. In general, the process of (inaudible) folks were given enough time and many of them have given input and reasoning for their point of views and thoughts and compromised plans were presenters and representers discussed and rediscussed in great detail until this final plan of 2000 pages that sits before you, it becomes a plan, a delicate balance and compromise. We view it as a plan of soft density because there could have been more houses put under the new redevelopment. I think the builders asking (inaudible) we call this neighborhood is that you tinker with this plan and the Army rejects it and a bunch of developers land on that property, 28 acres

and develop it as they wish. So, the timeline is tight, the work was done well and the resulted plan is one that the Magnolia Historical Society fully supports as is. We expect you will be treated as full partners when the conceptual plan begins to be put into action as it (inaudible). As we say, let's, "the devil is in the details" and we hope to help you avoid that.

Councilmember Richard McIver: Thank you. And I have six more people signed up to speak just in case those of you want to know who is left. Duff Badgley followed by James S. McIntosh.

Woman: May I also have a minute...

Councilmember Richard McIver: Sure.

Woman: ...at the end perhaps?

Duff Badgley: I'm back. I'm Duff Badgley, lead for Heron Habitat Helpers, a stakeholder in the process of Fort Lawton divestiture under BRAC. Since 2006, our group has been working hard to preserve the trees of Fort Lawton, create wildlife habitat and speak for the Great Blue Herons of Kiwanis's Ravine. In general, I am pleased with this plan. It is a good plan for wildlife for trees, in general and for the Great Blue Herons of Kiwanis's Ravine. And to Al Levine and Brian Sullivan, they are here somewhere, maybe they're not. Yeah, Brian Sullivan is still here. The developers don't get many "thank you's" and I'd like to say, "Thank you" to SHA for keeping the houses out of the trees. That's a big deal. My remaining concern is the intersection of 36<sup>th</sup> Avenue West and Texas Way. A number of proposals would change the road alignment from what is shown in the last SHA map. Any of those proposals threaten the lovely mature, some of the 70 foot tall trees that flank what is already a grand entrance to Seattle's flagship park – Discovery Park. I ask that the council attach a rider to the Fort Lawton Plan directing all City agencies to give tree preservation at this crucial intersection top priority. Thank you.

Councilmember Richard McIver: Thank you Duff. James McIntosh.

James McIntosh: Hi. My name is James McIntosh and I am a person who is visually impaired. I am legally blind and so transportation is a key issue for me in my own life so I was going to talk to you people, Mr. McIver and others, about the reality of travel around this city when you are visually impaired, that you just do not have access to a car unless, you know, under different circumstances if someone can give you a ride. And as a young person, I came to just love and appreciate the

opportunity to go to Discovery Park. I first went there in 1973 and ironically this plan, a plan to set aside the park land as park would ironically help the handicapped, the low income, the elderly, people who don't drive, people who don't have access to a car. For whatever reason close in activities, this park would be better served as expansion of the, you know, add the BRAC property to the park because for a number of reasons, you know, that I'll go into. A bus trip, you know, with the plans to put housing in there, there just isn't enough population density even with 218 homes going in there to warrant putting busses in because of, you know, the demands on Metro transit that they have higher demands, they can't even get enough busses out there to run their current system and they're leaving people behind. There are also questions of money, how much would it cost to expand bus service into the new neighborhood and with peak oil, you know, more and more people an option to travel to the mountains for recreational activities outside the city is just going to be less and less possible because of the cost of oil. This should be a reality check this summer with \$4.00 a gallon. What is oil going to be in 2011. How much is a gallon of oil going to cost? I don't think they are making any more oil, so we will need close-in opportunities. We will need the Park as park. The use of the current Discovery Park is only increasing as people have pointed out...

Councilmember Richard McIver: You've got 30 seconds left Mr. McIntosh.

James McIntosh: So I am of the belief that we would be better served to convert this BRAC property as park and I will have a write up that ironically this, you know, the people that you're trying to help the most, the elderly, handicapped would be better served with a chance to use it as park. Thank you.

Councilmember Richard McIver: And thank you for coming down and sharing this. Brenda Fowler followed by Bill Block followed by Bill Curlin.

Brenda Fowler: Councilman. My name is Brenda Fowler and I did not sign up to speak.

Councilmember Richard McIver: Okay.

Woman: It's something like Curlin-Hackett. I think.

Councilmember Richard McIver: Bill Block is followed by Bill Curlin-Hackett.

Bill Block: Great. Thank you. I'm Bill Block, I'm the Project Director of the Committee to end homelessness in King County. All across Seattle

we are showing that we can make a tremendous difference in helping people leave homelessness and re-stabilize their lives. Council Member Harold was just with me in City Hall Park, as a matter of fact, with a number of folks who had stabilized their lives that were now doing art which you can go down and see in the park and frankly, you couldn't tell the difference between the instructors and the formerly homeless people. So I think across the city folks are also realizing that people who are formerly homeless make good neighbors, are good parts of the community. Most communities react with a great deal of fear the first time a facility is cited in their community. As Flo said, that disappears. The community relations group ad for the Aloha Inn was disbanded voluntarily. I'd actually like to compliment the citizens of Magnolia because I think what we have heard tonight is a great number of them have, in fact, come to that understanding. That people who are formerly homeless are good neighbors. I heard one concern that I would actually like to address by talking about who really is going to be living in this community who are formerly homeless because people talk about density. Fifty five of the formerly homeless residents of this community are elderly Native Americans and I don't know exactly, you know, that specific demographic hasn't been served in the separate facility but West Lake, St. Martins on West Lake has got elderly, formerly homeless people. They stay in their rooms. They are not around the street all day, in fact, it's harder to get them out than it is to keep them in. And the Native Americans will connect to (Inaudible) that will be their connection but it's a different demographic than it would be if it were 55 teenagers or another 55 young families. So, in fact, a large proportion of the population that is formerly homeless in this development is a very, very low impact group. I would also like to say that the City has done a very good job of balancing all of those issues. When this first surfaced there was talk of a significantly higher number of overall units and of homeless units and the city and the Housing Authority looked at what density was appropriate and scaled it to that and listened to all the input as to what the appropriate development was and I would like to compliment them and it could have been very different but I think what they did balanced all of the concerns that you have heard tonight. So I would urge you to support this plan. Thank you.

Councilmember Richard McIver: Thank you Bill. And again, thank you for all the work you do.

Bill Curlin-Hackett: Interfaith Task Force on Homelessness, Councilman McIver, committee members. As you probably know, the primary goal of the Interfaith Task Force on Homelessness since we started in



2001 in this effort collectively to end homelessness, has been to cooperate in finding solutions to end homelessness and to help with low income housing. With the plan that is before you that's being proposed for Fort Lawton, we understand that some of the residents of the city, and we have heard them tonight, are wary of any possible change in the culture of their neighborhoods. Because I go all over the County, I experience this kind of reaction to change in neighborhoods, most recently on Mercer Island with tent cities cited out there. Conversation helps so I'm glad we are having that. The city and its partners, the Seattle Housing Authority, the Archdiocese and Housing Authority, the YWCA and United Indians Organization have put forward a carefully considered plan to integrate more housing into this neighborhood. We know that the dynamics involved here are being addressed adequately in the plan that is being put forward by the Seattle Office of Housing and so we support this plan whole heartedly without any loss of the units designated for the homeless or formerly homeless and as Bill described, many of whom are elderly Native Americans. Along with our parent organization, the Church Council of Greater Seattle, we recommend that you pass this to the full council without any change. Thank you.

Councilmember Richard McIver: Thank you Bill. And again thank you and the work the Interfaith Housing, we appreciate it. And the last person I have signed up is Edwin Chobot. C H O B O T? Is that right? Not here? Going once. Is there anybody... [end Disk 1]

Councilmember Richard McIver: Please ma'am, come up to one of the microphones, give us your name and you have up to two minutes.

Sally Kinney: My name is Sally Kinney. And I am a co-chair of the Interfaith Task Force in homelessness but I spoke last public comment in that capacity. I want to speak tonight as a resident of Seattle, a neighborhood Lake City that is, I think kind of been the perfect storm of what's happened over the last 20 years. When I first moved there about 30 years ago it was, people referred to it in not very flattering terms as "kind of crummy", "not very fashionable" and "very quiet" and a "working class neighborhood." There was quite a bit of open space around there. We had parks. We had fairly large lots. That has not so gradually changed and now we have basically a neighborhood of a number of low income people because we have SHA has some units there, we have some other Section 8 housing, low income housing and (inaudible) is going to be putting in something in 2010 in Lake City. We have a group of homeless people who live on the street who are, have some problems that

makes it difficult for them to even be accepted in to transition housing. So we have a wide mix. We also have the addition of a tremendous number of condos and new apartments and if any body wants to talk about traffic, they should look at Lake City Way. Just about any time during the day going up to 522 where all of the new apartments are being located all the way up to Monroe. I don't know of anybody in Lake City who is terribly upset about this. We accept it as a price of living in "what's happening to America". We don't like it but we really don't expect to be able to live in a circumstance environment that we did 20 or 30 or 40 years ago. I know that master plans are extremely important and that neighborhoods really want to keep their neighborhood as much as they remember it when they first moved in as possible, but I'm asking you people to recognize that people need somewhere to live. Trees need to be there, parks need to be there but people need, everybody needs somewhere to be. Thank you.

Councilmember Richard McIver: Thank you very much Ms. Kinney. Ma'am?

Betsy Ross: Hello, my name is Betsy Ross. I am a Magnolia resident. I'd like to speak briefly to the Discovery Park Master Plan. The 1986 version of the plan was adopted by the City under a resolution. The 1986 version states in the title and I quote, "The 1986 development plan for Discovery Park is based upon the 1972 Fort Lawton Park Plan and the 1974 revised Master Plan for Discovery Park prepared by Dan Kelley and partners of Charlotte, Vermont." The first sentence of the plan states and I quote, "The potential of the site and the potentials for Discovery Park as envisioned by Mr. Kelley in the 1972 plan remain unchanged." It also states and I quote, "It is the City's goal to acquire all of the lands which comprise the former site of Fort Lawton." It does not specifically state that the Reserve Center is going to be incorporated as that time because it was not available at that time. It's very clear that the intent and the spirit of the Plan was to always include the entire Government property into the park. I encourage you to do that which is possible under the BRAC process. The opportunity will never come up again. Thank you.

Councilmember Richard McIver: Thank you Ms. Ross. Anybody else who would like to testify, please come right up. Oh, you changed you mind.

Brenda Fowler: I didn't mean to sign up but I do want to state my name which is Brenda Fowler; and I am a Magnolia resident, voter, citizen and I would like to put it on record that I am pro park period. Thank you.

Councilmember Richard McIver: Thank you. Is there anyone else who would like to speak before my colleague graces us.

Councilmember Jean Godden: I just wanted to say...Oh, there is someone else who wants to speak so let them speak first.

Chuck Ross: My name is Chuck Ross and I am the spouse of Betsy Ross and I thought I would ramble on about the Park and what it means and that Dan Kelley plan that he was a Frank Lloyd Wright of urban planning in Vermont and Senators Jackson and Magnuson and a lot of people put a lot of effort into the Park. And the Park, probably everyone would agree is a jewel and it's the only, to my mind, wilderness Park in the city that I can think of. And the reason why it is so special is because through all these years there's been ideas floated about use of the Park and what do we do around the Park and the reason why it exists the way it is now because every time something comes up, we look to the plan and the plan they thought about the future. We are hearing a lot about change and how the community has changed. They envisioned that and they built into the plan so I too would ask you to respect the plan.

Councilmember Richard McIver: Thank you Mr. Ross. Going once, going twice, nobody left so Ms. Guide can speak now.

Councilmember Jean Godden: Oh, I just wanted to say that I want to appreciate so many people that came out this evening and I wanted to appreciate that so many of you care so much about your area. I understand perfectly how you're feeling and I also understand that there is a concern that this may change your neighborhood. I just wanted to sort of reassure you, I live in the Sand Point area right across from Magnuson Park where the neighbors became quite upset when it was proposed that some homeless formerly homeless people, now people with homes would live in our park across from us. I will say that people were very scared that many of the same things that you all have voiced this evening. You were afraid that there would be safety problems. They were afraid that there would be traffic problems and most of these things have not happened in that way at all. As a matter of fact, the neighbors got together and they established a liaison with the homeless community and many of them have become friends and I might say that one of the interesting things is that many of them are voters. I noticed that some of you all cited the fact that you vote and I am awfully pleased that you do and hope you do it frequently. We are barely aware actually that there are a group of people over there living homeless unless we happen to have an opportunity to go over to the park. Our park is still very lovely. It's not Discovery Park, it's Magnuson

Park and it's a much more active park probably than Discovery Park, at least as far as I know it because I have walked in it many times and love it just as much as you do. The traffic, by the way, is hardly changed. The traffic on Sand Point way is still rather, well it flows easily, I should say at least until you get up towards the University of Washington. About the only difference that I have noticed over the years that I have lived there is that we now have a large increase in vans that serve Children's Hospital which is really great because they do take people from their cars or from their bus stops over to Children's Hospital and that kind of keeps traffic off the way. I keep hoping that because we do have more people who are bus riders and I notice them clustered at the bus stops, that maybe someday we will have more busses so that it will make it more convenient for all of us who live in the neighborhood because it turns out that many of the things that are used by these formerly homeless people are things that we would like to use as well. I have not noticed any further safety problems. The only time that my home was ever burglarized was before the people came to live in the formerly homeless housing and that was because of some neighborhood kids that were rather obnoxious and it didn't have anything to do with people who are living in the housing. And I would say to you that I think you'll find too that some of your worst concerns will be addressed and I must say that I think that the plan that has been proposed is really quite a good one because it could have been ever so much denser. In fact, I was rather struck by the term that someone used, "avaricious density", which I don't think applies to this at all. I think that it's going to be something that you all are going to say, "Why in the world were we worried", just as some of my neighbors have. But do thank you for coming and being concerned. I love the Heron Habitat, it's one of the best places there is. Some of the views from Discovery Park are the most priceless in the City and I think we will all want to keep it that way. Thank you all.

Councilmember Richard McIver: And I would like to say if my colleagues have any other comments?

Councilmember Bruce Harrell: Just one comment and again I want to reiterate, thank you very much. I think that all of you coming out tonight have honored us with how you feel and what you think about this. This is very tough for me, at least, I've tried to look at this through the lens of, "how would I feel if I lived on West Lawton Street or Ford Street?" I've tried to think about it in terms of how would I feel if I dedicated my life as a community servant fighting for the homelessness. And so we have sort of these competing values and we all understand that our city is growing. I've been in this city

all my life for almost 50 years and so it really gets down to the core of I think what smart policy is, is trying to be fair to everyone and make sure that we have a good vision of this city. All of your comments to me, I mean, I'm taking notes and I'm trying to make sure where we come out on this is both in the process where there is integrity so that we are really listening and trying to modify our positions. And we don't come in with a pre-disposed, we are not pre-disposed to a certain position or solution so, again I want to thank you for your comments. They are well received and again we are not finished. I mean we will try to work through this together.

Councilmember Richard McIver: I also wanted to say thank you for coming down tonight. Thank you for the many hours of meetings. I know some of you spent putting into...I hope we've come up with a plan that we will end up finding that we can all support because we do want the land from the BRAC process so I hope we can continue to work together, put the plan together that at least meets the minimum requirements of everybody and it turns out to be the maximum in everybody's interest. So again, thank you for coming down. Thank you for your comments. Have a good evening. We are adjourned.



### Fort Lawton BRAC Process Public Meetings

2008 Date (12 meetings)	Meeting Topic	2007 Date ( 3 meetings)	Meeting Topic	2006 Date (3 meetings)	Meeting Topic
July 19, 2008	Public Workshop on Redevelopment Plan	April 19, 2007	BRAC process public meeting	December 13, 2006	BRAC process public meeting
July 12, 2008	Public Workshop on Redevelopment Plan	February 13 & 14, 2008	NOIs public meeting	October 17, 2006	BRAC process public meeting
June 21, 2008	Public Workshop on Redevelopment Plan			September 26, 2006	NOI public workshop
June 19, 2008	Community Relations Homeless Plan public meeting				
June 2, 2008	Community Relations Homeless Plan public meeting				
May 31, 2008	Public Workshop on Redevelopment Plan				
May 19, 2008	Community Relations Homeless Plan public meeting				
April 26, 2008	Public Workshop on Redevelopment Plan				
April 21, 2008	Homeless Housing Informational public meeting				
March 29, 2008	Public Workshop on Redevelopment Plan				
March 13, 2008	Public Organizational meeting for Redevelopment Plan workshops				
February 25, 2008	NOIs & plan next steps public meeting				



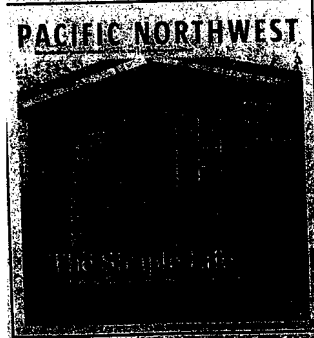


**Public outreach materials from 2006**



...to the Secretary of State's Office. In 2003, the county's mail ballots have accounted for 20 percent of the total ballots. In the different counties in Washington County, for the first time in 40 percent of the voters using mail-in ballots," said county election manager Carol Diepenbrock. Those who have frequented polls in the past may not understand the extra step needed to use a paper ballot. She said that in this spring's primary, poll workers selected party choices on electronic voting machines. Machines were provided to prevent partisan bias until a party was first selected. Inhomash County switched all mail balloting in January. In all the county's registered voters receiving ballots, it's also possible more people are voting the primary than would have had to go to the polls. "It's possible they just aren't aware of the 'pick-a-party' requirements," Diepenbrock said, adding that the format has been

**PACIFIC NORTHWEST**  
Read it Sunday.  
Keep it all week.



**PUBLIC NOTICE**  
**City of Seattle - Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Services Providers**

The City of Seattle is a member of the National Housing and Homelessness Assistance Fund (NHHAF) program. The program is a federal program that provides grants to state and local governments to assist in the development of affordable housing. The City of Seattle is currently participating in the program and has received a grant for the purpose of providing housing for homeless individuals and families. The City of Seattle is currently reviewing applications for the grant and is seeking to identify eligible parties to receive the grant. The City of Seattle is currently reviewing applications for the grant and is seeking to identify eligible parties to receive the grant. The City of Seattle is currently reviewing applications for the grant and is seeking to identify eligible parties to receive the grant.

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NOIs for homeless assistance may be submitted by any state or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families in the city of Seattle.

<p><b>Parks and Recreation and Lighthouses</b> David Siegenthaler Program Manager Pacific West Region National Parks Service U.S. Department of the Interior 1111 Jackson, Suite 700 Oakland, CA 94607 Telephone: 510-817-1324 E-mail: david_siegenthaler@nps.gov</p>	<p><b>Airport</b> Paul Johnson Compliance Specialist Department of Transportation Federal Aviation Administration Seattle Airports District Office 1601 Lind Avenue SW Renton, WA 98057-3356 Telephone: 425-227-2655 E-mail: paul.johnson@faa.gov</p>	<p><b>Emergency Management</b> Bill A. Smith Program Manager Excess Federal Real Property Program Facilities Management and Services Division Federal Emergency Management Agency 500 C Street SW, Room 505 Washington, D.C. 20472 Telephone: 202-646-3383 E-mail: bill.smith1@dhs.gov</p>
<p><b>Public Health:</b> John Hicks Chief, Space Management Branch Division of Property Management/PSC Department of Health &amp; Human Services Parklawn Building, Room 5B-41 5600 Fishers Lane Rockville, MD 20857 Telephone: 301-443-2265 E-Mail: jph@psc.gov</p>	<p><b>Self Help Housing:</b> Janet Golrick Assistant Deputy Assistant Secretary Office of Multi-Family Housing Department of Housing and Urban Development 451 7th Street, SW, Room 6110 Washington, DC 20410 Telephone: 202-708-2495 E-mail: janet.m.golrick@hud.gov</p>	<p><b>Corrections and Law Enforcement:</b> Janet Quist Special Projects Manager Bureau of Justice Assistance Office of Justice Programs U.S. Department of Justice 810 7th Street, NW, Room 4413 Washington, DC 20531 Telephone: 202-353-2392 E-mail: janet.quist@usdoj.gov</p>
<p><b>Education:</b> Peter Wlaczorek, Director Federal Real Property Group U.S. Department of Education 33 Arch Street, Suite 1140 Boston, MA 02110 Telephone: 617-239-0172 E-Mail: peter.wlaczorek@ed.gov</p>	<p><b>Historic Monument:</b> Hank Florence National Park Service Pacific West Region Seattle Office 905 First Avenue Seattle, WA 98104 Telephone: 206-220-4133 E-mail: hank.florence@nps.gov</p>	<p><b>Port Facility:</b> Keith Leschick U.S. Department of Transportation Maritime Administration 400 7th Street SW, Room 7200 Washington, DC 20590 Telephone: 202-366-4957 E-mail: keith.leschick@marad.dtp.gov</p>
<p><b>Wildlife Conservation:</b> Department of the Army Army Base Realignment and Closure Office (DAIM-BD) Washington, DC 20310-1000 E-mail: brac2005@hda.army.mil</p>	<p>NOIs should be sent or delivered to: ATTN: Fort Lawton LRA, Seattle Office of Housing, Seattle, WA 98107, 700 5th Avenue, 57th Floor, PO Box 94725, Seattle, WA 98124-7255. NOIs must be received by January 10, 2007. For additional information, contact Linda Cannon at (206) 462-4000, ext. 7463. Seattle, WA 98124-7463. Telephone: 206-462-4000, ext. 7463.</p>	

Notation: (P) = public use only; (S) = state use only; (L) = local use only; (F) = federal use only; (M) = military use only; (N) = non-applicable; (O) = other use only; (R) = residential use only; (U) = unclassified use only; (V) = vacant use only; (W) = warehouse use only; (X) = other use only; (Y) = other use only; (Z) = other use only.

*Seattle Times 9/13/06*



**Fort Lawton Workshop for Homeless & Public Benefit Conveyance  
Applicants**

**September 26, 2006**

**10:00**

**Leisey Building**

**Fort Lawton**

**4570 Texas Way West**

**Agenda**

**Welcome – Army**

**Workshop purpose and BRAC process - City & Army**

**Surplus Property - Army & Corps of Engineers**

**Homelessness & BRAC – Department of Housing & Urban  
Development**

**Local Reuse Authority – City staff**

**LRA Role & Timeline**

**Notices of Interest Applications**

**Zoning**

**Public Process**

**Consultations**

**Tours - Army**

## **LRA FUNCTIONS**

**Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers**

**Provide leadership, prepare and build consensus for base redevelopment plan**

**Consult with Military Department on personal property disposal**

**Serve as single community point of contact**

**LRA determines uses: military Department determines users**

## **LRA TIMELINE**

**City recognized as LRA July 10, 2006**

**LRA publishes availability of surplus property September 12 & 13, 2006**

**LRA workshop for interested homeless and public benefit conveyance applicants September 26, 2006**

**Notices of Interest in surplus property due to LRA by January 10, 2007 by 5:00pm**

**LRA draft reuse plan completed by April 20, 2007**

**LRA must complete work no later than November 2, 2007**

**Fort Lawton closed by September 15, 2011 and most likely in 2009**

## **LOCAL REDEVELOPMENT AUTHORITY (LRA)**

**Public Law 101-510**

**“...any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan.”**

### **LRA OPTIONS**

**The City of Seattle had the option of not serving as the LRA, in which case we were told the Army would periodically consult with the city.**

**In order to provide guidance to the Army’s final property decisions Mayor Nickels and the Seattle City Council determined that the city should serve as the LRA. “While the Military Department will give preference to the redevelopment plan in preparing the record of decision or other decision documents, it always retains ultimate responsibility and authority to make the final disposal decisions.” (page 28 Base Redevelopment & Realignment Manual)**

**The city was recognized as the LRA on July 10, 2006**

## **FORT LAWTON WORKSHOP PURPOSE**

- **Inform homeless & public interest groups about closure and property disposal process**
- **Allow groups to tour buildings and properties available**
- **Explain LRA's process and the schedule for receiving NOIs**
- **Discuss any known land-use constraints affecting the available property and buildings**

## **BRAC – BASE REALIGNMENT and CLOSURE**

**Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities. The BRAC process is governed by federal law and regulations. The city as the LRA is developing a reuse plan but all final decisions are made by HUD and the Army.**

**Fort Lawton was slated in the 2005 BRAC for closure.**

**All 2005 BRAC actions are to be completed by September 15, 2011. Fort Lawton's anticipated closure is in 2009.**

## **BRAC PROCESS**

**The BRAC process is governed by federal laws and regulations. The federal process is as follows:**

- Step 1. Military installations are listed for closure or realignment.**
- Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.**
- Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.**



- Step 4.** If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Reuse Authority (LRA) to oversee a process for how the property could be used.
- \* **Step 5.** If the local officials create an LRA, it is then responsible for developing a reuse plan for the property. Federal law requires that the reuse plan balances the needs of the homeless and other community needs.
- LRA announces availability of surplus property for homeless and public benefit conveyances +**
  - Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA**
  - LRA consults with interested homeless providers**
  - LRA considers all Notices of Interest**
  - LRA review applications and determines ones for inclusion in reuse plan**
  - Reuse plan balances community homeless needs with other development needs, consistent with Consolidated Plan and related plans, and considers community input**
- Step 6.** The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.
- Step 7.** Department of Defense will make final property decisions giving deference to the local reuse plan.

**Definitions:**

**+ Public Benefit Conveyances – education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monument, & seaport uses**

**Homeless Service Providers**

**State and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families**

**Fort Lawton Workshop for Potential Applicants for Surplus Property  
September 26, 2006**

Name	Organization	Address	Phone	Email	Interested in either	
					Homeless Use	Public Benefit Conveyance
Judy Leask Guthrie	United Indians	PO Box 99100 (Discovery Park)	206-285-4425	jquthrie@unitedindians.org		X
Phil Lane, Jr.	United Indians	PO Box 99100 (Discovery Park)	206-285-4425	ceo@unitedindians.org		X
Dorothy Bullitt	Habitat for Humanity	15439 53rd S. Suite B. Tukwila, 98188	206-292-2404 x103	dbullitt@seattle-habitat.org		X
Pam Garrison	70th RRC	4570 Texas Way W, 98199	206-281-3026	pamgarrison@usar.army.mil		
Donna Kostka	Heron Habitat Helpers	6516 A 24th Avenue NE, Seattle 98115	206-283-7805	donna4510@comcast.net		X
Christine Atkins	36th Street Neighborhood	4562 34th Avenue W, 98199	206-286-1908	coopatkins1@comcast.net	X	X
Heidi Carpine (sp?)	HHH - 36th Neighborhood	4663 36th West, 98199	206-284-6489			X
Anne Lockmiller	King County	500 4th Avenue	206-205-5638	anne.lockmiller@metrokc.gov	X	X
Stephen Reilly	Cascade Land Conservancy		206-292-5907 x209	stephenr@cascadeland.org		X
Jake McKinstry	AF Evans	2125 Western Avenue, Suite 400	206-443-2700 x15	jmckinstry@aefevans.com	X	X
Monica Wooton	Magnolia Historical Society	3607 40th W. Seattle 98199	206-284-2430	wootons@aht.net		X
Bill Kreager	Mithun	1201 Alaskan Way,	206-971-5534	billk@mithun.com	X	X
Tom Tierney	SHA	P.O. Box 19028, Seattle 98109	206-615-3500	execdirector@seattlehousing.org	X	X
Ron Murphy	SMR Architects	911 Western Avenue #200	206-623-1104	rmurphy@smrarchitects.com	X	X

## Fort Lawton Workshop for Potential Applicants for Surplus Property September 26, 2006

Name	Organization	Address	Phone	Email	Interested in:	
					Homeless Use	Public Benefit Conveyance
Rick Friedhoff	The Compass Center	77 S. Washington Street	206-357-3102	rfriedhoff@compasscenter.org	x	x
Kathy Roseth	Plymouth Housing Group	2209 1st Avenue, Seattle 98121	206-374-9409	kroseth@plymouthhousing.org	x	
Tom VonSchrader	SVR	815 Western Avenue, Suite 400, Seattle 98105	206-223-0326	tomvsv@svrdesign.com		
Lolly Kunkler	SVR	815 Western Avenue, Suite 400, Seattle 98105	206-223-0326	lollyk@svrdesign.com		
Mike Nielsen	CPC	4319 Stone Way N, Seattle, 98103	206-545-2377	mnielsen@cpccwa.org	x	
Dan Landes	Common Ground	401 2nd South, #500, Seattle 98104	206-461-4500 x115	dani@commonground.org	x	
Greg Gartell	LIHI	2407 1st Avenue, #200 Seattle, 98121	206-957-8028	gregg@lihi.org	x	
Sharon Lee	LIHI	2407 1st Avenue, #200 Seattle, 98121	206-443-9935 x111	sharonl@lihi.org	x	x
KC Dietz	Heron Habitat Helpers	4346 36th Avenue W, Seattle 98199		dietzkc@hotmail.com		x
Chloe Gale	ETS Reach	1930 Boren Ave	206-715-6483	chloegale@metrokc.gov	x	
Leslie Leber	YWCA	1118 5th Avenue, Seattle 98101	206-490-4353	lleber@ywcaworks.org	x	
Kollin Min	Enterprise	411 First Avenue S., Suite 411	206-223-4517	kmin@enterprisecommunity.org		
Tara Lee	The Homeless Project	4 Nickerson Street, 3rd Floor	206-525-1212	tlea@thechurchcouncil.org	x	
Kay L. Shoudy	Heron Habitat Helpers	5651 - 40th Avenue W	206-281-1635	shoudypk@comcast.net		
isa Folkins	Mithun	1201 Alaskan Way,	206-971-5574	lisaf@mithun.com		

**Fort Lawton Workshop for Potential Applicants for Surplus Property  
September 26, 2006**

Name	Organization	Address	Phone	Email	Interested in either	
					Homeless Use	Public Benefit Conveyance
Al Levine	SHA	121 6th Avenue N.		<a href="mailto:alevine@seattlehousing.org">alevine@seattlehousing.org</a>	x	x
Gary Gaffner		P.O. Box 99555, Seattle, 98139	206-284-9999			
MJ Kiser	Compass Center	77 S. Washington Street	206-357-3124	<a href="mailto:mikiser@compasscenter.org">mikiser@compasscenter.org</a>	x	
Kelley Craig	ETS Reach	1930 Boren Ave	715-4103	<a href="mailto:kelleycraig@evergreentreatment.org">kelleycraig@evergreentreatment.org</a>	x	
Elizabeth Tail	Alesek Institute	5919 N. Levee Road East, Fife 98424	253-922-5269	<a href="mailto:elizabetht@alesek.org">elizabetht@alesek.org</a>	x	

Fort Lawton  
Base Realignment & Closure  
(BRAC)

Applicant Workshop

Sept. 26, 2006

# Agenda

- Parties, Responsibilities, Process
  - Army and Corps of Engineers
  - Dept. of Housing and Urban Development
  - City of Seattle
- Questions & Answers
- Tours

# Fort Lawton Workshop Purpose

- Inform homeless & public interest groups about closure and property disposal process
- Allow groups to tour buildings and properties available
- Explain Local Reuse Authority's (LRA) process and the schedule for receiving Notices of Interest (NOI)
- Discuss any known land-use constraints affecting the available property and buildings





# BRAC Process

- Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities.
- The BRAC process is governed by federal law and regulations.
- The City, as the LRA, is developing a reuse plan but all final decisions are made by HUD and the Army.
- Fort Lawton was slated in the 2005 BRAC for closure.
- All 2005 BRAC actions are to be completed by September 15, 2011. Fort Lawton's anticipated closure is in 2009.

# BRAC Process

The BRAC process is governed by federal laws and regulations. The federal process is as follows:

- Step 1. Military installations are listed for closure or realignment.
- Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.
- Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.
- Step 4. If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Reuse Authority (LRA) to oversee a process for how the property could be used.

# BRAC Process - Continued

- Step 5.

If the local officials create an LRA, it is then responsible for developing a reuse plan for the property. Federal law requires that the reuse plan balances the needs of the homeless and other community needs.

- LRA announces availability of surplus property for homeless and public benefit conveyances:
- Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA
- LRA consults with interested homeless providers
- LRA considers all Notices of Interest
- LRA review applications and determines ones for inclusion in reuse plan
- Reuse plan balances community homeless needs with other development needs, consistent with Consolidated Plan and related plans, and considers community input

# BRAC Process - Continued

- Step 6. The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.
- Step 7. Department of Defense will make final property decisions giving deference to the local reuse plan.

# Definitions

- **Homeless Service Providers** - State and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families
- **Public Benefit Conveyances** – education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monument, & seaport uses

# Definitions

- **Local Reuse Authority (LRA)** - Public Law 101-510 “ ...any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan.”



# Dept. of Housing and Urban Development

## Role in the BRAC Process

- Provide ongoing technical assistance.
- Help to provide a link between the LRA (City of Seattle) and area homeless assistance providers.
- Review and approve the application: Reuse Plan and Homeless Assistance Submission

# The Reuse Plan must demonstrate:

**Compliance with the statutory and regulatory requirements summarized below.**

- That it was developed in consultation with homeless assistance providers
- That it takes into consideration the size and nature of the homeless population.
- That it takes into consideration the availability of existing services to meet the needs of the homeless.



## Reuse Plan (cont.):

- The plan takes into consideration the economic impact of proposed reuse. (Job Loss)
- The plan takes into consideration the suitability of the buildings and property on the installation.
- The plan appropriately balances the needs of economic and other public benefit needs with the needs of the homeless for the community.



# City of Seattle

- Departments
  - Office of Intergovernmental Relations (OIR)
  - Dept. of Neighborhoods (DON)
  - Parks Department
  - Department of Planning and Development (DPD)
  - Human Services Department (HSD)
  - Office of Housing (OH)

# LRA Options

- The City of Seattle had the option of not serving as the LRA, in which case we were told the Army would periodically consult with the City.
- In order to provide guidance to the Army's final property decisions Mayor Nickels and the Seattle City Council determined that the City should serve as the LRA.

“While the Military Department will give preference to the redevelopment plan in preparing the record of decision or other decision documents, it always retains ultimate responsibility and authority to make the final disposal decisions.” (page 28 Base Redevelopment & Realignment Manual)
- The City was recognized as the LRA on July 10, 2006

# LRA Functions

- Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers
- Provide leadership, prepare and build consensus for base redevelopment plan
- Consult with Military Department on personal property disposal
- Serve as single community point of contact
- LRA determines uses - Military Department determines users

# LRA Timeline

- City recognized as LRA July 10, 2006
- LRA publishes availability of surplus property September 12 & 13, 2006
- LRA workshop for interested homeless and public benefit conveyance applicants September 26, 2006
- Public meetings held
- Notices of Interest in surplus property due to LRA by January 10, 2007 by 5:00pm
- Public meetings held
- LRA draft reuse plan completed by April 20, 2007
- LRA must complete work no later than November 2, 2007
- Fort Lawton closed by September 15, 2011 and most likely in 2009

# Office of Housing/ Human Services Dept

- Homeless Housing and Public Benefit Conveyance
- Application Process
  - Notice of Interest
    - Due January 10<sup>th</sup>, 2007 by 5:00 at Office of Housing
  - NOI Instructions
  - NOI Evaluation
    - City Evaluation
    - Public Comments
    - Review by Technical Advisory Group
  - NOI Selection and Inclusion
  - Publication of Draft Reuse Plan and Homeless Assistance Submittal by April 20, 2007

# Fort Lawton - Zoning

## Current Zoning - Single Family 7200

- Uses Permitted
- Outright:
  - Single-family houses on lots of at least 7,200 square feet
  - Existing cemetery
  - Public or private parks
  - Public playgrounds
  - Nursing homes
  - Adult family homes



# Single-Family Zones

## New Uses in Existing Structures

Other uses may be permitted in existing structures, provided:

- Design of structure is not suitable for conversion to a use permitted outright
- Structure contains at least 4,000 square feet; and
- Proposed use will provide a public benefit



# Single-Family Zones

## Planned Residential Development

- Townhouses 100 feet from the site's property line
- Potential 20% increase in units, if the development provides benefits such as:
  - Low-income housing
  - Usable open space
  - Day-care, meeting space or recreational facilities open to surrounding community.

# Department of Neighborhoods

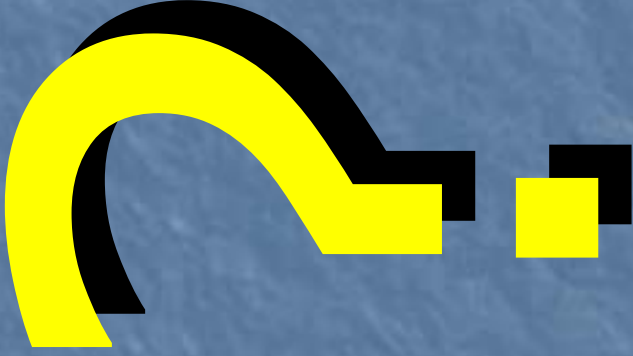
## Public Process

- Public Meetings
- Technical Advisory Group
- General Information:
  - [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm)
  - Comments – [comments.fortlawton@seattle.gov](mailto:comments.fortlawton@seattle.gov)
    - Active Oct 2, 2006
- DON Contact: Christa Dumpys
  - 206-233-8560
  - [Christa.dumpys@seattle.gov](mailto:Christa.dumpys@seattle.gov)

# City Contact Information

- General Process
  - Linda Cannon, Office of Intergovernmental Relations
    - 206-684-8263
    - [linda.cannon@seattle.gov](mailto:linda.cannon@seattle.gov)
- Community Process
  - Christa Dumpys, Dept. of Neighborhoods
    - 206-233-8560
    - [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)
- NOI Application
  - Mark Ellerbrook, Office of Housing
    - 206-684-3340
    - [mark.ellerbrook@seattle.gov](mailto:mark.ellerbrook@seattle.gov)

# Questions



## **Fort Lawton Workshop**

### **For Potential Homeless & Public Benefit Conveyance Applicants September 26, 2006**

#### **Questions & Answers**

**Answers in Italics are those given at the workshop. The more detailed answers which follow them are being provided to add more information or necessary clarification. Unless otherwise noted respondents were city staff.**

1. What is the relationship between the property and homeless uses?  
*It is a federal requirement.*  
The Base Realignment & Closure (BRAC) law and regulations require that all applications for homeless uses be considered by the Local Reuse Authority (LRA). The federal Department of Housing and Urban Development (HUD) is charged with reviewing the LRA's reuse plan and the accompanying homeless assistance submission. If necessary HUD may direct the LRA to submit a revised plan/submission and HUD can take over the process of working with interested homeless applicants and determining their suitability if the LRA is not addressing HUD's directives.
2. How did the educational department determine its list of who they mailed an announcement to?  
*Not entirely sure, contact the Department of Education, info is in your packets.*  
The federal Department of Education is responsible for notifying eligible applicants of the availability of surplus federal property for educational purposes. They sent notifications of the surplus Fort Lawton property on August 14, 2006. On October 31<sup>st</sup> they informed the LRA that they received no expression of interest for Fort Lawton.
3. How is HUD determining community – Seattle, Magnolia, etc.?  
*HUD representative responded –It is citywide and we are also looking at the ten year plan to end homelessness.*

HUD determined that the community is the City of Seattle because Seattle receives its federal Community Development Block Grant funds directly from HUD; it does not receive these funds via the state or county.

4. Who makes the final decision?

*HUD representative responded: The HUD regional office (Jack Peters) and then it goes to HUD headquarters in Washington, D.C. and the HUD General Counsel.*

The HUD regional office is charged with working with the LRA throughout the homeless portions of the BRAC process. They are responsible for reviewing the LRA reuse plan and homeless assistance submittal and working with the LRA if they find deficiencies. When their work is completed they send to their headquarters. HUD will complete its review within 60 days.

5. Will alliances between certain groups, broad coalitions, have a better chance, is it better?

*HUD representative responded: LRA will look into details like that not HUD.*

If being in a coalition strengthens proposals then the LRA would encourage potential applicants to consider coalitions.

6. Any information related to homelessness in the community of Magnolia?

*We should have this type of information on our website, and should cover it later in the presentation.*

Seattle's consolidated Plan, which includes data on homelessness, is posted on the Fort Lawton website. The annual One Night Count of homeless collects information on people in emergency shelter and transitional housing, as well as people who are found sleeping outside.

7. Is the Army totally responsible for any environmental clean up that is needed?

*Army representative responded: Up to the point of like-use i.e. the motor pool will be cleaned up to the point that another motor pool could be housed there, but if you wanted a kindergarten class in the motor pool it would be up to you to clean up the facility to that level.*

It is important to understand the like-use aspect of the environmental clean up that is required of the Army and that remodeling a building can result in clean up that the Army does not have to address.

8. Does zoning for Fort Lawton have to be passed by the City Council?

*Zoning is already in place.*

The existing zoning is SF 7200, single family 7200 square foot lots. Any change to this zoning would go through the City Council.

9. How many townhouses and homes can be placed on the property?

*7.6 townhouses per acre and 6 houses for every acre – so 80.*

The above answer is based on current zoning. Any zoning changes could change these numbers.

10. What about a proposal of mixed housing?

*Transferred at no cost for housing full cost for market rate.*

Property can be acquired for homeless purposes at no cost, for self help housing at a discount of up to 75%. Property to be used for affordable housing other than homeless or self help housing would have to be purchased at fair market price.

11. How to make proposal for mixed-income housing?

*Difficult to propose mixed income in a single building.*

There are two housing conveyances; property can be acquired for homeless housing at no cost and for self help housing at a discount of up to 75%. For a mixed income project, the developer would need to pay fair market value for the portion of the project not covered by the two housing conveyances noted above.

12. Are you looking at transitional housing versus permanent?

*The Office for Housing will base review on TYP policies with a preference for transitional and permanent.*

The Ten Year Plan to End Homelessness prioritizes housing development that does not have a limit on how long a resident may stay. Depending on the proposed resident group, the housing may also provide on-site services which may be transitional or on-going to support people with long-term health needs or disabilities.

13. Status of neighboring tribes?

*Tribes have a special status but that was earlier in the process.*

When screening for interest by federal agencies occurs federally recognized tribes can express an interest in property by going through the Department of Interior which will act on their behalf. Once the federal screening closes then tribes have the same status as other potential applicants for the property.

14. If a group like Heron Habitat Helpers is interested in using some of the space how can we do this, what is the best way.

*Notices of Interests for discounted property are for homeless and public benefit conveyances. Talk to city staff.*

In order to receive property discounted up to 100% of its value the applicant must apply for either a homeless use or one of the public benefit conveyances noted in the information packets. If an applicant is interested in renting a portion of a building that might be a possibility but the public benefit conveyances have restraints on the uses of the property so there may be constraints on renting to other organizations. Purchase of a building at fair market value would not have any federal restrictions.

15. What about parks or wildlife?

*A parks conveyance would be through the city of Seattle and wildlife is done through the states, you will find contact information in packets.*

There are public benefit conveyances for both parks and wildlife conservation. The city of Seattle would be the eligible applicant for a parks & recreation conveyance and the State of Washington would be the eligible applicant for a wildlife conveyance.

16. Will the buildings be converted/reused, is there a preference?

*We have not made that decision; it is up to the Notice of Interest applicants.*

The city will be reviewing applicants Notices of Interest based on the uses they are proposing. We recognize that reusing older buildings can entail remodeling and meeting city code costs and we will look at that in reviewing Notices of Interest.

17. Will there be additional opportunities for tours?

*Contact the city to schedule a tour; we have to keep in mind that this is still a functioning base.*



Fort Lawton is an active base but it is open to walking around the grounds. Potential applicants should contact city staff for a tour of the buildings if they need one.

18. Have any tribes applied?

*Army representative responded: November 2005-March 2006 was the time period that tribes, along with all federal agencies, were notified. The Department of Interior did submit, then withdrew.*

Because the two requests submitted by the Department of Interior on behalf of federally recognized tribes were withdrawn there is no tribal application for the Fort Lawton property.

19. As part of a coalition (tribes) what is their status?

*Their status is the same as everyone else now; the special status period is over.*

The time period in which federally recognized tribes could apply during the federal agencies process ended in March 2006.

20. Tell us more about the Technical Advisory Group, how can we get on it?

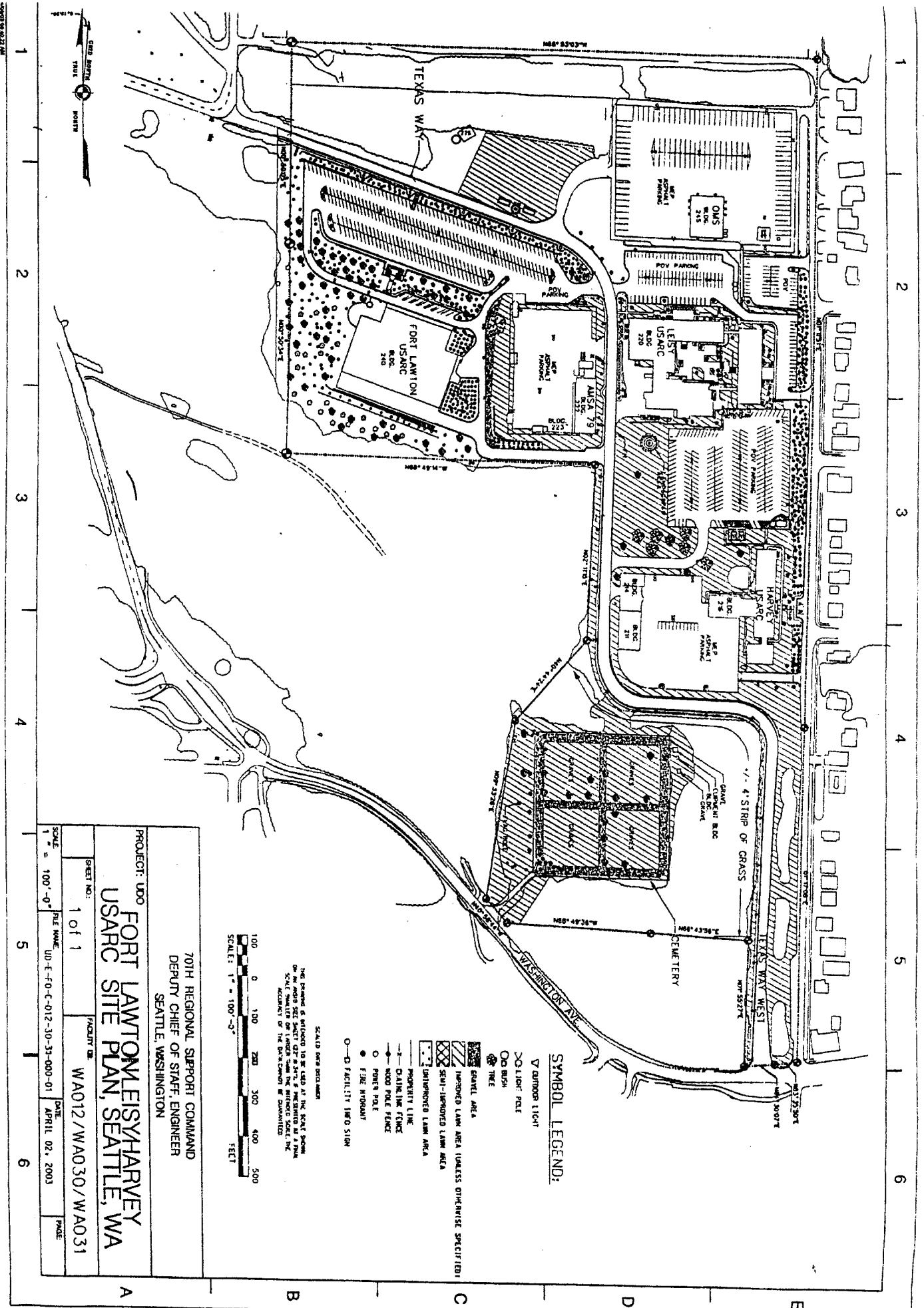
*It is appointed by the Mayor. It will have a wide view, lots of stakeholders. The TAG will assist in review of the Notices of Interest –need strong organizations for long term operation of site. If you are interested in possibly being on it see city staff.*

The TAG is being created to advise the Mayor on a broad array of topics related to the reuse of Fort Lawton. The TAG will provide advice on the Notices of Interest and on the reuse plan.

21. Will the infrastructure also be reviewed/will there be information about the capital needs of the buildings?

*Army representative responded: No just the environmental review the Army is doing, but the Army is providing drawings of the buildings.*

Individual applicants who are planning on requesting a building(s) should consider looking into the particulars of that building(s) structural components.



PROJECT: UNO  
**FORT LAWTON LEISY HARVEY**  
**USARC SITE PLAN, SEATTLE, WA**

70TH REGIONAL SUPPORT COMMAND  
 DEPUTY CHIEF OF STAFF, ENGINEER  
 SEATTLE, WASHINGTON

SHEET NO.: 1 of 1  
 PROJECT ID: WA012/WA030/WA031

SCALE: 1" = 100'-0"  
 THE NAME: UN-E-F0-C-012-30-31-000-01  
 DATE: APRIL 02, 2003  
 PAGE:



THE DRAWING IS INTENDED TO BE USED AT THE RISKER'S OWN RISK. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DRAWING'S ORIGINATOR.

- SCALED AND ORIGINALLY
- ▽ OUTDOOR LIGHT  
 - - - COLLIER FOLEY  
 ○ BUSH  
 ○ TREE  
 ■ GRAVEL AREA  
 ▨ IMPROVED LAM AREA (UNLESS OTHERWISE SPECIFIED)  
 ▩ SCRI-IMPROVED LAM AREA  
 ▧ UNIMPROVED LAM AREA  
 - - - PROPERTY LINE  
 - - - CHAIN LINK FENCE  
 - - - WOOD POLE FENCE  
 ○ POLE HOLE  
 ● FIRE HYDRANT  
 ○ FACILITY INFO SIGN

**SYMBOL LEGEND:**



# Fort Lawton BRAC Closure Fact Sheet

## What is happening at Fort Lawton?

The Army is closing Fort Lawton as a BRAC action. Fort Lawton is located in the Magnolia neighborhood adjacent to the northeast portion of Discovery Park.

## What is BRAC?

The federal Defense Base Realignment and Closure Act mandates a process for closing and realigning military installations within the U.S. In 2005, the President and Congress approved a list of BRAC installations. Fort Lawton is one of the installations selected for closure. All 2005 BRAC closures and alignments are to be completed by September 15, 2011. We expect that Fort Lawton's closure will occur sooner, probably in 2009.

## How does BRAC operate?

The BRAC process is governed by federal laws and regulations. The federal process is as follows:

- Step 1. Military installations are listed for closure or realignment.
- Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.
- Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.
- Step 4. If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Reuse Authority (LRA) to oversee a process for how the property could be used.
- Step 5. If the local officials create an LRA, it is then responsible for developing a reuse plan for the property. **Federal law requires that the reuse plan balances the needs of the homeless and other community needs.**
- Step 6. The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.
- Step 7. Department of Defense will make final property decisions giving deference to the local reuse plan.

## What does this mean for Fort Lawton BRAC process?

Fort Lawton is part of the 2005 BRAC list and is targeted to close in 2009. The Department of Veterans Affairs has requested the transfer of the newest building (U.S. Army Reserve Complex) along with the surrounding parking area for a total of 8+ acres. The remainder of the property has been declared surplus to the federal government.

The City of Seattle has requested to be and has been appointed by the Department of Defense as the Local Reuse Authority for Fort Lawton. The City is now responsible for publicly announcing the availability of this property for homeless and public benefit conveyances (more on this below). Notices of Interest (NOIs) will be received by the LRA from entities serving homeless and public benefit conveyance uses. The LRA will review these notices and, following public comment, will determine which it intends to include in the LRA's reuse plan for Fort Lawton property. The LRA will then deliver to the Department of Housing and Urban Development and the Department of Defense the LRA's reuse plan and a Homeless Assistance Submittal. The Department of Defense,

working with HUD's input, will make final property disposal decisions. In implementing the Department of Defense's property decisions the federal government will convey at no cost, or reduced cost, property requests for homeless and public benefit uses. All other uses involve sale at fair market value.

### **What is the local involvement in this process?**

While much of the BRAC closure process for Fort Lawton occurs at the federal level because it is a federal facility and the Army/Department of Defense make the final decisions on the disposal of the property, there is a local portion of the process. The local process allows the city to guide the final federal decisions. Without the LRA there would be no ongoing local involvement in what happens to Fort Lawton when the Army departs.

### **For what purposes can the property be used?**

The property can be used to serve the homeless, for public benefit conveyances, or for other uses needed in the community. The Department of Defense will sell any land that is not part of a homeless request or public benefit conveyance. If property is sold the purchaser can use the land for any purpose permitted by the City's SF 7200 zoning designation. The public benefit conveyance proposals can come from any number of federal agencies such as:

- Department of Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses
- Department of Education for educational uses
- Department of Health and Human Services for public health uses
- Department of Justice for correctional facilities and law enforcement uses
- Department of Housing and Urban Development for self-help housing
- Department of Transportation for airports and seaports
- Federal Emergency Management Agency for emergency management purposes

### **How much property is available?**

The federal Department of Veterans Affairs is receiving the newest building at Fort Lawton, the Fort Lawton U.S. Army Reserve Complex, which along with parking is approximately 8 + acres. The remaining surplus property is approximately 38 acres which includes the cemetery. The city is expecting final acreage details from the Army in the near future.

### **How can I be involved?**

The public will be involved in the LRA's process for the homeless and public benefit conveyance NOIs and the development of the reuse plan. A series of public meetings are being planned starting in October and continuing in early 2007. Specific information about their locations, dates and times will be posted on the website below as soon as it becomes available.

### **How will I know of future actions?**

In addition to the public meetings mentioned above, you can keep informed by checking the Fort Lawton website. The City's Department of Neighborhoods has a Fort Lawton website link ([www.seattle.gov/neighborhoods](http://www.seattle.gov/neighborhoods)) that will have additional information including upcoming and recent actions.



**Availability of Surplus Federal Property to State and Local Eligible Parties,  
Including Homeless Service Providers  
City of Seattle**

The City of Seattle is seeking notices of interest (NOIs) for surplus federal property at the Army installations described below (referred to collectively as “Fort Lawton”). The City has been designated as the Local Redevelopment Authority (LRA) for Fort Lawton and is providing this notice as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended, and its implementing regulations. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on January 10, 2007. However, the federal agencies listed below may have earlier deadlines, so entities interested in public benefit conveyances should contact them directly as early as possible.

The Department of the Army published a notice of the following surplus property in the *Federal Register* on May 9, 2006:

Seattle—2LT Robert R. Leisy USARC/AMSA 79, 4570 Texas West Way,

Seattle—CPT James R. Harvey USARC, 4510 Texas West Way

These installations are contiguous and are generally located adjacent to the northeast portion of Discovery Park in the Magnolia neighborhood.

The LRA understands that the surplus property consists of approximately 38 acres of land, two large office buildings, smaller storage and maintenance buildings, roadway, parade ground, cemetery, various equipment, furnishings and other personal property in the buildings. This information has changed from the Army’s May 9, 2006 notice in the Seattle Times, and may be subject to further revision. A more detailed listing may be obtained from the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any state or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families in the city of Seattle.

A workshop will be held at Fort Lawton, on September 26, 2006, at 10:00 am which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. To register for this workshop, please call or email Kristine Kertson at 206-233-0073 or [Kristine.kertson@seattle.gov](mailto:Kristine.kertson@seattle.gov) by September 22, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at Fort Lawton (ii) a description of the need for the program; (iii) a description of the extent to

which the program is or will be coordinated with other homeless assistance programs in the city of Seattle; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Fort Lawton that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property.

<p><b>Parks and Recreation and Lighthouses:</b>  David Siegenthaler  Program Manager  Pacific West Region  National Parks Service  U.S. Department of the Interior  1111 Jackson , Suite 700  Oakland, CA 94607  Telephone: 510-817-1324  E-mail: <a href="mailto:david_siegenthaler@nps.gov">david_siegenthaler@nps.gov</a></p>	<p><b>Education:</b>  Peter Wieczorek, Director  Federal Real Property Group  U.S. Department of Education  33 Arch Street, Suite 1140  Boston, MA 02110  Telephone: 617-289-0172  E-Mail: <a href="mailto:peter.wieczorek@ed.gov">peter.wieczorek@ed.gov</a></p>
<p><b>Public Health:</b>  John Hicks  Chief, Space Management Branch  Division of Property Management/PSC  Department of Health &amp; Human Services  Parklawn Building, Room 5B-41  5600 Fishers Lane  Rockville, MD 20857  Telephone: 301-443-2265  E-mail: <a href="mailto:rpb@psc.gov">rpb@psc.gov</a></p>	<p><b>Corrections and Law Enforcement:</b>  Janet Quist  Special Projects Manager  Bureau of Justice Assistance  Office of Justice Programs  U.S. Department of Justice  810 7<sup>th</sup> Street, NW, Room 4413  Washington, DC 20531  Telephone: 202-353-2392  E-mail: <a href="mailto:janet.quist@usdoj.gov">janet.quist@usdoj.gov</a></p>
<p><b>Self Help Housing:</b>  Janet Golrick  Assistant Deputy-Assistant Secretary  Office of Multi-Family Housing  Department of Housing and Urban  Development  451 7<sup>th</sup> Street, SW, Room 6110  Washington, DC 20410  Telephone: 202-708-2495  E-mail: <a href="mailto:janet_m.golrick@hud.gov">janet_m.golrick@hud.gov</a></p>	<p><b>Port Facility:</b>  Keith Lesnick  U.S. Department of Transportation  Maritime Administration  400 7<sup>th</sup> Street, SW, Room 7206  Washington, DC 20590  Telephone: 202-366-4357, ext. 1624  E-mail: <a href="mailto:keith.lesnick@marad.dot.gov">keith.lesnick@marad.dot.gov</a></p>



<p><b>Emergency Management</b>  Bill (Cheri) A. Smith  Program manager  Excess Federal Real Property Program  Facilities Management and Services  Division  Federal Emergency Management Agency  500 C Street SW, Room 505  Washington, D.C. 20472  Telephone: 202-646-3383  E-mail: <a href="mailto:bill.smith1@dhs.gov">bill.smith1@dhs.gov</a></p>	<p><b>Historic Monument:</b>  Hank Florence  National Park Service  Pacific West Region – Seattle Office  909 First Avenue  Seattle, WA 98104  Telephone: 206-220-4133  E-mail: <a href="mailto:hank_florence@nps.gov">hank_florence@nps.gov</a></p>
<p><b>Wildlife Conservation</b>  Department of the Army  Attn: Base Realignment and Closure Office  (DAIM-BD)  Washington, D.C. 20310-0600  E-mail: <a href="mailto:brac2005@hqda.army.mil">brac2005@hqda.army.mil</a></p>	<p><b>Airport</b>  Paul Johnson  Compliance Specialist  Department of Transportation  Federal Aviation Administration  Seattle Airports District Office  1601 Lind Avenue SW  Renton, WA 98057-3356  Telephone: 425-227-2655  E-mail: <a href="mailto:paul.johnson@faa.gov">paul.johnson@faa.gov</a></p>

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation; and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

NOIs should be sent or delivered to: ATTN: Fort Lawton LRA , Seattle Office of Housing, Seattle Municipal Tower, 700 5<sup>th</sup> Avenue, 57<sup>th</sup> Floor, PO Box 94725, Seattle, WA 98124-4725 no later than 5:00 pm on January 10, 2007. For additional information, contact Linda Cannon at 600 Fourth Avenue, 5<sup>th</sup> Floor, P.O. Box 94746, Seattle, WA 98124-4746, 206-684-8263, E-mail: [linda.cannon@seattle.gov](mailto:linda.cannon@seattle.gov).

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## **Instructions to Representatives of the Homeless for Completing Notices of Interest for Surplus Property at Fort Lawton**

### **A. NOTICE OF INTEREST CONTENTS**

The City of Seattle, as Local Redevelopment Authority (“LRA”), is requesting organizational, program, and financial information from applicants completing a Notice of Interest for Homeless Assistance for property at Fort Lawton. As requested, applicants should use the forms provided, or provide equivalent information in a different format. If more than one entity is applying jointly, provide the information for all applicants, except that a single contact person at the lead or sponsoring partner should be listed.

Applications are due January 10, 2007 by 5:00 p.m. (see page 3 for submittal details).

### **ORGANIZATIONAL PROFILE**

1. Provide the legal name of institution or entity requesting use of buildings or property at Fort Lawton and the name, title, and telephone number of the key contact person.
2. Describe the organization, including brief history, major accomplishments and organizational goals.
3. For applicant agencies with a board of directors or trustees, attach a board resolution endorsing this application.

### **PROPOSED PROGRAM**

1. Describe in detail the proposed use of the property(ies) or building(s). Include a description of the population to be served, services to be provided on-site, whether additional services will be provided off-site, key partners in development, operation and service provision.
2. Describe the need for the proposed homeless assistance program.
3. Describe how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of Fort Lawton and/or the community at-large.
4. Provide an assessment of the time required to commence carrying out the proposed program and a timeline for physical development and program implementation. A form and instructions are available by request or from the City of Seattle Fort Lawton website (<http://seattle.gov/neighborhoods/fortlawton.htm>).
5. If any significant aspect of the program, including development, operation, or service delivery, will be carried out by any entity other than the applicant, please identify each

*Notice of Interest for Homeless Assistance Programs at Fort Lawton*

key partner, describe its proposed role in the program, and provide the same information about each key partner as is requested about the applicant under “Organizational Capacity.” For proposals with more than one partner, provide letters of support. Please attach a Memorandum of Understanding or letter describing the roles, responsibilities and services to be provided by each partner.

6. Describe how the proposed program aligns with the goals of the King County Ten-Year Plan to End Homelessness and the City of Seattle Consolidated Plan for Housing and Community Development.

**BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM**

1. Describe which buildings or property are necessary to carry out the program and the other physical requirements necessary to carry out the program.
2. Indicate whether existing buildings will be used and any new construction or rehabilitation anticipated on the requested property necessary for program implementation.
3. Describe any land use and zoning requirements or entitlements that may be necessary to implement the proposed program.

**ORGANIZATIONAL CAPACITY**

1. Describe the applicant’s past performance and experience developing, operating and delivering programs and services similar to those proposed.
2. Describe any organizational adjustments by the applicant that would be needed to meet an increased demand for development or human services from the proposed programs. Provide a detailed list of current and proposed projects, including project timelines.
3. Provide audited financial statements for the applicant for the last two years and, if applicable, copies of federal income tax returns for the last two fiscal years. Provide lead organization’s itemized balance sheet as of a recent date and a statement of revenues and expenses for the most recent full fiscal year and most recent interim period.

**FINANCING PLAN**

Please submit a capital budget, operating pro forma, and service budget for the proposed project.

*Notice of Interest for Homeless Assistance Programs at Fort Lawton*

Forms and instructions for how to complete the financing plan are available by request or from the City of Seattle Fort Lawton website (<http://seattle.gov/neighborhoods/fortlawton.htm>). Please include copies of the completed forms with your Notice of Interest.

**B. PREPARATION OF NOTICES OF INTEREST**

The Notice of Interest must be submitted on 8 1/2" x 11" white paper and must be bound in a secure manner. Use 12-point font. While there is no page limit, succinct writing and brief responses are appreciated.

If the Notice of Interest is made by an individual, it shall be signed with the full name of the applicant, and his or her address shall be given. If it is made by a partnership, it shall be signed with the partnership name and by an authorized general partner and the full name and address of each general partner shall be given. If it is made by a joint venture, it shall be signed with the full name and address of each partner thereof. If it is submitted by a corporation, it shall be signed by the president or chief executive officer and by the secretary, in the corporate name.

**SUBMITTAL OF NOTICE OF INTEREST**

1. The original Notice of Interest and four (4) additional copies must be submitted.
2. It is the sole responsibility of the applicant to see that the Notice of Interest is received before the submission deadline. An applicant shall bear all risks associated with delays in the United States Mail.
3. Deadline for Submission of Notice of Interest
  - a) The LRA will receive Notices of Interest at the location indicated below:  
Fort Lawton LRA,  
Seattle Office of Housing  
Seattle Municipal Tower  
700 5<sup>th</sup> Avenue, 57<sup>th</sup> Floor  
PO Box 94725, Seattle, WA 98124-4725
  - b) The time and date set for receipt of Notices of Interest is on or before January 10<sup>th</sup>, 2007 prior to 5:00 p.m.**

All questions concerning the meaning or intent of these Instructions for Completion of Notice of Interest should be directed in writing or via e-mail to Mark Ellerbrook at the above noted address or at [Mark.Ellerbrook@seattle.gov](mailto:Mark.Ellerbrook@seattle.gov) for a formal response.

## Form 8C Residential Development Budget Narrative

**Instructions:**

- For each cost item, explain the basis for the cost, when the estimate was made and identify who made the estimates

**Acquisition Costs:**

Purchase Price  
Liens  
Closing, Title & Recording Costs  
Extension payment  
Other: \_\_\_\_\_

Total Residential Cost	
\$0	
\$0	
\$0	
\$0	
\$0	

**Construction**

Basic Construction Contract  
Bond Premium  
Infrastructure Improvements  
Hazardous Abate. & Monitoring  
Construction Contingency ( %)  
Sales Taxes  
Other Construction Costs: \_\_\_\_\_  
Other Construction Costs: \_\_\_\_\_

\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	

**Development:**

Appraisal  
Architect/Engineer  
Environmental Assessment  
Geotechnical Study  
Boundary & Topographic Survey  
Legal  
Developer Fee  
Project Management  
Technical Assistance  
Other Consultants: \_\_\_\_\_  
Other: \_\_\_\_\_

\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	

**Other Development:**

Real Estate Tax  
Insurance  
Relocation  
Bidding Costs  
Permits, Fees & Hookups  
Impact/Mitigation Fees  
Development Period Utilities  
Construction Loan Fees  
Construction Interest  
Other Loan Fees (Impact Capital, State HTF, etc.)  
LIHTC Fees  
Accounting/Audit  
Marketing/Leasing Expenses  
Carrying Costs at Rent up  
Operating Reserves  
Replacement Reserves

\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	
\$0	



# Form 8A Residential Development Budget

**Instructions:**

- Add an extra page if more columns are needed. Do NOT combine funding sources in a column.
- Minimum construction contingencies are 10% for new construction, 15% for rehabilitation; explain variations.

**Acquisition Costs:**

Purchase Price  
Liens  
Closing, Title & Recording Costs  
Extension payment  
Other: \_\_\_\_\_  
SUBTOTAL

Total Project Cost	Residential Total	HTF	Source	Source	Source
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0	\$0	\$0	\$0	\$0

**Construction:**

Basic Construction Contract  
Bond Premium  
Infrastructure Improvements  
Hazardous Abate. & Monitoring  
Construction Contingency ( \_\_\_ %)  
Sales Taxes  
Other Construction Costs: \_\_\_\_\_  
Other Construction Costs: \_\_\_\_\_  
SUBTOTAL

\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0	\$0	\$0	\$0	\$0

**Development:**

Appraisal  
Architect/Engineer  
Environmental Assessment  
Geotechnical Study  
Boundary & Topographic Survey  
Legal  
Developer Fee  
Project Management  
Technical Assistance  
Other Consultants: \_\_\_\_\_  
Other: \_\_\_\_\_  
SUBTOTAL

\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0	\$0	\$0	\$0	\$0

**Other Development:**

Real Estate Tax  
Insurance  
Relocation  
Bidding Costs  
Permits, Fees & Hookups  
Impact/Mitigation Fees  
Development Period Utilities  
Construction Loan Fees  
Construction Interest  
Other Loan Fees (Impact Capital, State HTF, etc.)  
LIHTC Fees  
Accounting/Audit  
Marketing/Leasing Expenses  
Carrying Costs at Rent up  
Operating Reserves  
Replacement Reserves  
SUBTOTAL

\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0				
\$0	\$0	\$0	\$0	\$0	\$0

**Total Development Cost:**

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

# Form 4 Project Schedule

**Instructions:**

- Provide "Date Completed" and "Status" information for the following project tasks at a minimum.
- If a task does not apply to your project, enter N/A. To add additional tasks, insert additional lines as needed.
- Submit this form in chronological order. Use the sort function to reorder the form by the Date Completed column.
- Project schedule must be consistent with Form 10A Estimate of Cash Flow, Dumbo Business District.

For each new task you enter in this column, also enter the appropriate category in the first column.

Category	Tasks	Date Completed/E	Status
Site Control	Purchase		(e.g., Purchased property 2/15/05.)
Site Control	Option		
Feasibility Analysis/Due Diligence	Site survey		
Feasibility Analysis/Due Diligence	Market study		(e.g., Completed market study was provided on 2/29/05.)
Feasibility Analysis/Due Diligence	Phase 1 Environmental Assessment		
Feasibility Analysis/Due Diligence	Phase 2 Environmental Assessment		
Feasibility Analysis/Due Diligence	SEPA/NEPA		
Feasibility Analysis/Due Diligence	Capital needs assessment		
Feasibility Analysis/Due Diligence	Neighborhood notification (if required)		
Feasibility Analysis/Due Diligence	Relocation of existing tenants		



## Form 4 Project Schedule

Financing	Appraisal	(e.g., Appraisal completed in February 2005)
Financing	Financial underwriting	
Financing	Application for funding (specify source):*	
Financing	Application for funding (specify source):	
Financing	Application for funding (specify source):	
Financing	Construction cost estimate	
Financing	Lender selection	
Financing	Funding for services	
Financing	Award date for funding source (specify):*	
Financing	Award date for funding source (specify):	
Financing	Award date for funding source (specify):	
Design/Permitting	Preliminary drawings completed	(e.g., Completed architectural drawings in February 2005.)
Design/Permitting	Zoning approval	
Design/Permitting	Site plan approval	
Design/Permitting	Building permits issued	
Construction	Selection of general contractor	(e.g., Completed general contractor selection process in February 2005.)
Construction	Begin construction	
Construction	Issued certificate of occupancy	
Occupancy	Selection of management entity	(e.g., Completed management company selection process in February 2005.)
Occupancy	Selection of service providers	
Occupancy	Begin lease-up	
Occupancy	Placed in service (90% Occupancy)	



**Form 12B  
Operating Budget Details**

**Operating Subsidies**

**Instructions:**

- Note the source, amount, and status of any non-rental income (i.e. laundry, parking) and operating subsidies (i.e., program fees or operating and maintenance subsidies). This information is also summarized on Form 12A.
- Do not include service revenue on this page.

Source	Proposed	Conditional/ Committed	Total
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
<b>Total Operating Subsidies</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Vacancy Rates and Inflation Factors**

If vacancy rates and/or inflation factors do not match HTF guidelines, provide an explanation for any discrepancies.

**Operating Expenses**

**Instructions:**

- Indicate whether estimates are based upon current operations. If not, what is the basis for the estimate?

- Heat
- Electric
- Water & Sewer
- Garbage Removal
- Contract Repairs
- Maintenance and Janitorial  
(pest control, fire safety,  
painting and decorating, etc.)
- Replacement Reserve
- Operating Reserve
- Off-Site Management
- On-Site Management
- Insurance
- Accounting
- Marketing
- Real Estate Taxes
- Other (include identification  
of items and cost  
estimates for each)

**Form 12A  
Operating Pro Forma**

**Instructions:**  
Complete all 5 years of the pro forma, and provide descriptions of operating and service expenses.

REVENUES	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Residential Income (Use 2.5%/year inflation factor) (From Rent Level Form)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Rental Income							
Other Revenue Sources and Operating Subsidies							

Subtotal services and other revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Residential Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy Factor	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Less Residential Vacancy (at 5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Non-Residential Vacancy (at 10%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0

EXPENSES	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>Operating Expenses- (Use 3.5%/year inflation factor)</b>							
Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garbage Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Janitorial	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management - Off-site	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management - On-site	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Estate Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services (enter details on Form 11B)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Net Operating Income (Income - Total Expenses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service							

Debt Service	Loan Amount	Rate (%)	Amortization (years)
Lender	\$0	\$0	\$0
Lender	\$0	\$0	\$0
Lender	\$0	\$0	\$0
Total Debt Service	\$0	\$0	\$0
Projected Gross Cash Flow	\$0	\$0	\$0
Debt Coverage Ratio (DCR)	#DIV/0!	#DIV/0!	#DIV/0!

**Form 12A  
Operating Pro Forma**

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
REVENUES								
Residential Income - (Use 2.5%/year inflation factor) (From Rent Level Form)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue Sources and Operating Subsidies								
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal services and other revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Residential Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Non-Residential</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Vacancy Factor</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Residential Vacancy (at 5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Non-Residential Vacancy (at 10%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Effective Gross Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Operating Expenses-- (Use 3.5%/year inflation factor)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garbage Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and janitorial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replacement Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management - Off-site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management - On-site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Estate Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Services (enter details on Form 11B)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Net Operating Income (Income - Total Expenses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service on								
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Debt Service</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Projected Gross Cash Flow</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Debt Coverage Ratio (DCR)</b>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Loan Amount	Rate (%)	Amortization (years)
0	0	0
0	0	0
0	0	0
<b>Total Debt Service</b>		
<b>Projected Gross Cash Flow</b>		
<b>Debt Coverage Ratio (DCR)</b>		

Net Operating Income (Income - Total Expenses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service on								
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Debt Service</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Projected Gross Cash Flow</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Debt Coverage Ratio (DCR)</b>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Net Operating Income (Income - Total Expenses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service on								
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lender	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Debt Service</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Projected Gross Cash Flow</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Debt Coverage Ratio (DCR)</b>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!



**Form 11B  
Service Revenue and Expenses**

**Instructions:**

- Include services on Form 11B and the operating pro forma
- Indicate each source of service revenue and type of service expense, the corresponding term of commitment and the revenue/expense for years one, five and ten.

**Support Services Revenue**

	(Term of Commitment)	YEAR 1
A Rent / Housing Operations Income Applied		
B Other Sources (Name here)		
C Other Sources (Name here)		
D Total Support Services Revenue		\$ -

**Support Services Expenses**

	YEAR 1
1 Total Personnel <i>(autofill from form 11C)</i>	\$ -
2 Local Travel / Mileage	
3 Equipment	
4 Supplies	
5 Telecommunications	
6 Printing / Duplication	
7 Mail / Postage	
8 Subcontracted Services - Agency A <i>(autofill from form 11D)</i>	\$ -
9 Subcontracted Services - Agency B <i>(autofill from form 11D)</i>	\$ -
10 Cash Assistance to Families	
11 Other	
12 Other	
13 Other	
14 Other	
15 Other	
<b>16 Subtotal Direct Expenses (Sum Line 1-15)</b>	\$ -
17 Project Administration <i>(up to 10% of Line 16)</i>	
<b>18 Total Support Services Expenses</b>	\$ -

**19 Net Gain / Loss** *(this amount should be zero)*

\$ -

**Attachments**

- Services funding commitment letters

**FORM 11C**  
**Services Personnel Detail**  
**Salaries And Fringe Benefits**

No.	Position Title	ETE	Annual Base Salary	Fringe Benefits @ 20%	Total
1	A	C.	\$ -	0%	\$ -
2			\$ -	0%	\$ -
3			\$ -	0%	\$ -
4			\$ -	0%	\$ -
5			\$ -	0%	\$ -
6			\$ -	0%	\$ -
7			\$ -	0%	\$ -
8			\$ -	0%	\$ -
9			\$ -	0%	\$ -
10			\$ -	0%	\$ -
11	<b>Subtotal Salaries</b>		\$ -	0.00	\$ -
12	<b>Fringe Benefits @ 20%</b>		\$ -		\$ -
13	<b>Total Personnel - Fringe Salaries &amp; Fringe Benefits</b>		\$ -	0.00	\$ -



**FORM 11C  
Services Personnel Detail  
Salaries And Fringe Benefits**

No.	Position Title	FTE	Annual Base Salary	Total In-House Support Services		
				% of Time Attributable to Project D.	Amount of Salary Attributable to Project E.	
	<b>A.</b>	<b>C.</b>	<b>B.</b>			
1	Director of Program Services	1.00	\$ 60,000	20%	\$ 12,000	
2	Case Manager	1.00	\$ 40,000	50%	\$ 20,000	
3	Program Coordinator	1.00	\$ 24,000	100%	\$ 24,000	
4			\$ -	0%	\$ -	
5			\$ -	0%	\$ -	
6			\$ -	0%	\$ -	
7			\$ -	0%	\$ -	
8	Subtotal Salaries		\$ 124,000	1.70	\$ 56,000	
9	Fringe Benefits @ 20%		\$ 24,800		\$ 11,200	
10	Total Personnel - FTE, Salaries & Fringe Benefits		\$ 148,800	1.70	\$ 67,200	

Form 11D

Subcontracted Support Services Budget Detail

Please complete on budget for each agency with which you intend to subcontract for support services, both On- and Off-site.

Subcontracted Support Service Expenses - Agency A	
Service Agency Name:	
1 Total Personnel	
2 Local Travel/Mileage	
3 Supplies	
4 Other:	
5 Other:	
6 Other:	
7 Other:	
8 Total Agency Services Contract	\$ -

Subcontracted Support Service Expenses - Agency B	
Service Agency Name:	
1 Total Personnel	
2 Local Travel/Mileage	
3 Supplies	
4 Other:	
5 Other:	
6 Other:	
7 Other:	
8 Total Agency Services Contract	\$

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

**Base Closure Community Redevelopment and Homeless Assistance Act**

**Redevelopment Plan and Homeless Assistance  
Submission Completeness Review**

---

Name of the Installation

---

Name of the Local Redevelopment Authority

**Redevelopment Plan**

1. yes\_\_ no\_\_      Does the LRA Application include a redevelopment plan for the installation?

**Outreach to Homeless Assistance Providers**

2. yes\_\_ no\_\_      Does the LRA Application include a list of the political jurisdictions that comprise the LRA?
3. yes\_\_ no\_\_      Does the LRA Application include a copy of the LRA newspaper advertisement from a newspaper of general circulation in the vicinity of the installation?
- 3a. yes\_\_ no\_\_      Did the newspaper advertisement announce the receipt of notices of interest for a minimum of 90 days, maximum 180 days?
4. yes\_\_ no\_\_      Does the LRA Application provide a list of homeless assistance providers consulted during the outreach process?
5. yes\_\_ no\_\_      Does the LRA Application discuss the LRA's overall efforts of outreach to homeless providers in the community in the vicinity of the installation?

6. yes\_\_ no\_\_ Does the LRA Application discuss the workshop that was conducted during the outreach period?

**Information about Homeless in the Vicinity of the Installation**

7. yes\_\_ no\_\_ Is there a list of all the political jurisdictions that comprise the LRA?

7a. yes\_\_ no\_\_ Does the LRA Application include copies of the  
n/a\_\_ appropriate Consolidated Plan(s) Tables 1 and 2 along with appropriate narrative? LRAs that represent cities within urban counties should comment on how the Consolidated Plan applies to their particular jurisdiction.

7b. yes\_\_ no\_\_ If the community in the vicinity of the installation is not an  
n/a\_\_ entitlement city or a city in an urban county, did the LRA provide information on the homeless population?

**Notices of Interest (NOIs)**

8. yes\_\_ no\_\_ Does the LRA include a copy of each NOI received  
n/a (no NOIs) from homeless providers (this includes both approved and disapproved NOIs)?

8a. yes\_\_ no\_\_ Does the LRA explain why each NOI from a homeless  
n/a (no NOIs) assistance provider was either approved/disapproved?

**Legally Binding Agreements (LBAs)**

9. yes\_\_ no\_\_ Does the LRA Application include an LBA for each of the selected NOIs with homeless assistance providers?

9a. yes\_\_ no\_\_ Does each LBA for property have an 'environmental renegotiation' clause (586.30(b)(3)(i)), i.e., does each LBA provide for a process for negotiating alternative arrangements that would enable the same balance of interests made originally in the event that an environmental review conducted subsequent to HUD approval indicates that any property identified for transfer in the agreement is not suitable for the intended purpose?

- 9b. yes\_\_ no\_\_ Does each LBA have a 'Reverter' clause (586.30(b)(3)(i) and 586.45(e)), i.e., when an LBA discusses on-base property awards, does it provide for the reversion or transfer, either to the LRA or to another entity or entities, of building and property in the event they cease to be used for the homeless?
10. yes\_\_ no\_\_ Does the LRA application discuss how the LBA(s) with homeless  
n/a\_\_ providers meet gap(s) in the continuum of care?
11. yes\_\_ no\_\_ Does the LRA application discuss how the LBAs may/may not  
n/a\_\_ impact the community in terms of:
- 11a. yes\_\_ no\_\_ the impact the homeless housing and services provided  
n/a\_\_ through the LBA(s) might have on the community?
- 11b. yes\_\_ no\_\_ the concentration of homeless/low income individuals and  
n/a\_\_ families in the community?
- 11c. yes\_\_ no\_\_ availability of general services in support of the homeless  
n/a\_\_ persons or families served by LBA(s)?
12. yes\_\_ no\_\_ Are the LBA's executed?  
n/a\_\_
- If unexecuted:
- 12a. yes\_\_ no\_\_ Are LBA acceptance letters provided from each non-profit  
with an LBA?
- 12b. yes\_\_ no\_\_ If the non-profit is an umbrella or consortium organization,  
did the provider organizations consent to the arrangement  
with the umbrella/consortium and LRA as reflected within  
the LBA?
13. yes\_\_ no\_\_ Has the LRA's or political jurisdiction's chief legal counsel  
provided an opinion for LBA(s) as to their enforceability  
under State law (586.30(b)(3)(i)?



# City of Seattle

## Fort Lawton Public Meeting

October 17th, 2006

6:30– 8:30 PM

Catherine Blaine Elementary School  
2550 34th Avenue West

*Come to an information meeting to learn about the  
Base Realignment and Closure (BRAC) process and future plans for  
Fort Lawton Army Base from City of Seattle staff.*



Fort Lawton link: <http://seattle.gov/neighborhoods/fortlawton.htm>

For more information, please contact Christa Dumpys at  
(206)233-8560 or [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)

**Balance between Economic Redevelopment, Other Development, and Homeless Assistance**

14. yes\_\_ no\_\_ Does the LRA Application discuss how the LBAs are the  
n/a\_\_ consistent with Consolidated Plan?

14a. yes\_\_ no\_\_ Does the LRA Application relate the LBAs to the priorities  
n/a\_\_ discussed in the Consolidated Plan?

14b. yes\_\_ no\_\_ Does the LRA Application describe how it balances the  
n/a\_\_ needs for economic redevelopment, other development, and  
homeless assistance?

**Public Comment Requirements**

15. yes\_\_ no\_\_ Does the LRA Application provide an overview of the citizen  
participation process?

15a. yes\_\_ no\_\_ Does the LRA Application provide information on the  
public hearing?

15b. yes\_\_ no\_\_ Does the LRA Application include a summary of the  
comments from the public hearing on the draft application?

**Public Benefit Transfer Outreach**

16. yes\_\_ no\_\_ Does the LRA Application contain evidence that public benefit  
transfer outreach was conducted?

Field Office Review completed by: \_\_\_\_\_ on \_\_\_\_\_  
Name Date

Headquarters Review completed by: \_\_\_\_\_ on \_\_\_\_\_  
Name Date

Fort Lawton Public Meeting  
October 17, 2006

Name	Organization	Address	Phone	Email
Stephen Kelly	Cascadia Land Conservancy		0915-5907 ext. 109	Stephen.R.CascadiaLand.org
MICHELE GENTHON	MUSIC CENTER OF THE NORTHWEST		425-803-0938	mgen@thom@menw.org
DARLY NOTHMANACE	OFFICE of COMMISSIONER	McDermott	206-553-7170	darly.nothman@comail.wa.gov
Richard Barnes			206-784-0671	WC.Marine@earthlink.net
Doug McElroy			206-285-3182	mcglover@yahoo.com
Pam Negri	HUD	909 1st AV Seattle WA 98101		Pamela-Negri@hud.gov
Eileen Ventral		11111		
Al Levine		5737 Brickwood Pl. N. Sea 98103		Al.Levine@comcast.net



**Fort Lawton Public Meeting  
October 17, 2006**

Name	Organization	Address	Phone	Email
DAVID CORRY	MUSIC CENTER OF THE NW	419 W. LEE 98119	285-6134	D.CORRY @ EPA.PT1.C.MIC.NW
Thomas Fulon	Pleasanton Abolitionist	9518 28 <sup>th</sup> Ave NW	783-605	Thomas.fulon@gmail.com
Jim Lavoie	American Legion	4305 W. Emerson	284-8693	JMLAVOIE@COMCAST.NET
Jack Peters	U.S. HUD	909 1st Ave	220-5268	---
Doug Wells	3642 W. Lawton St. →		284-2413	d.wells.doug@comcast.net
P. Smetz	4346 31 <sup>st</sup> Ave NW	Heron Habitat Helens	284-8384	
Karl Smith	P.O. Box 5000 Pleasanton WA	2919-26 <sup>th</sup> Ave NW	984-4903	

**Fort Lawton Public Meeting  
October 17, 2006**

Name	Organization	Address	Phone	Email
Susan Ballbas	UWATF	PO Box 99100 Seattle 98139	x1001 206.4425	stballbas@unitedindians.org
Phil Lane Jr	"	"	x 1056	ceo@unitedindians.org
Don Roos	SELF	1614-20th E. 98112	206.323 1896	Donroos@aol.com
ERICA SAMIR	"	4426 36th AVE W 98199	206 282.3591	EJ10-MIR@comcast.net
James Samir	"	"	"	JSamir@comcast.net
Edward F Choctot	Self	2809 PERKINS LN W 98199	206 283-2217	

**Fort Lawton Public Meeting  
October 17, 2006**

Name	Organization	Address	Phone	Email
Susan Ballbas	WIATF	PO Box 99100 Seattle 98139	X1001 285-4425	sballbas@unitedindians.org
Phil Lane Jr	"	"	X 1056	ceo@unitedindians.org
Don Roos	Self	1614-20th E 98112	206-323-7896	DonRoos@AOL.COM
Erica Samir	"	4426 36th Ave W 98199	206-282-3591	EJAMIR@comcast.net
James Samir	"	"	"	JSamir@comcast.net
Edward F Choyst	Self	2809 PERKINS LN W 98199	206-283-2217	

**Fort Lawton Public Meeting  
October 17, 2006**

Name	Organization	Address	Phone	Email
ELIZABETH CAMPBELL Heidi Carpine	MAGNOLIA NEIGHBORHOOD PLANNING COUNCIL	3926 24th AVE W. SEATTLE 98199 4443 34th W Apt	206 999-4666 206 284-6489	info@magnoliarpc.com
CARMEN ESPARZA		3534 W. LAWTON CIRCLE SEATTLE, WA 98199	206-956-3584	ESPARZACARREN@YAHOO.COM
ELAINE BREED		4586-34th Ave W SEATTLE, WA 98199	206-309-4556	wspacialbreed@lycos.com
Dana Walker		3502 W. Fort St.	206-282-1366	djesuu.walker@yahoo.com
KATE PUMMIN-FSCHENISCH		3614 W. LAWTON ST	206-527-2110	signisasha@hotmail.com
Julia N Allen		3618 39th AVE WEST	206-281-0488	DJJNA@ATT.NET
Sharon Lee	LH1	2407 1st Ave Seattle 98121	443-9955 x111	SharonL@LH1.org
Linda Williams		4342 36 Ave W. 98199	382-3145	---
Christine Atkins	36th St neighborhood	4522 34th Ave W. 98199	206-1908	cefpattins2@comcast.net
Caroline Petersen	36th St. neighborhood	3707 W. McCord Pl. Seattle, WA 98199		caroline-bryan@comcast.net
Greta Gartzell	C/H1	2407 1st Ave #200	206-951-4028	gret53@lhi.org
Michelle Gonzalez		4526-36th Ave W. Seattle 98179	(206) 547-4820	michelle2_much66@att.net.com
Marla Master		4574 36th Ave W	206 285 0590	marla@masteriesign.com



# Fort Lawton Public Meeting #1

## Meeting Summation & Documentation

### Table of Contents

1. Overview
2. Meeting Agenda
3. PowerPoint presentation
4. Q & A
5. Stations
  - A. Station Outline
  - B. BRAC Station Collateral
    - i. Fact Sheet
    - ii. Timeline
  - C. HUD/Homeless Station Collateral
    - i. HUD's Role in the BRAC Process
    - ii. Fact Sheet
    - iii. Homeless Housing Units Funded by City of Seattle (map)
    - iv. Subsidized Housing in Seattle (map)
    - v. Who's Eligible for Fort Lawton property?
  - D. Fort Lawton Zoning Station Collateral
    - i. Current Zoning
    - ii. New Uses
    - iii. Planned Residential Development
    - iv. Blue Heron Management Area
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  - E. Discovery Park Station Collateral
    - i. Fact Sheet
    - ii. Aerial Map of Discovery Park
6. Appendix
  - A. Flyer
  - B. Comment Form

# Public Meeting #1: Overview

## Purpose

- Inform and engage the community on Fort Lawton's closure.
- Gather community concerns, interests and comments on Fort Lawton's future use.
- Establish community expectations for the City as they act as the Local Reuse Authority (LRA) throughout Fort Lawton's closure and redevelopment.
- Clarify to the community all lines of authority (federal vs. local) as they relate to the BRAC process at Fort Lawton.
- Inform the community that the City, acting as the LRA, will draft a reuse plan for Fort Lawton in accordance with Federal law which requires that it balances the needs of the homeless and other community needs.
- Clarify the timeline for Fort Lawton's closure and redevelopment.

## Format

- Open house style with a welcome table, sign-in sheets, comment forms, handouts, community engagement at stations and a Q & A.

## Speakers

- **Linda Cannon**, City of Seattle, Deputy Director, Office of Intergovernmental Relations
- **Marcia Wagoner**, PRR, Director of Public Involvement (Consultant)
- **Christa Dumpys**, City of Seattle, Magnolia/Queen Anne District Coordinator, Department of Neighborhoods
- **Maggie Morris**, Housing and Urban Development (HUD)
- **Jordan Royer**, City of Seattle, Senior Policy Advisor for Public Safety
- **Kevin Stoops**, City of Seattle, Department of Parks and Recreation

## Participating Team Members

- **Cliff Louie**, City of Seattle, Department of Neighborhoods
- **Scott Minnix**, City of Seattle, Manager, Department of Neighborhoods
- **LeAnn Nelson**, City of Seattle, Communications Director, Office of Housing
- **Sara Levin**, City of Seattle, Communications/Intergovernmental Relations Advisor
- **Mark Ellerbrook**, City of Seattle, Homeownership Program Manager, Office of Housing
- **Tom Hauger**, City of Seattle, Urban Planning Manager, Department of Planning and Development
- **Brycie Philbin**, Marketing Coordinator, PRR (Consultant)

## Community Attendance

- 45 +/- people (identities TBA)

# Fort Lawton Base Realignment and Closure

## Informational Open House

Tuesday, October 17th, 6:30PM-8:30PM

Blaine Elementary School

**MEETING PURPOSE:** To inform and engage community on Fort Lawton closure and to gather public comments on Fort Lawton reuse.

### MEETING AGENDA:

TIME	TOPIC	PRESENTER
6:30 PM	Welcome	Linda Cannon, City of Seattle
	Meeting Overview	Marcia Wagoner, PRR, Inc.
	Fort Lawton and the Base Realignment and Closure (BRAC) Process	Linda Cannon, City of Seattle Christa Dumpys, City of Seattle
	Role of the Department of Housing and Urban Development (HUD)	Maggie Morris, HUD CPD Representative
	Overview of Discovery Park	Kevin Stoops, Seattle Parks and Recreation
	Introduction/Overview of Stations	Jordan Royer, City of Seattle
	Conclusion/Next Steps	Marcia Wagoner, PRR, Inc.
7:00 PM	Break to Stations*	
8:30PM	Meeting Adjourned	

\*Informational stations will be on display with city and federal staff available to answer your questions from 7:00-8:30PM.

To submit your questions or comments, contact Christa Dumpys, Queen Anne/Magnolia District Coordinator at 206-233-8560, or by e-mail at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov).

Visit <http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm> for updates and information on Fort Lawton's Closure.





Fort Lawton  
Base Realignment & Closure  
(BRAC)

Informational Open House  
October 17, 2006

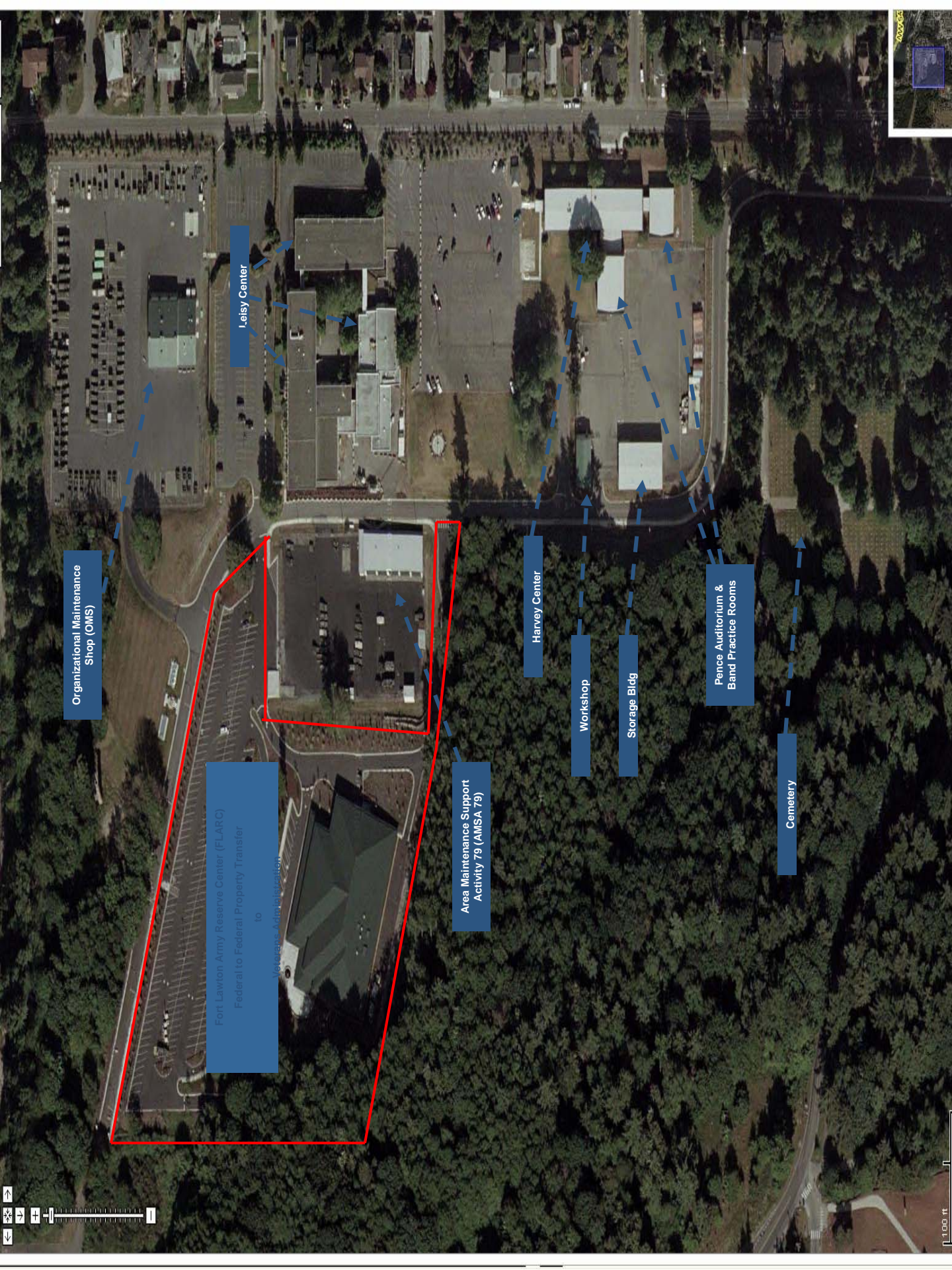
# Purpose

- To inform & engage community on Fort Lawton closure
- To gather public comments on Fort Lawton reuse

# Fort Lawton Area

- What is at Fort Lawton?
  - 46+/- acres and 10 buildings and 1 cemetery
- What is surplus now?
  - 29+/- acres & 9 buildings





Organizational Maintenance Shop (OMS)

Leisy Center

Fort Lawton Army Reserve Center (FLARC)  
Federal to Federal Property Transfer  
to  
Veterans Administration

Area Maintenance Support Activity 79 (AMSA 79)

Harvey Center

Workshop

Storage Bldg

Pence Auditorium & Band Practice Rooms

Cemetery

1,000 ft

# Fort Lawton Photos



# BRAC Process Overview

- Federal Base Realignment and Closure Act
  - Determines process for closing & realigning domestic military facilities
  - Determines process for reuse of closed BRAC facilities
  - Fort Lawton is a BRAC closure

# BRAC Process

- BRAC is governed by federal laws and regulations
- The federal process is:
  - Federal government determines military facilities for closure or realignment and if federal government has need for property
  - If property remains local government asked to serve as Local Reuse Authority (LRA)
  - LRA responsible for developing reuse plan. **Federal requirement that reuse plan balances needs of homeless and other community needs**
  - Federal Departments of Defense and Housing and Urban Development review reuse plan and **Defense makes final property decisions giving deference to plan**



# Who is Eligible for Fort Lawton Property?

- **Homeless Service Providers** - State and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families
- **Public Benefit Conveyances** – public bodies, non profit organizations and tax supported institutions, depending on the rules for each conveyance. Conveyance uses: education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monuments, & seaport uses

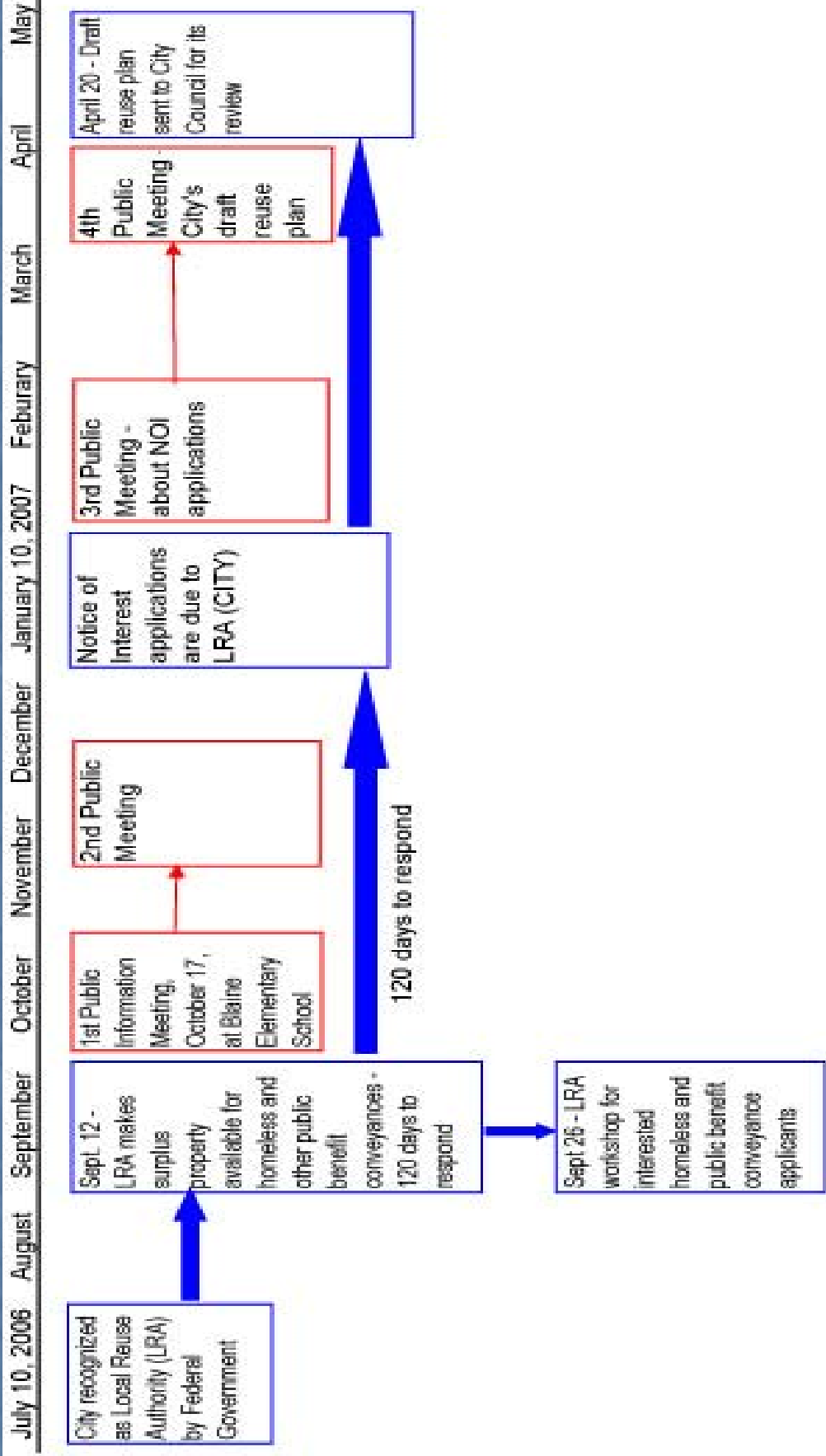
# What is LRA?

- **Local Reuse Authority (LRA)** - By federal law LRA is an entity recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation
- **Who is Local Reuse Authority?**
  - City of Seattle is the Fort Lawton LRA

# What are LRA functions?

- Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers
- Provide leadership, prepare and build consensus for base redevelopment plan
- Consult with Military Department on personal property disposal
- Serve as single community point of contact
- LRA determines uses - Military Department determines users

# Fort Lawton Time Line





# Dept. of Housing and Urban Development

## Role in the BRAC Process

- Provide ongoing technical assistance.
- Help to provide a link between the LRA (City of Seattle) and area homeless assistance providers.
- Review and approve the application: Reuse Plan and Homeless Assistance Submission

# The Reuse Plan must demonstrate:

**Compliance with the statutory and regulatory requirements summarized below.**

- That it was developed in consultation with homeless assistance providers
- That it takes into consideration the size and nature of the homeless population.
- That it takes into consideration the availability of existing services to meet the needs of the homeless.

## Reuse Plan (cont.):

- The plan takes into consideration the economic impact of proposed reuse. (Job Loss)
- The plan takes into consideration the suitability of the buildings and property on the installation.
- The plan appropriately balances the needs of economic and other public benefit needs with the needs of the homeless for the community.



# Discovery Park

Orthophoto taken July 1999  
Map date January 23, 2001

## LEGEND



Scale 1:12,000



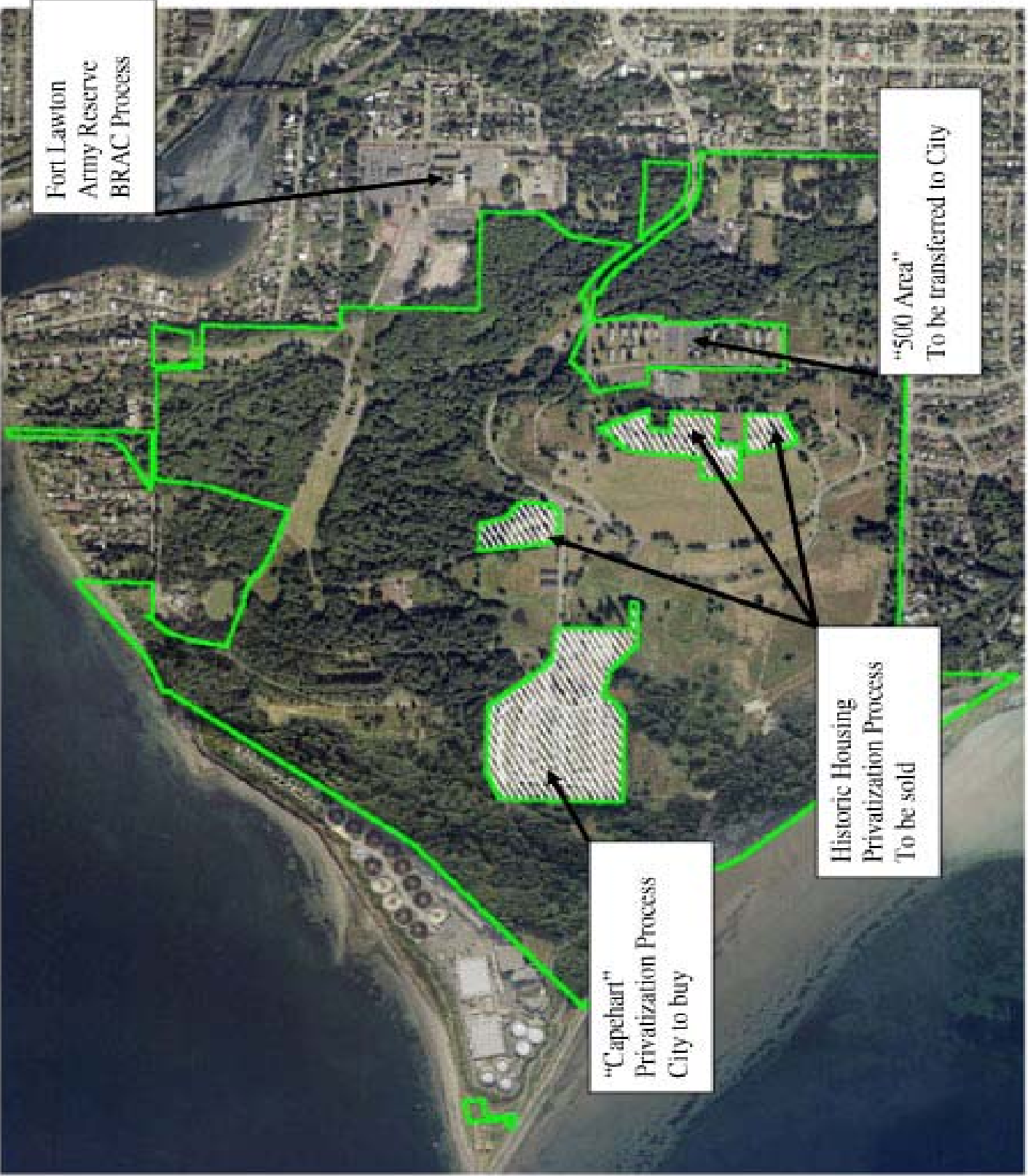
© 2001 City of Seattle  
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No warranty is made by the city including  
accuracy, fitness, or availability.  
Accountable for product.

Fort Lawton  
Army Reserve  
BIRAC Process

"500 Area"  
To be transferred to City

Historic Housing  
Privatization Process  
To be sold

"Capehart"  
Privatization Process  
City to buy





# City Contact Information

- City of Seattle Fort Lawton Website –
  - [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm)
- General Process
  - Linda Cannon, Office of Intergovernmental Relations
    - 206-684-8263
    - [linda.cannon@seattle.gov](mailto:linda.cannon@seattle.gov)
- Community Process
  - Christa Dumpys, Dept. of Neighborhoods
    - 206-233-8560
    - [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)
- NOI Application
  - Mark Ellerbrook, Office of Housing
    - 206-684-3340
    - [mark.ellerbrook@seattle.gov](mailto:mark.ellerbrook@seattle.gov)



**Public Meeting #1: Fort Lawton Open House**  
Blaine Elementary School - Tuesday, October 17, 2006 - 6:30PM-8:30PM

**Q & A**

**Q1:** Is there a list of the applicants who attended the September 26<sup>th</sup> workshop?

*Response: Yes. We will post it on the website.*

**Q2:** My understanding is that there are three different property deals going on: Capehart, the historic housing and the reserve center. Am I correct?

*Response: Yes. The City is issuing the Capehart transaction; the historic housing will go for fair market value to the public, and the reserve center will be going through the BRAC process we are discussing today.*

**Q3:** Do homeless service providers have equal opportunity to apply for the public benefit conveyance?

*Response: Yes.*

**Q4:** At the end of this process, who will have ownership of this property?

*Response: Whoever is selected by the Federal Government will take ownership of the property as long as they execute the type of service they commit to.*

**Q5:** Is there any entity outside of this plan that will have the opportunity to take over the property?

*Response: Any property that does not go through the BRAC will be put up for bid and sold for fair market value.*

**Q6:** Is Seattle Parks and Recreation or other City departments interested in any portion of the site?

*Response: We have gone through this entire process with Mayor Nickels, who is committed to obtaining some of the property for open space if surplus property becomes available after the NOI process. If it makes sense to convert a portion of the property into open space, the Mayor will entertain that option.*

**Q7:** Can the final authority take into consideration some aspects of the reuse plan and disregard others?

*Response: The army does want to achieve some money for the property. They will not necessarily accept any conveyance, but can put some property up for sale at fair market value if they so choose.*

**Q8:** So, it's not an all or nothing decision-making process?

*Response: It will vary from facility to facility.*

**Q9:** Do you know what method of sale (i.e. auction) will take place for the property if the army does not choose a public conveyance?

*Response: Public auction.*

**Q10:** How might the army subdivide the property? What might be the army's expectation for financial gain on any sale and/or development of the property?

*Response: The army would like to make some money off of the base's closure. We cannot respond to this with complete certainty.*

**Q11:** Assuming some property will be sold, in general terms, what kind of input does the City have for what kind of development is implemented? To what extent can the City control future development?

*Response: The City has zoning authority.*

**Q12:** Is there an example of other BRAC processes in this area and, if so, what has happened?

*Response: The Sand Point Naval base closed and became a homeless facility with other community uses and is utilized by the University of Washington.*

**Q13:** Will there be a "compatibility of use" for the uses of the facilities (i.e. will the office facilities at the Fort be used for office space, etc.).

*Response: Yes, but ultimately, uses will be determined by the Federal Government.*

**Q14:** At what point is the property available for viewing?

*Response: The base is open to the public but many of the buildings are secure because it is still an operating base. There was a tour of the buildings during the September 26<sup>th</sup> workshop.*

**Q15:** Is HUD below the Army when it comes to decision-making?

*Response: Yes. The Army will have final approval.*

**Q16:** Will homeless needs and services be considered when the decision is made? That is, will the range of services that require a homeless facility be taken into consideration?

*Response: Ideally, yes.*

**Q16:** Are you able to tell us if there has been an interest in an organization providing homeless housing?

*Response: Yes, there has.*

**Observation:** In Magnussen Park, homeless providers were successful because they provided services on-site.

**Comment:** "We are the Low Income Housing Institute and will have information on our organization in the back after everyone breaks to stations."

**Q17:** Is Seattle Parks and Recreation interested in obtaining any of the Fort Lawton property?

*Response: We are concerned about the entrance to the park and the cemetery; the management of the VA's parcel, and the general management of the property (in terms of how well they plan to preserve and care for wildlife and trees).*

**Q18:** What will happen to the Fort Lawton Historic District? The early 19<sup>th</sup> Century stables, gym, etc?

*Response: In the 1980s, certain buildings were refurbished by the City but only on the exterior. Those will remain because they are owned by the City and are not part of this process.*

**Q19:** Will the Officer's Housing and the Sergeant's Housing be included in the historic housing that will go for fair market value?

*Response: Yes.*

**Q20:** How many acres of green space are available? Will the LRA propose new uses for this green space?

*Response: There are approximately two acres of green space; some is part of the Loop Trail. Our understanding is that the plan is to leave it as it is.*

**Q21:** What about the Loop Trail buffer? The City should consider preserving a wildlife corridor between Discovery Park and the Kiwanis Ravine so there is link.

*No comment.*

**Comment:** I hope that whoever is considering acquiring the property honors the local environment and wildlife.

**Q22:** Will the golf ball stay?

*Response: Yes. Also, even though the historic housing will go to private parties, the look of the homes will remain the same under covenants.*

**Q27:** What is happening with the old Nike building?

*Response: It will be removed in the next year and a half.*

## **Station Q & A**

Concerns brought forth at the Army station:

- Resident of Magnolia is concerned about the existing memorials on the buildings at Fort Lawton. She also expresses that she has really enjoyed having the Army as her neighbor.

Concerns brought forth at the Homeless station:

- Overall, people are concerned as to whether the housing will likely be subsidized or homeless housing at Fort Lawton.

Concerns brought forth at the Parks station:

- There is an overall concern that the Parks are not expressing enough of an interest in the property.
- People want the Fort to be made into an extension of Discovery Park.
- They wonder what kind of access will be provided to the historic housing area.
- There are concerns for wildlife in the area.
- People want to know more about the American Eagle's potential involvement in developing the property.

## **Primary Concerns:**

- Future development/subdivision of the property
- Open/green space
- Practicality of having a homeless facility at the Fort
- Historic, wildlife and Park preservation



## **Fort Lawton Base Realignment and Closure**

---

### **PUBLIC MEETING DISPLAYS: TASK LIST**

(Each station will be accompanied by a flow chart, where comments can be recorded, and will provide comment cards that can be left with station leaders or can be mailed to DON).

#### **Display #1**

- Content:** BRAC Process & Department of Neighborhoods
- Layout:** Blown-up version of Cliff's flow chart; laptop available with Fort Lawton's website up where people can write and send their comments
- Staff:** Office of Intergovernmental Relations (Linda Cannon) and DON (Christa Dumpys and Cliff Louie)

#### **Display #2**

- Content:** Discovery Park
- Layout:** Aerial map outlining 4 parcels of Fort Lawton; historical aerials (conveying key transitions in park's history); street level images of Fort Lawton
- Staff:** Seattle Parks and Recreation (Kevin Scoops)

#### **Display #3**

- Content:** Homelessness and the Federal Government's role
- Layout:** Maps of where else in the region there is subsidized housing, copies of the 10-Year Plan and Consolidated Plan
- Staff:** Office of Housing, Seattle Human Services Department & HUD (Adrienne Quinn, Sara Levin, etc.)

#### **Display #4**

- Content:** Zoning at Fort Lawton
- Layout:** Zoning maps; bullet points that detail what each zoning ordinance permits; how those ordinances can change; and information regarding what kind of bus services are available to and from Fort Lawton
- Staff:** Department of Planning and Development (Tom Hauger)





# FORT LAWTON AND DISCOVERY PARK

## Fact Sheet

### **Fort Lawton Background and Early Park Acquisitions**

Fort Lawton was established as an Army installation in the late 1890's on Magnolia Bluff. Originally, the fort was a military reservation of over 700 acres. In the late 1970's, much of the perimeter of the base became surplus to the needs of the United States Army. This surplus property was transferred by the federal government to the City of Seattle at no cost under the "Legacy of Parks" program to create Discovery Park in 1972. Several other parcels, including the Fort Lawton Uplands that included portions of the Fort Lawton Historic District that is listed to the National Register of Historic Places, were subsequently added to the park over the next decade. The park now is approximately 530 acres in size.

### **The "500 Area"**

More recently, the former Fort Lawton "500 Area" Army Reserve facilities in the middle of Discovery Park were declared surplus to military needs. Special legislation by Congress arranged for a transfer of this 10 acre parcel from the federal government to the City as an addition to Discovery Park. The legislation also provided for the removal of the barracks and other features as well as landscaping to restore the site. The City has constructive use of the property and is waiting for the deed for such to be transferred from the federal government to officially take ownership. The Washington Avenue roadway will also be included in this transfer.

### **Navy Privatization**

In 2004, the United States Navy began a housing privatization process that will provide for improvements to Navy family housing at several bases in the Puget Sound area. Included in the privatization is disposal of the housing at Fort Lawton (which the Navy acquired from the Army when it became surplus to their needs in 1980). The Navy and their development partner (American Eagle) will sell historic housing on Washington Avenue and Montana Circle to private parties in the near future. The City, however, will purchase the "Capehart" housing as an addition to the park. This housing parcel is 23 acres and contains 66 housing units that will be removed to create natural open space in Discovery Park. The City will commit over 11 million dollars in local and grant monies to effect this purchase in 2007 and 2008. Additional money will be necessary to remove roadways and utilities and create the appropriate habitat on the site.

### **Fort Lawton Reserve Facilities**

The federal government's 2005 Base Realignment and Closure (BRAC) process includes Fort Lawton and this means that the remaining military uses at Fort Lawton will soon end. The Fort Lawton Army Reserve Center, Leisy Center, Harvey Hall and other ancillary facilities used by reserve units will be closed and those functions transferred elsewhere. The Veteran's Administration has applied for acquisition of the Fort Lawton Army Reserve Center. The city of Seattle will develop a Fort Lawton reuse plan to address the future uses of remaining property. At discounts up to 100%, the federal government will make property available to state and local government, non profits and tax exempt institutions for certain public uses and for homeless providers. Any remaining property is sold by the Department of Defense at fair market value.



# Discovery Park

Aerial photos taken: July 1980  
May 2001, January 23, 2007

**LEGEND**

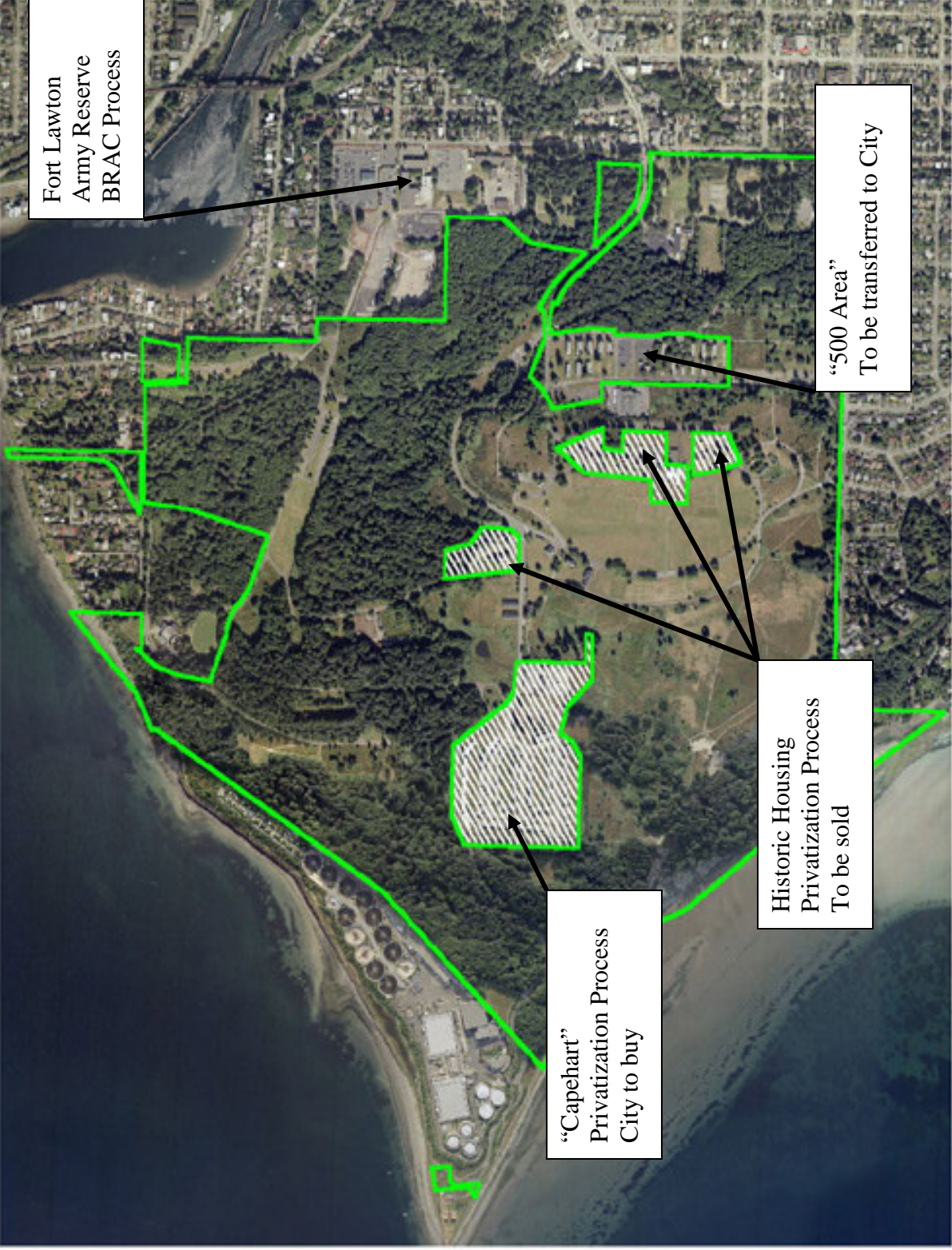
- Discovery Park
- U.S.A.G.



Scale 1:12,000



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All rights reserved.  
No warranty of any sort, including  
accuracy, fitness, or suitability  
accompanies this product.



Fort Lawton  
Army Reserve  
BRAC Process

"500 Area"  
To be transferred to City

Historic Housing  
Privatization Process  
To be sold

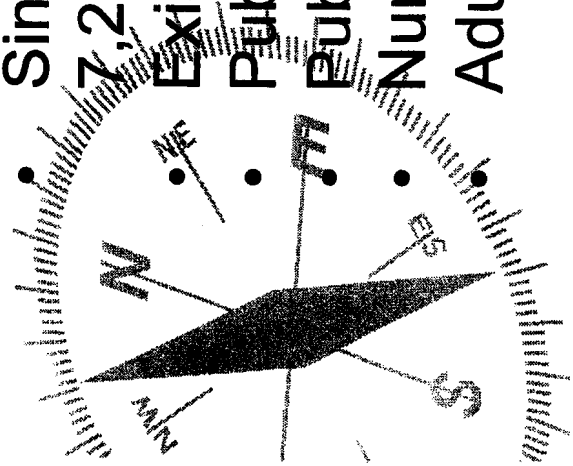
"Capehart"  
Privatization Process  
City to buy

# Fort Lawton – Army Reserve Center

## Current Zoning – Single Family 7200

### Uses Permitted Outright:

- Single-family houses on lots of at least 7,200 square feet
- Existing cemetery
- Public or private parks
- Public playgrounds
- Nursing homes
- Adult family homes

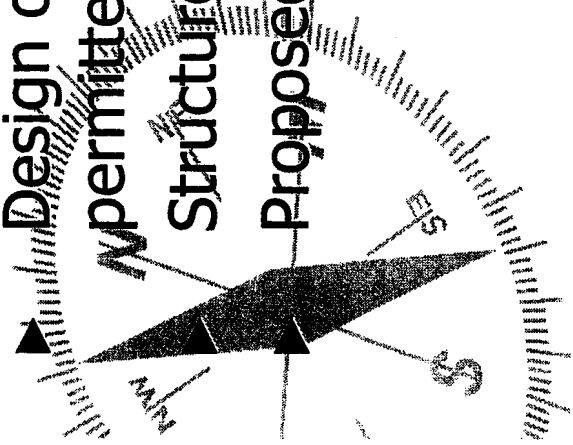


# Single-Family Zones

## New Uses in Existing Structures

Other uses may be permitted in existing structures, provided:

- Design of structure is not suitable for conversion to a use permitted outright
- Structure contains at least 4,000 square feet; and
- Proposed use will provide a public benefit



# Single-Family Zones

## Planned Residential Development

- ▶ Requires City Council approval
- ▶ Allows townhouses 100 feet from the site's property line
- ▶ Potential 20% increase in units, if the development provides benefits such as:
  - Low-income housing
  - Usable open space
  - Day-care, meeting space or recreational facilities open to surrounding community.











## **HUD's Role in the Base Closure and Realignment Process**

The 2005 installation realignments are governed by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the Redevelopment Act) and subsequently amended in 1996.

The responsibility for base reuse planning falls in the hands of the Local Redevelopment Authority (LRA). The LRA is responsible for developing a reuse plan that appropriately balances the needs of the various communities for economic redevelopment, other development, and homeless assistance.

### **HUD's role in the Base Realignment And Closure (BRAC) Process:**

- Provide ongoing technical assistance as appropriate.
- Link the LRA with homeless assistance providers.
- Review and approve the application that includes both a redevelopment plan and the homeless assistance submission.

### **HUD's review ensures each reuse plan:**

- Meets the statutory and regulatory requirements of the Base Closure Act and 24 CFR Part 586.
- Considers the size and nature of the homeless population in the vicinity of the installation.
- Considers the availability of existing services to meet the needs of the homeless.
- Considers the suitability of the buildings and property on the installation for use and needs of the homeless.
- Considers the economic impact of proposed homeless assistance on communities in the vicinity of the installation, including whether the plan is feasible, and whether the selected Notice Of Interests (NOIs) are consistent with the Consolidated Plan or other housing, social service, community, or development plans.
- Incorporates legally binding agreements that specify the manner in which property will be made available, all documents necessary to complete the transaction, all appropriate terms and conditions, environmental contingencies, and a legal opinion.
- Balances the needs of economic and other redevelopment with the needs of the homeless for the community within the vicinity of the installation.
- Shows evidence of having consulted with homeless assistance providers.

## **Public Benefit Transfer**

In addition to acquisition by homeless assistance providers, eligible units of state and local government and certain nonprofits may acquire surplus property for public benefit uses at discounts of up to 100 percent through the BRAC process. Public benefit categories include parks and recreation, education, self-help housing, in addition to several others. There is no prescribed format for the Public Benefit Transfer though the name of the entity and the specific interest in property or facilities along with a description of the planned use must be included in the NOI. Each federal agency has its own process for public conveyance and HUD is the federal agency that oversees public benefit transfers for Self-Help Housing.

## **Steps in the Process**

- Approval of BRAC Recommendations for Closures and Realignments
- Federal Screening for Potential Federal Reuse
- Concurrent with the screening process the LRA is formed – Seattle was officially recognized in July as the LRA for Fort Lawton.
- LRA's Outreach – Advertise availability of the surplus properties in a newspaper which must include the time period for which NOIs will be received.
- Completion of the Redevelopment Plan and the Homeless Assistance Submission. *The LRA is required to negotiate with all homeless providers who express an interest in the property and the negotiations are brought to closure with a legally binding agreement. Not every negotiation will result in a LBA but each NOI must be considered and the homeless assistance submission must provide detail on why any one NOI was not selected. In developing the plan a minimum of one public meeting must be held. Also as part of the plan the LRA must include a summary of public comments.*
- HUD is required to review the plan within 60 days of receipt.
- Military department must complete an environmental review prior to the transfer of the property.

## **HUD Staff Available for Consultation:**

Jack Peters, Director of Community Planning Development (CPD) 206-220-5268

Steven Washington, Deputy Director of CPD 206-220-5375

Maggie Morris, CPD Representative 206-220-5331

For each person e-mail may be sent to First Name\_Last Name@Hud.gov.



City of Seattle  
Gregory J. Nickels, Mayor



Seattle **HUMAN**  
**SERVICES** Department

Patricia McInturff  
Director

## Seattle Human Services Department Fact Sheet

### Who we are

The Seattle Human Services Department (HSD) works closely with our major community partners — King County and United Way of King County — to understand current and emerging human services needs, and to create a comprehensive and integrated regional human services system that improves the health, safety and education of our residents.

Together, we provide leadership within the city and throughout the county on human services policy, planning, funding and delivery.

HSD's investments support Mayor Greg Nickels' efforts to "build strong families and healthy communities" by:

- preserving programs and services that maintain the community safety net — that meet the basic needs of our most vulnerable residents: families and individuals with low incomes, children, domestic violence victims, seniors, and persons with disabilities
- promoting programs and services that help people become financially and socially independent.

HSD provides direct services only when the funding source requires that a government entity serve as provider, when no viable community-based organization is available to provide a service, or when city administration is necessary to access resources. About 72 percent of our annual budget — \$88 million — is contracted to more than 230 community-based organizations which provide a wide range of human services and employ hundreds of people. We award contracts to those organizations and programs that clearly demonstrate measurable outcomes and success.

(over)

## **Services and initiatives**

**Aging and Disability Services** serves older people, adults with disabilities and caregivers by supporting services that increase choice, promote independence and health, and enhance quality of life. ADS is the assigned Area Agency on Aging for the Seattle-King County region and also runs the Mayor's Office for Senior Citizens.

**Homelessness Intervention and Block Grant Administration** funds emergency shelters and homelessness prevention services. It leads the City of Seattle's implementation of the Ten-Year Plan to End Homelessness in King County and implementation of Safe Harbors, a regional homelessness management information system. It also provides federal funds to local nonprofit organizations for building or renovating facilities.

**Early Learning and Family Support, and Youth Development and Achievement**, build and maintain high-quality support systems for children, youth and families. These systems help individuals and families develop to their potential and more fully benefit from and contribute to the community. These programs are integral to the City of Seattle's implementation of the Families and Education Levy programs, including the Early Learning Network.

**Domestic Violence and Sexual Assault Prevention** provides leadership and direction to city government to address and prevent violence against women and children.

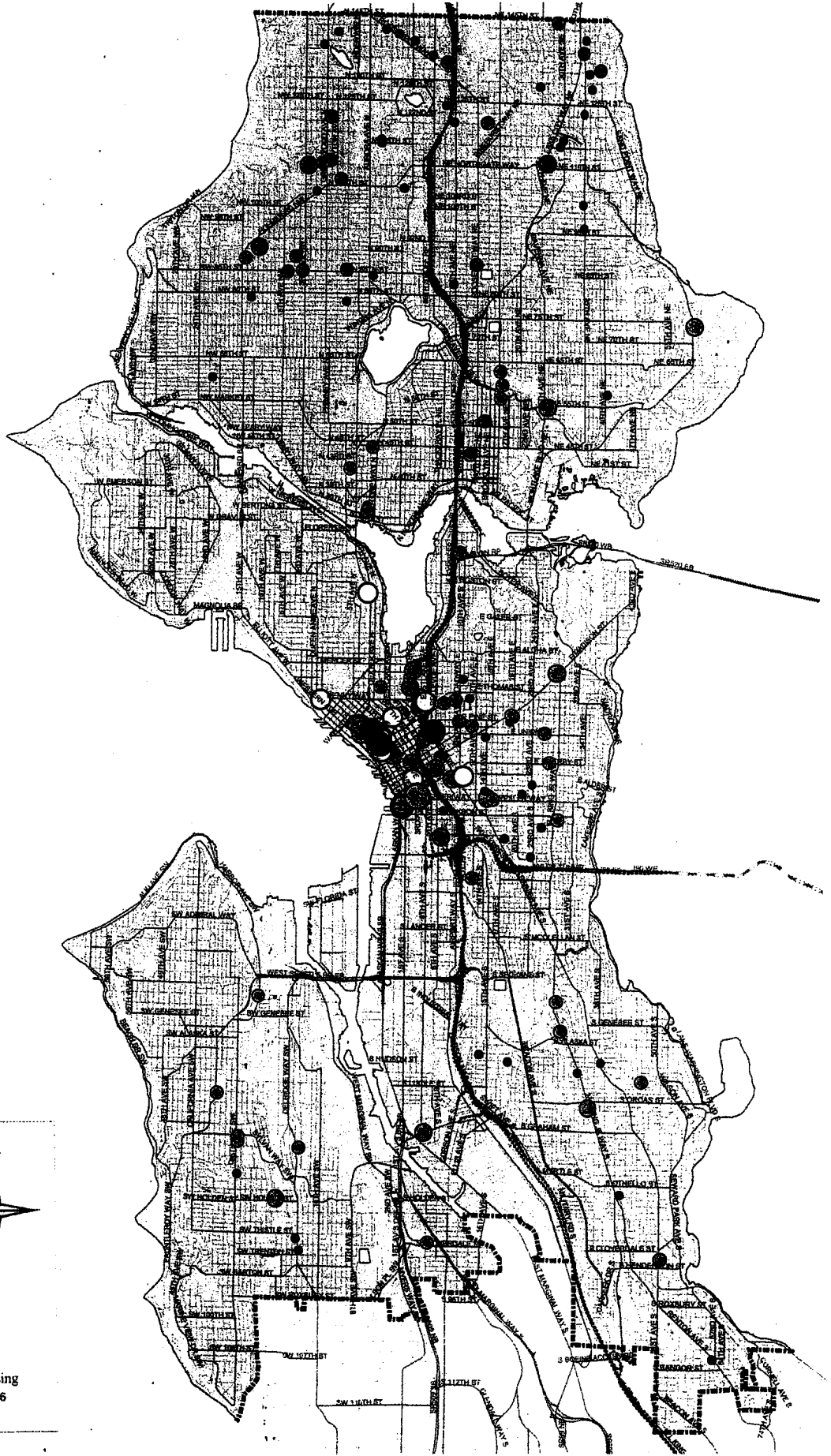
**PeoplePoint** offers one-stop access to multiple public benefit programs including low-cost health insurance, child care subsidies, food programs, utility assistance and the Earned Income Tax Credit. For more information, call 206-684-0355.

The **Healthy Aging Partnership** offers free information and assistance to seniors. By calling one phone number — 1-888-4ELDERS — seniors can get information on benefits, health care, shopping assistance, volunteer opportunities, transportation, housing and more.

The **Ten-Year Plan to End Homelessness in King County**, a regional effort involving the City of Seattle, King County, United Way of King County, the local business and faith communities, and local nonprofit organizations, will:

- prevent homelessness through rent assistance, job training, case management and discharging people from criminal justice institutions and treatment facilities to housing;
- move people quickly from homelessness to housing with supportive services that nurture long-term stability and self-sufficiency; and
- build the public and political will to end homelessness.

# Homeless Housing Units funded by City of Seattle



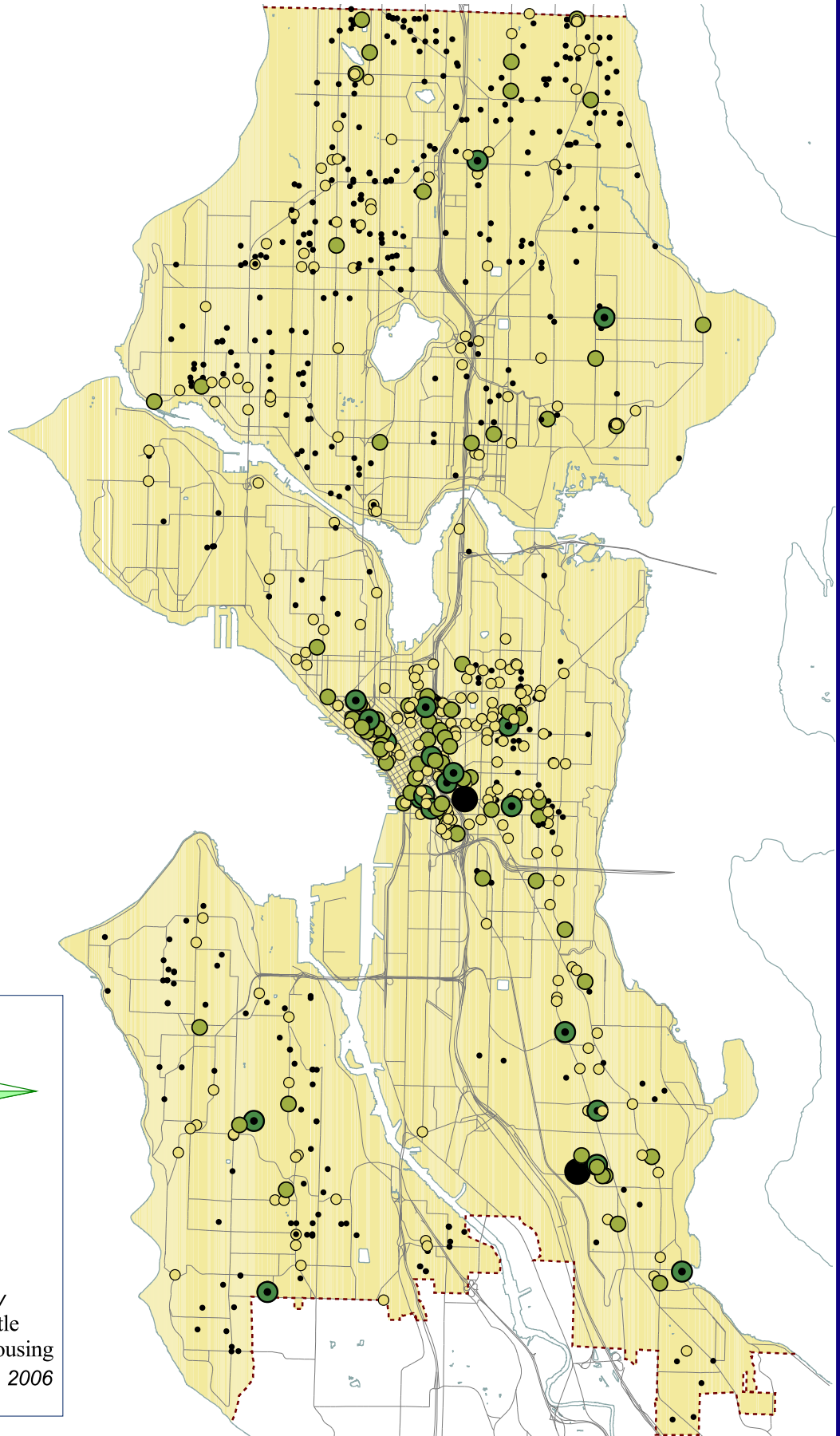
- 1 - 5 units
- 6 - 20 units
- 21 - 50 units
- 51 - 75 units
- 76 - 100 units
- 101 - 190 units
- Land Within City Limits



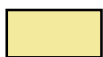
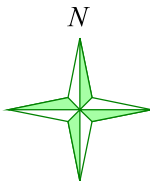
Prepared by  
City of Seattle  
Office of Housing  
October 15, 2006

# Subsidized Housing in Seattle

Subsidized by City of Seattle, Seattle Housing Authority,  
Washington State Housing Finance Committee and/or HUD  
as of July 18, 2006



- 1 - 8 units
- 9 - 67 units
- 68 - 152 units
- 153 - 366 units
- 367 - 647 units



Land within City Limits



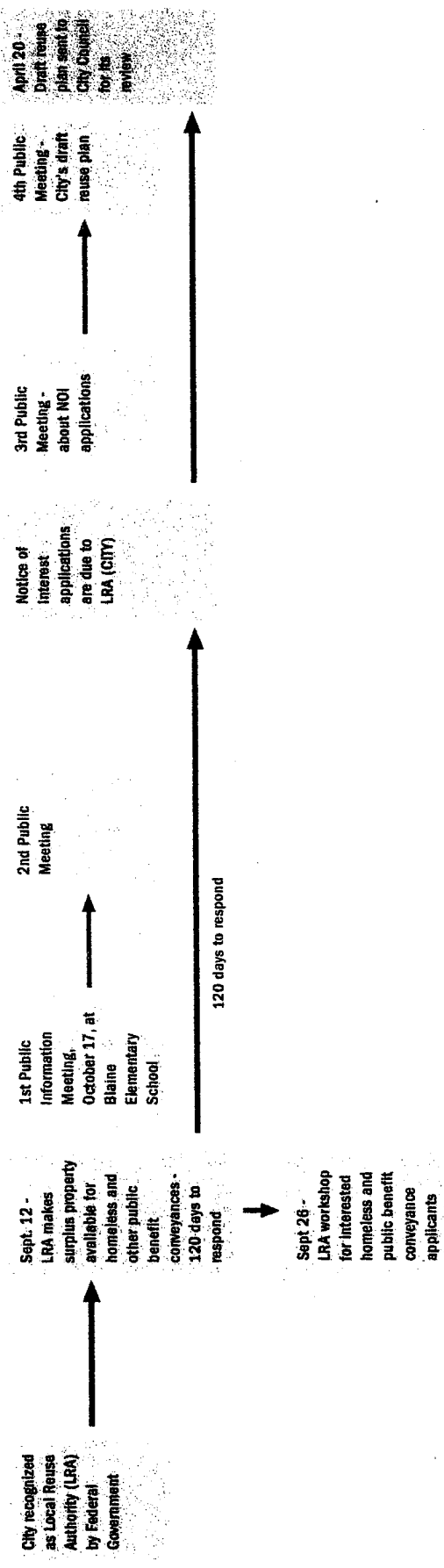
City Limits



Prepared by  
City of Seattle  
Office of Housing  
October 15, 2006

# Fort Lawton Base Realignment and Closure (BRAC) Timeline

July 10, 2006      August      September      October      November      December      January 10, 2007      February      March      April      May      June









If you would like to be included on the project mailing list, please provide the following information:

**You may also e-mail comments to:**

[christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Organization \_\_\_\_\_

Phone # \_\_\_\_\_

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\_\_\_\_\_  
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*Place First  
Class  
Postage  
Stamp Here*

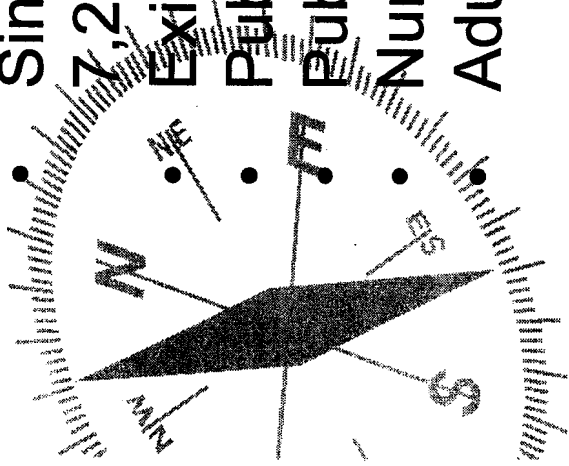
**Queen Anne/Magnolia Neighborhood Service Center  
Attn: Christa Dumpys  
157 Roy Street  
Seattle, WA 98109-4111**

# Fort Lawton – Army Reserve Center

## Current Zoning – Single Family 7200

### Uses Permitted Outright:

- Single-family houses on lots of at least 7,200 square feet
- Existing cemetery
- Public or private parks
- Public playgrounds
- Nursing homes
- Adult family homes

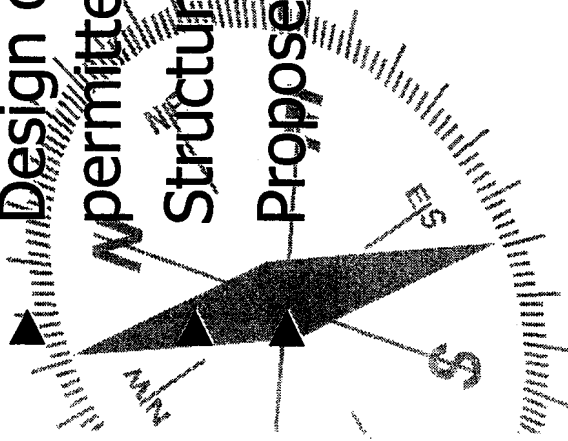


# Single-Family Zones

## New Uses in Existing Structures

Other uses may be permitted in existing structures, provided:

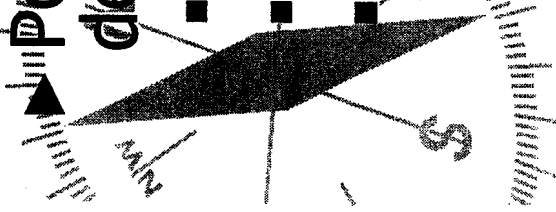
- Design of structure is not suitable for conversion to a use permitted outright
- Structure contains at least 4,000 square feet; and
- Proposed use will provide a public benefit



# Single-Family Zones

## Planned Residential Development

- ▶ Requires City Council approval
- ▶ Allows townhouses 100 feet from the site's property line
- ▶ Potential 20% increase in units, if the development provides benefits such as:
  - Low-income housing
  - Usable open space
  - Day-care, meeting space or recreational facilities open to surrounding community.





# Fort Lawton Closure

## Open House

Wednesday, December 13th  
6:30 – 8:30 pm

Seattle Center • Northwest Rooms • Fidalgo Room  
near First Avenue & Republican Street

**The U.S. Army is closing the Fort Lawton Army Base** as part of the Base Realignment and Closure Act (BRAC). The City of Seattle will be hosting an open house to offer information about this process and future plans for Fort Lawton to the public.

### What is BRAC?

BRAC is the federal law and process used to close or realign domestic military facilities. Fort Lawton is being closed under the 2005 BRAC decisions. During the BRAC process, the City of Seattle will serve as the Local Redevelopment Authority and as such will develop a reuse plan for the Fort Lawton property. This plan will be used by the Army in making their decision on the future ownership of this property.

### Where is Fort Lawton?

In the Magnolia neighborhood, just east of Discovery Park.



### What will happen to the fort in the future?

The federal government is expected to convey at no cost, or reduced cost, property requests for homeless and public benefit uses (such as education, public health, parks & recreation, law enforcement, etc.) that are in the local redevelopment plan. Any property that is not conveyed for these purposes will be sold for fair market value. Fort Lawton will likely close by late 2009.

### For more information...

Attend the open house on the 13th, visit [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm), or contact Christa Dumpys, Queen Anne Neighborhood District Coordinator, at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov) or 206-684-4812.

Seattle Center • Northwest Rooms • Fidalgo Room  
 near First Avenue & Republican Street  
 Wednesday, December 13th  
 6:30 – 8:30 pm

# Open House

# Fort Lawton Closure



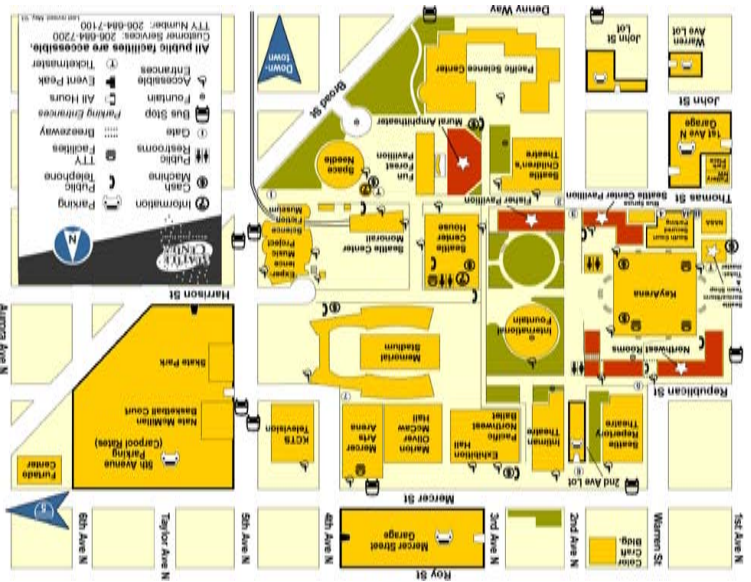
Queen Anne/Magnolia Neighborhood Service Center  
 Attn: Christa Dumpys  
 157 Roy Street  
 Seattle, WA, 98109-4111

**Seattle Center, Northwest Rooms, Fidalgo Room**  
 From I-5: Take Mercer Street exit and take right at light. Take left at next light onto Valley and follow into Broad Street. Take right on Denny Way then right on 1st Avenue then a right on Republican Street. The Fidalgo Room is parallel to Republican Street.

### Bus Routes

1, 2, 3, 4, 8, 13, 15, 16, 18, 19, 24, 33, 45, 74, 81, 82

### Directions



All public facilities are accessible.  
 Customer Services: 206-686-7200  
 TTY Number: 206-684-7100

- Information
- Parking
- Public Telephone
- Machine
- Cash
- Public
- Restrooms
- Facilities
- TTY
- Breezeway
- Parking Entrances
- Bus Stop
- All Hours
- Event Peak
- Fountain
- Accessibility
- Entrances
- Ticketmaster





City of Seattle

FORT LAWTON CLOSURE - Informational Open House

Public Sign-In December 13, 2006

Name	Organization/Affiliation	E-mail (optional)	Address (optional)	How did you hear about tonight's Open House?
1 Donna Kostka	Heron Habitat Helpers	Donna4510@comcast.net	6516 24 <sup>th</sup> Ave NE, Seattle, WA 98115	City
2 Ron Hulsey	Ft. Lawton RRC BRAC Trans. Coord.	Ronald.husley@usar.army.mil		City
3 Brain Sullivan	Seattle Housing Authority	bsullivan@seattlehousing.org		
4 Keith Shaw			3021 64 <sup>th</sup> SW, Seattle, WA 98116	City office
5 Tom Palm	Discovery Park Advisory Council	thomas.palm@gmail.com	9518 28 <sup>th</sup> Ave NW, Seattle, WA 98117	E-mail
6 Mariide Widmann	Folklore Society Victory Music	siren@maride.com	842 Davis Pl So. #6, Seattle, WA 98144	Herald Outlook
7 Stan James	NW Maritime	Sjames8333@aol.com		Friend
8 Kimber Keagle	Bassetti Architects	kkeagle@bassettiarch.com		NW Trust for Historic Preservation
9 Mary Willard	Neighbor	marywillard@hotmail.com		Magnolia News
10 Rebecca Saldana	Congressman Jim McDermott	Rebecca.saldana@mail.house.gov		City
11 George Nemeth	Seattle Housing Authority			E-mail

12 Travis Commodore	King County Council Larry Phillips	Travis.commodore@metrokc.gov		
13 Philip Vogelzang	Discovery Park Advisory Council			
14 Jessica Vets	OANRG (?)	jvets@qwest.net		Magazine/QA District Meeting
15 Mike Ruby	FODP	mruby@envirometrics.com		E-mail (FODP)
16 KC Dretz	Heron Habitat Helpers	dietzkc@hotmail.com		HHH E-mail
17 Julia Nallen	DPAC	drna@comcast.net		
18 Joe Herst	Windemere Real Estate	josephherst@gmail.com		Newspaper
19 Ardis Damate	Senator Murray	(illegible)		
20 Matthew Flickinger	Low Income Housing Institute	matthewf@lihi.org	2407 1 <sup>st</sup> Ave, #200, Seattle, WA	
21 Russ Zabel	Queen Anne/Magnolia News			
22 Stephen Reilly	Cascade Land Conservancy			

# Fort Lawton Base Realignment & Closure (BRAC)

Second Public Meeting - December 13, 2006

Outreach and Promotion of Open House

<b>Display Advertisements (Pacific Publishing)</b>	<ul style="list-style-type: none"> <li>- Magnolia News</li> <li>- North Seattle Herald Outlook</li> <li>- Beacon Hill News &amp; South District Journal</li> </ul>	Pacific Publishing will run display ads in the 3 community newspapers in the <u>November 29 and December 6</u> editions	<p style="text-align: center;"><u>Circulation</u></p> <ul style="list-style-type: none"> <li>- Magnolia News (7,000)</li> <li>- North Seattle Herald Outlook (11,000)</li> <li>- Beacon Hill News &amp; South District Journal (11,500)</li> </ul>
<b>Neighborhood Service Centers</b>	13 Centers: Ballard, Capitol Hill, Central Area, Delridge, Downtown, Fremont, Greater Duwamish, Greenwood, Lake City, Queen Anne/Magnolia; Southeat; University; West Seattle	Each service center will receive 1 poster fact sheet, plus 10 flyers announcing the second open house at Seattle Center; also the Fort Lawton BRAC fact sheet was sent electronically	13 posters and 130 flyers were sent via inter-office mail <u>November 29, 2006</u>  December 13 flyer, poster and fact sheet were sent electronically. <u>November 28, 2006</u>
<b>Public Libraries</b>	27 public libraries	Each library will receive 8 copies of the open house flyer	216 copies of open house flyer were distributed <u>November 30, 2006</u>
<b>Seattle Parks and Recreation</b>	40 Community Centers	Each community center will receive 10 copies	400 copies of December 13 flyers were distributed <u>November 30, 2006</u>
<b>DON's December Calendar</b>	Announcement of the December 13, 2006 open house is placed in DON's December calendar of events	City wide mailing	2,400 mailed out 200 sent electronically  <u>November 22, 2006</u>
<b>Media Press Release</b>	DON's Public Information Officer will issue a press release for the Dec. 13 open house	Electronic mailing	
<b>Fort Lawton e-mail list</b>	Electronically sent flyer for December 13, 2006 open house to people on e-mail list	Electronic mailing	34 people received flyer electronically  <u>November 29, 2006</u>
<b>13 Neighborhood District Councils and City Neighborhood Council members</b>	13/15 chairs/co-chairs of district councils and 45 members on the City Neighbor'd Council	Electronic mailing	60 people received December 6 flyer & fact sheet.  <u>November 30, 2006</u>

# **Fort Lawton Base Realignment and Closure Informational Meeting**

*Wednesday, December 13, 2006*

*6:30- 8:30 PM*

*Seattle Center, Fidalgo Room*

**Meeting Purpose: To inform and engage the Seattle community on Fort Lawton's closure and to gather public comments on future uses**

Welcome/Meeting Overview	Jordan Royer Office of Policy & Management
Fort Lawton Closure & BRAC	Linda Cannon Office of Intergovernmental Relations Christa Dumpys Department of Neighborhoods
Department of Housing & Urban Development Role	Jack Peters Department of Housing & Urban Development
Next Steps	Linda Cannon Mark Ellerbrook Office of Housing
Q&A	

# Fort Lawton Public Meeting #2

## Meeting Summation & Documentation

### Table of Contents

1. Overview
2. Outreach efforts
3. Meeting Agenda
4. PowerPoint presentation
5. Q & A
6. Handouts
  - A. Meeting flyer
  - B. City contact information
  - C. Fort Lawton Technical Advisory Group (TAG)
  - D. Fort Lawton BRAC Closure Fact Sheet
  - E. Fort Lawton BRAC Timeline
  - F. Map of Fort Lawton
  - G. *Our Community's Ten-year Plan to End Homelessness* pamphlet
  - H. Comment form
7. Handouts from other parties
  - A. Heron Habitat Helpers
  - B. Letter from Discovery Park Advisory Council to Mayor Nickels
8. Sign-in sheets

# Public Meeting #2: Overview

## Purpose

- To inform and engage the Seattle community on Fort Lawton's closure.
- To gather community concerns, interests, expectations and comments on Fort Lawton's future use.

## Format

- Informational meeting style with a sign-in table, handouts, a PowerPoint presentation and a Q & A period.

## Speakers

- **Jordan Royer**, City of Seattle, Senior Policy Advisor for Public Safety
- **Linda Cannon**, City of Seattle, Deputy Director, Office of Intergovernmental Relations
- **Christa Dumpys**, City of Seattle, Magnolia/Queen Anne District Coordinator, Department of Neighborhoods
- **Jack Peters**, Housing and Urban Development (HUD)

## Team Members

- **Scott Minnix**, City of Seattle, Manager, Department of Neighborhoods
- **Mark Ellerbrook**, City of Seattle, Homeownership Program Manager, Office of Housing
- **Brycie Philbin**, Marketing Coordinator, PRR (Consultant)

## Community Attendance

- 25 +/- people

Fort Lawton  
Base Realignment & Closure  
(BRAC)

Informational Meeting

December 13, 2006

# Purpose

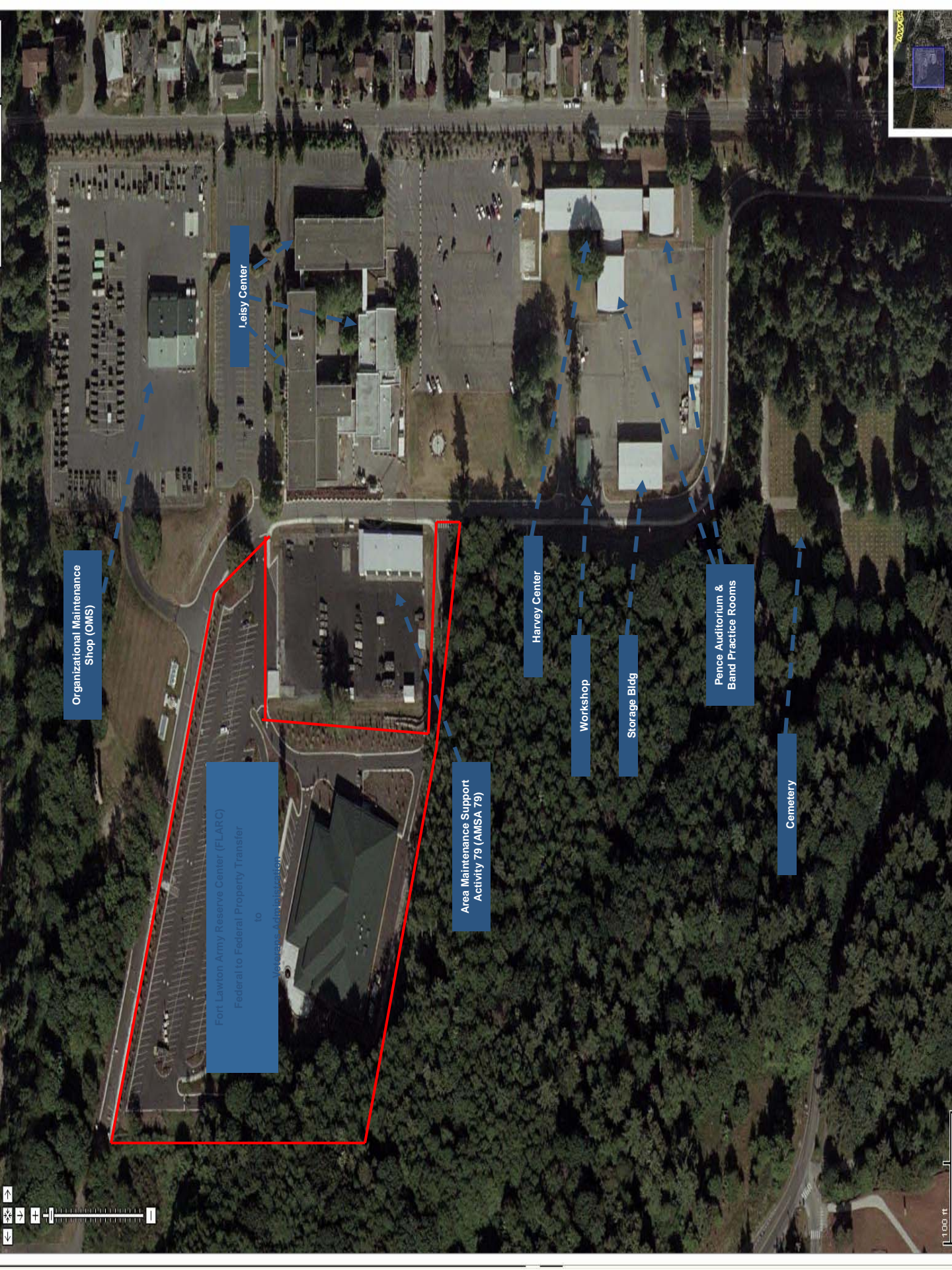
- To inform & engage community on Fort Lawton closure
- To gather public comments on Fort Lawton reuse



# Fort Lawton Area

- What is at Fort Lawton?
  - 46+/- acres and 10 buildings and 1 cemetery
- What is surplus now?
  - 29+/- acres & 9 buildings





Organizational Maintenance Shop (OMS)

Leisy Center

Fort Lawton Army Reserve Center (FLARC)  
Federal to Federal Property Transfer  
to  
Veterans Administration

Area Maintenance Support Activity 79 (AMSA 79)

Harvey Center

Workshop

Storage Bldg

Pence Auditorium & Band Practice Rooms

Cemetery

1,000 ft

# Fort Lawton Photos



# BRAC Process Overview

- Federal Base Realignment and Closure Act
  - Determines process for closing & realigning domestic military facilities
  - Determines process for reuse of closed BRAC facilities
  - Fort Lawton is a BRAC closure

# BRAC Process

- BRAC is governed by federal laws and regulations
- The federal process is:
  - Federal government determines military facilities for closure or realignment and if federal government has need for property
  - If property remains local government asked to serve as Local Reuse Authority (LRA)
  - LRA responsible for developing reuse plan. **Federal requirement that reuse plan balances needs of homeless and other community needs**
  - Federal Departments of Defense and Housing and Urban Development review reuse plan and **Defense makes final property decisions giving deference to plan**

# Who is Eligible for Fort Lawton Property?

- **Homeless Service Providers** - State and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families
- **Public Benefit Conveyances** – public bodies, non profit organizations and tax supported institutions, depending on the rules for each conveyance. Conveyance uses: education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monuments, & seaport uses

# What is LRA?

- **Local Reuse Authority (LRA)** - By federal law LRA is an entity recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation
- **Who is Local Reuse Authority?**
  - City of Seattle is the Fort Lawton LRA



# What are LRA functions?

- Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers
- Provide leadership, prepare and build consensus for base redevelopment plan
- Consult with Military Department on personal property disposal
- Serve as single community point of contact
- LRA determines uses - Military Department determines users



# Dept. of Housing and Urban Development

## Role in the BRAC Process

- Provide ongoing technical assistance.
- Help to provide a link between the LRA (City of Seattle) and area homeless assistance providers.
- Review and approve the application: Reuse Plan and Homeless Assistance Submission

# The Reuse Plan must demonstrate:

**Compliance with the statutory and regulatory requirements summarized below.**

- That it was developed in consultation with homeless assistance providers
- That it takes into consideration the size and nature of the homeless population.
- That it takes into consideration the availability of existing services to meet the needs of the homeless.

## Reuse Plan (cont.):

- The plan takes into consideration the economic impact of proposed reuse. (Job Loss)
- The plan takes into consideration the suitability of the buildings and property on the installation.
- The plan appropriately balances the needs of economic and other public benefit needs with the needs of the homeless for the community.

# Public Process

- Informational Meetings
  - Sept – Dec. 2006
- Notice of Interest Meetings
  - February 2007
- Draft Redevelopment Plan Meeting
  - April 2007

# City Contact Information

- City of Seattle Fort Lawton Website –
  - [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm)
- General Process
  - Linda Cannon, Office of Intergovernmental Relations
    - 206-684-8263
    - [linda.cannon@seattle.gov](mailto:linda.cannon@seattle.gov)
- Community Process
  - Christa Dumpys, Dept. of Neighborhoods
    - 206-233-8560
    - [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)
- NOI Application
  - Mark Ellerbrook, Office of Housing
    - 206-684-3340
    - [mark.ellerbrook@seattle.gov](mailto:mark.ellerbrook@seattle.gov)



If you would like to be included on the project mailing list, please provide the following information:

**You may also e-mail comments to:**  
[christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Organization \_\_\_\_\_  
Phone # \_\_\_\_\_

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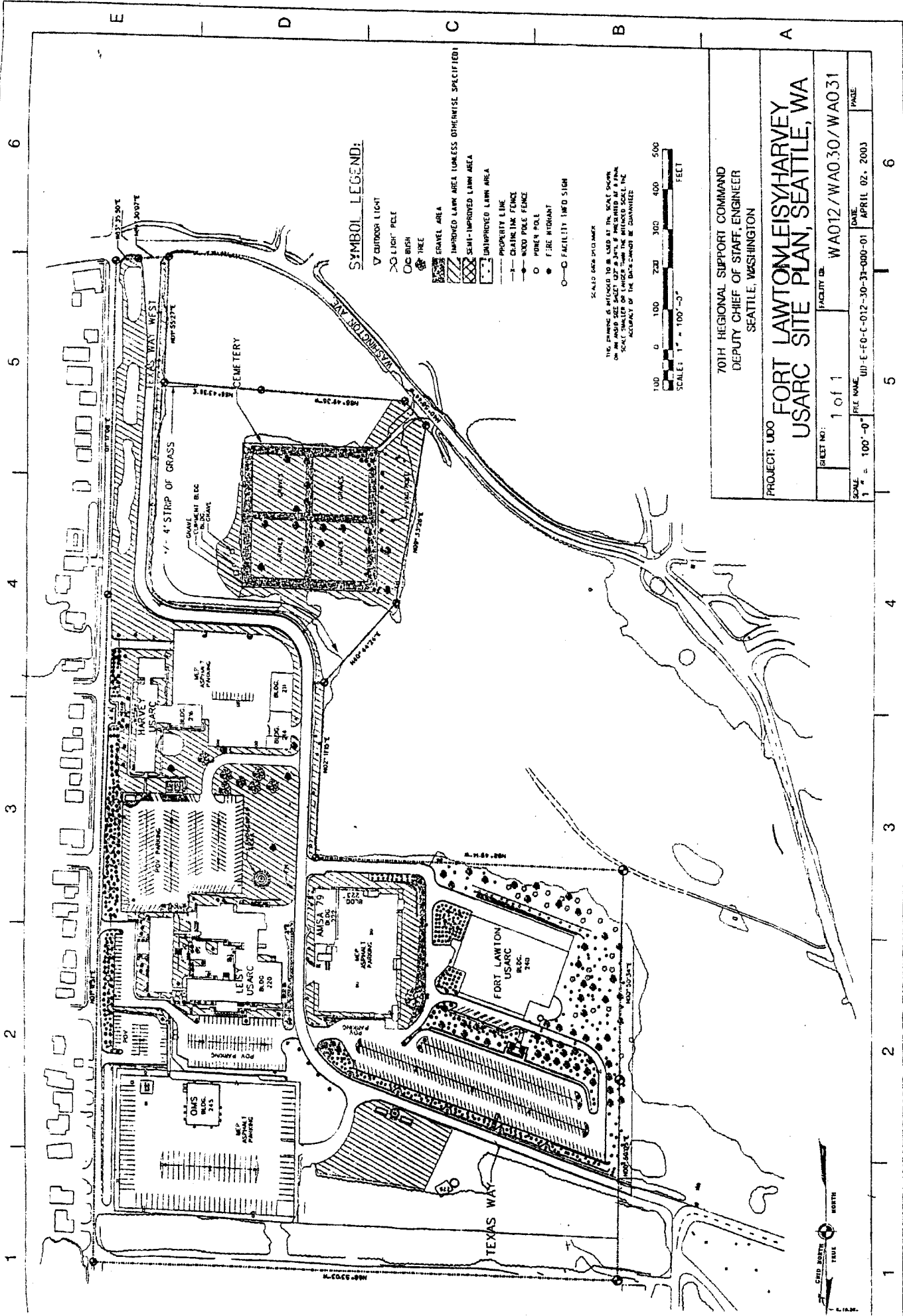
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*Place First  
Class  
Postage  
Stamp Here*

**Queen Anne/Magnolia Neighborhood Service Center  
Attn: Christa Dumpys  
157 Roy Street  
Seattle, WA 98109-4111**





**SYMBOL LEGEND:**

- ▽ OUTDOOR LIGHT
- ⊗ LIGHT POLE
- C BUSH
- ⊗ TREE
- ▨ GRAVEL AREA
- ▩ IMPROVED LAWN AREA UNLESS OTHERWISE SPECIFIED
- ▩ SEMI-IMPROVED LAWN AREA
- ▩ UNIMPROVED LAWN AREA
- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD POLE FENCE
- POWER POLE
- FIRE HYDRANT
- FACILITY IHD SIGN

SCALE: 1" = 100'-0"  
 THIS DRAWING IS INTENDED TO BE USED AT THE SCALE SHOWN  
 ON ANY AS-BUILT DRAWING. THE USER SHALL BE RESPONSIBLE FOR  
 VERIFYING THE ACCURACY OF THE DATA SHOWN ON THIS DRAWING.



70TH REGIONAL SUPPORT COMMAND  
 DEPUTY CHIEF OF STAFF, ENGINEER  
 SEATTLE, WASHINGTON

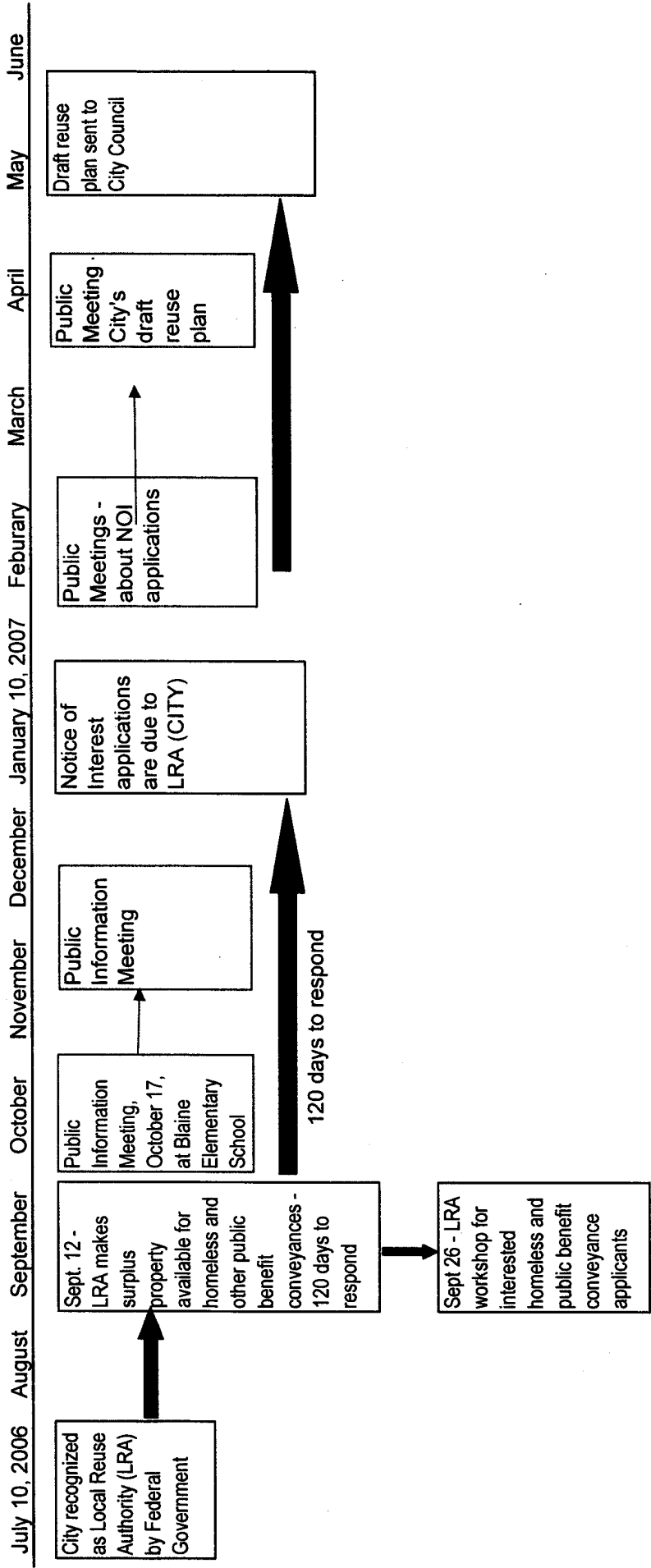
**FORT LAWTON LEISY-HARVEY  
 USARC SITE PLAN, SEATTLE, WA**

PROJECT: UDO	FACILITY ID: WA012/WA030/WA031
SHEET NO: 1 of 1	DATE: APRIL 02, 2003
SCALE: 1" = 100'-0"	FILE NAME: UO-E-FC-E-012-30-33-000-01
	PAGE: 6





# Fort Lawton Base Realignment and Closure (BRAC) Timeline





**Seattle Community Meeting on Fort Lawton**  
**December 13, 2006**  
**Seattle Center-Fidalgo Room**

**Questions & Answers**

Answers in Italics are those given  
at the meeting. If more information  
or clarification is needed that follows.  
Unless otherwise noted all respondents  
were city staff.

1. Who has the ultimate authority to decide who will obtain ownership of the property?

*Response: The Army.*

Fort Lawton is Army property and the Army makes the final property decisions.

2. Who is eligible to obtain ownership of the property?

*Response: Homeless service providers and public benefit conveyances.*

Property may be obtained through homeless and public benefit conveyances at discounts up to 100%. There may also be some property sold at fair market value.

3. How does the Army intend on gaining financial return from this closure?

*Response: From selling whatever property is left over for fair market value.*

The city as the Local Redevelopment Authority (LRA) will submit a reuse plan that addresses all the available property. However all that property may not be for uses that are covered by homeless or public benefit conveyances. Uses not covered by the conveyances will be sold at fair market value by the Army. Also the Army may decide not to grant all the requested conveyances thus resulting in land for fair market sale.

4. What will happen to property, other than buildings and land, such as desks, etc., that are currently used by the Army at the Base?

*Response: None of it has much value. (Answered by Fort Lawton staff)*

This property is known as personal property and the Army may leave some of it. If this occurs the city as the LRA will work with the Army and those organizations that are receiving Fort Lawton property to determine how to distribute the personal property.

5. How will the reuse plan have value if the Army has the ultimate say?

*Response: It serves as a guiding point for their decision.*

The city as the LRA expects the Army will give serious consideration to the reuse plan.

6. Can the Feds disregard the critical property ordinance that applies to much of the property under consideration?

*Response: Once ownership is transferred, the property will be subject to the City of Seattle's rules and regulations.*

7. When will the NOI public meetings be held? How many NOIs do you plan on receiving?

*Response: The public meetings will be held sometime in February. We are not certain at this point as to how many NOIs we will receive on January 10.*

The due date for Notices of Interest in property at Fort Lawton is January 10, 2007. Notices are to be sent to the city.

8. If you didn't go to the workshop (on September 26) you cannot apply for ownership of the property?

*Response: No- any interested party can submit an NOI.*

The workshop was for organizations interested in homeless and public benefit conveyances. Other organizations eligible for these conveyances that did not attend the workshop can still apply.

9. Is the Army giving the property to the City and then the City is giving to the (winning) NOI entity?

*Response: No- the Army will maintain ownership until they make a decision as to who to transfer that ownership to.*

The city as the LRA is not conveying property.

10. What is happening to the cemetery?

*Response: We expect that the Army will retain ownership of the cemetery. It has been considered surplus by mistake. (Answered by Fort Lawton staff)*

**11.** What kinds of things can't you reveal about the NOIs?

*Response: We cannot reveal an entity's capacity or anything financial. The federal regulations state that the LRA may not release to the public the following information received in Notices of Interest: "... capacity of the representative of the homeless to carry out its program, a description of the organization, or its financial plan for implementing the program". We may disclose the identity of the representative of the homeless.*

**12.** Is it possible to tour the (Fort Lawton) site?

*Response: You can walk around the site but the buildings have restricted access to Army personnel only. (Answered by Fort Lawton staff)*

**13.** In the aerial photo, what do the green and orange areas represent?

*Response: The land the Veterans have spoken for (green) and the cemetery (orange).*

**14.** What pieces of the property is Parks interested in?

*Response: We have a consultant working with Parks to determine this.*

**15.** Who is producing that report? Will be a public document?

*Response: We are uncertain of the name of the company. It will most likely be a public document.*

The consulting firm is ESA Adolfson. The report will be available.

**16.** The zoning under consideration is RS-7200, right? (Yes). Is it possible to re-zone the property to enable other uses?

*Response: Yes.*

**17.** Before the reuse plan goes to the Council?

*Response: No.*

When the city as the LRA completes the redevelopment plan for Fort Lawton it goes along with other documents to both the federal Department of Housing & Urban Development and the Army for review. The Army will make final decisions on property disposal. City staff does not anticipate any zoning actions, if any are needed to implement the plan, until after the Army announces their decisions.

**18.** The Council has to approve the (Reuse) Plan?

*Response: Yes – it must be approved by the Council and the Mayor.*



Ft. Lawton Technical Advisory Group  
November 13, 2006

**Homeless (2)**

Bill Block, Committee to End Homelessness  
Ruthann Howell, Family Services

**Magnolia Neighborhood (3)**

Vic Berry, Magnolia Community Club  
Paul Thompson, Friends of Discovery Park  
Monica Wooten, Magnolia Historical Group

**Finance (1)**

Steve Call, Cascade Water Alliance

**Urban Design (1)**

David Spiker, Design Commission

**City Council (1 Central Staff)**

Tracy Ratzliff

**At-Large Community (1)**

Venus Velasquez

**Parks (1)**

Debbie Jackson, Park Board

**Environmental (1)**

Kollin Min, Enterprise Community Partners, Inc.

**Faith Community (1)**

Reverend Sandy Brown, Greater Seattle Church Council

The TAG may be contacted through Jordan Royer at 233-0069 or  
[jordan.royer@seattle.gov](mailto:jordan.royer@seattle.gov)





**OUR COMMUNITY'S  
TEN-YEAR PLAN TO  
END HOMELESSNESS**





October 11, 2006

Ken Bounds, Superintendent  
Seattle Department of Parks and Recreation  
100 Dexter Avenue, North  
Seattle, WA 98109

Re: U.S. Army Reserve Parcel

Dear Ken:

Heron Habitat Helpers (HHH) urges you to work for creation of a unique city wildlife corridor including the property now occupied by the U.S. Army Reserve Parcel at Fort Lawton.

The Army Reserve Parcel (ARP) is located strategically between Discovery Park and Kiwanis Ravine, separating two of the City's most important wildlife reserves. The divestiture of Army Reserve ownership provides a splendid opportunity to link these two reserves.

The Army Reserve Parcel also contributes significantly to the watershed of Wolfe Creek in Kiwanis Ravine and Salmon Bay. Salmon Bay is a vital regional salmon habitat. The potential change in ARP ownership makes possible reductions in contaminated surface runoff (oils and other wastes) now flowing into the Wolfe Creek watershed – and improvement in the overall water quality of the Salmon Bay estuary for migrating salmon.

Mayor Nickels initiated the **Green Seattle Partnership** last year. He announced the draft **Urban Forest Management Plan** this year. A **Seattle Wildlife Corridor** would be consistent with, and build on, these programs.

Strong City advocacy is needed to protect the Army Reserve Parcel. It contains lands that qualify for the City's "critical area ordinance" in several categories:

- 40% or more steep slope.
- potential slide area.
- fish and wildlife habitat.

Also, this Parcel contains lands included in a draft-in-process Director's Rule from the Department of Planning & Development establishing the **Kiwanis Ravine Great Blue Heron Management Area**.

**Because of its value to wildlife, HHH urges the creation of a City-sanctioned wildlife corridor, to include the Army Reserve, the privately owned residential areas between Kiwanis Ravine and Discovery Park and Bay Terrace Road. This special wildlife corridor would enhance the ability of fish and wildlife to utilize the greater Salmon Bay/Kiwanis Ravine/Discovery Park Ecosystem.**

**We therefore propose the following:**

- 1) The City of Seattle Department of Parks and Recreation should seek and obtain legal title to all unused open space, green belts, fences, medians, parking strips, and forested areas as well as any potential future open space that might be designated in the Army Reserve Parcel.**
- 2) Any existing buildings or pavement not currently used should be removed and converted to open space. An example: the large parking lot in the extreme NE corner of the property. This paved area creates significant surface runoff into Kiwanis Ravine.**
- 3) All landscaping within the Army Preserve Parcel should be native plantings only. Specifically, we urge the planting of future nesting trees for the great blue herons of Kiwanis Ravine. Make this corridor a showcase of the mayor's draft Urban Forest Management Plan.**
- 4) Any new uses of the Army Reserve Parcel should not be allowed to impact Discovery Park or Kiwanis Ravine more than current use. As examples, the number of vehicles entering the parcel, noise, lighting, pets off leash should not increase as a result of change in ownership or use.**
- 5) All street lighting in the Army Reserve Parcel should be wildlife friendly and within specifications of the International Dark-Sky Association.**
- 6) Any exterior construction activities occurring within the Army Reserve Parcel should be restricted to seasons not in conflict with the nesting seasons of either the Great Blue Herons of Kiwanis Ravine or Bald Eagles using the Discovery Park peninsula for nesting. In addition, the developers of any proposed construction in the Parcel would be required to submit an Environmental Impact Statement, prior to issuance of a building permit, detailing how their construction will not harm wildlife.**
- 7) All trees 6 inches in diameter measured at 4 ½ feet above the ground shall be retained within this corridor, unless the tree is determined to be diseased or to threaten life or property. This would significantly increase the tree canopy in the Discovery Park/Kiwanis Ravine/Salmon Bay Wildlife Corridor and improve ability of wildlife to move through the area.**

**HHH also urges the City to support the following improvements in the Discovery Park/Kiwanis Ravine/Salmon Bay ecosystem:**

- **Establish Kiwanis Ravine as the City's first official nature preserve, wildlife refuge, or similar name with special regulations protecting the Great Blue Heron nesting season.**
- **Take steps to initiate the daylighting of Wolfe Creek through Commodore Park into Salmon Bay – reconnecting this watershed and its freshwater estuary to aid the migration of millions of salmon.**
- **Link management of the entire complex – the two parks, the wildlife corridor, and daylighted Wolfe Creek in Commodore Park.**

**HHH and the Discovery Park Advisory Council (DPAC) collaborated on all of the points in this letter. The initial vision for the wildlife corridor came from Phil Vogelzang, president of DPAC. We hope these proposals will be supported by Friends of Discovery Park, the Magnolia Community Club, Sustainable Ballard and other local stakeholders.**

**We understand the challenges that these proposals pose. We urge you and Mayor Nickels to continue the support of the greater Discovery Park Ecosystem that you have shown in the past. This is an historic opportunity for all citizens of Seattle. We are confident of your support.**

**Sincerely,**

---

**Rich Lassman, Co-President  
Heron Habitat Helpers**

November 2006

Re: U.S. Army Reserve Parcel

Dear Mayor Nickels:

The Discovery Park Advisory Council (DPAC) would like to express our views regarding future development of the U.S. Army Reserve Parcel, which lies between Discovery Park and Kiwanis Ravine. We hope these proposals will be supported by the Friends of Discovery Park, the Magnolia Community Club, Heron Habitat Helpers, Sustainable Ballard, and other local stakeholders.

The Army Reserve Parcel is located strategically between Discovery Park and Kiwanis Ravine, separating two of the City's most important wildlife reservoirs. The divestiture of Army Reserve ownership provides an unprecedented opportunity to link these two reserves.

The Army Reserve Parcel also contributes significantly to the watershed of Wolfe Creek in Kiwanis Ravine and Salmon Bay. Salmon Bay is a vital regional salmon habitat. This potential change in ownership opens the door to possible reductions in contaminated surface runoff (oils and other wastes) into the Wolfe Creek watershed -- and improve the overall water quality of the Salmon Bay estuary for migrating salmon.

Within the context of your Green Seattle Partnership initiated last year and your just-announced draft Urban Forest Management Plan, we believe that strong City advocacy is needed to protect this Parcel, which contains lands within the City's designated "critical area ordinance" for 40% or more steep slope, potential slide area, and fish and wildlife habitat. In addition, this Parcel contains lands included in a draft-in-process Department of Planning & Development Director's Rule establishing the Kiwanis Ravine Great Blue Heron Management Area.

Because of its value to wildlife, DPAC urges the designation of a City-sanctioned wildlife corridor, to include the Army Reserve, the privately owned areas between Kiwanis Ravine and Discovery Park and Bay Terrace Road. This special wildlife corridor designation would enhance the ability of fish and wildlife to utilize the greater Salmon Bay/Kiwanis Ravine/Discovery Park Ecosystem.

We therefore propose the following:

- 1) The City of Seattle Department of Parks and Recreation should seek and obtain legal title to all unused open space, green belts, fences, medians, parking strips, and forested areas as well as any potential future open space which might be designated in the Army Reserve Parcel.
- 2) Any existing buildings or pavement not currently used should be removed and converted to open space. This is especially true of the large parking lot in the extreme NE corner of the property, which covers a relatively steep slope with surface runoff into Kiwanis Ravine.
- 3) All landscaping within the Army Preserve Parcel be native plantings only. Specifically, we urge the planting of future nesting trees for the great blue herons of Kiwanis Ravine. Make this corridor a showcase of your draft Urban Forest Management Plan.
- 4) Any new uses of the Army Reserve Parcel should not be allowed to impact Discovery Park or Kiwanis Ravine more than current use. As an example, the number of vehicles entering the parcel, noise, lighting, pets off leash, etc. should not increase as a result of change in ownership or use.
- 5) All exterior lighting in the Army Reserve Parcel should be wildlife friendly and minimize night time light pollution, with full cut-off fixtures and the light source fully shielded.



6) Any exterior construction activities occurring within the Army Reserve Parcel be restricted to seasons not in conflict with the nesting season of either the Great Blue Herons of Kiwanis Ravine or Bald Eagles using the Discovery Park peninsula for nesting. In addition, the developers of any proposed construction in the Parcel would be required to submit an Environmental Impact Statement, prior to issuance of a building permit, detailing how their construction will not harm wildlife.

7) All trees 6 inches in diameter measured at 4 ½ feet above the ground shall be retained within this corridor, unless the tree is diseased or threatens life or property. This would significantly increase the tree canopy in the Discovery Park/Kiwanis Ravine/Salmon Bay Wildlife Corridor and improve ability of wildlife to move through the area.

8) Exteriors of any new construction or changes to existing buildings be designed so as not to attract, increase or cause flying birds to collide with the structure.

We also believe the City should support improvements in the Discovery Park/Kiwanis Ravine/Salmon Bay ecosystem by: (a) establishing Kiwanis Ravine as the City's first official nature preserve, wildlife refuge, or similar name with special regulations protecting the Great Blue Heron nesting season, (b) taking steps to initiate the daylighting of Wolfe Creek through Commodore Park into Salmon Bay – reconnecting this watershed and its freshwater estuary to aid the migration of millions of salmon, and (c) linking management of the entire complex – the two parks, the wildlife corridor, and daylighted Wolfe Creek in Commodore Park.

We understand the challenges that this represents and urge you to support the greater Discovery Park Ecosystem. This is an historic opportunity for all citizens of Seattle. We are confident of your support.

Sincerely

The Discovery Park Advisory Council

CC: Seattle City Council members  
Ron Sims  
Larry Phillips  
Christine Gregoire  
Senator Jeanne Kohl-Welles  
Jim McDermott  
Norm Dicks  
Senator Patty Murray  
Senator Maria Cantwell  
Rep. Helen Sommers  
Rep. Mary Lou Dickerson  
Phil Lane – UIATF  
Paul Thompson – Friends of Discovery Park  
Magnolia Community Council  
Sustainable Ballard



**Public outreach materials from 2007**



Magnolia Community Club April 17 Board meeting

MINUTES

1. Intro and roll call

attending: Kevin Patrick, Vic Barry, Rob Wilson, Jeff Downer, Chris Balka, Tom Tanner, Gene Hoglund , Jose Montano

Meeting was chaired by Kevin Patrick since Nancy Rogers is out of the country on a sabbatical from her job.

Vic Barry took minutes.

2. Consent Agenda

March '07 minutes approved.

3. Treasurer's report

Report distributed prior vial e-mail approved. Dated Mar. 31, 2007

4. Committee Reports

a. Newsletter: Vic reported that deadline for May/June issue of MCC Newsletter will be May 15, and asked for input from all board members.

Extra copies of all recent issues are available for board members and for handouts at general meetings.

b. Land Use Committee: Chris reports that Clearwire has made application for 5 microwave antennae at the water tower site.

c. Transportation Committee: After much discussion about the results of the recent Viaduct vote, the following motion was passed unanimously:

" The MCC's current position on the viaduct replacement is as follows: The MCC position on the Alaskan Way Viaduct corridor is that any replacement or option must maintain

existing vehicle capacity, mobility and preserve access to the NW side of Seattle. As it has been described to the public to date, the Surface Option does not meet these requirements."

d. Membership Committee: The board approved sending a recruitment and retention letter to 460 past members going back to 2003. The the Board members will follow up with phone calls.

e. Website Committee: no update.

## 5. Liaison Reports

NAC: Kevin and Vic: MCC voted via e-mail to approve Bruce Laing as new chair of NAC.

Because of appeal of T91 EIS, there is time for Nancy to send in comments upon her return. Motion passed unanimously for Nancy to send such a letter with language listed in agenda: "...that the MCC should file comments asking the City to impose conditions requiring an attractive building, low lighting, shore power for the ships, and requesting the City monitor traffic impacts such that if the impacts disclosed in the EIS turn out to be much worse, the City can impose additional controls. Because of traffic and air quality concerns, the City should also limit the regular cruise ship use to just Fri-Sat-Sun as disclosed in the application so they can't add ships without going through further review, and restrict large special events from being held at the cruise terminal."

MQADC: Gene: Suggested two projects for MCC to support for these funds in Magnolia: Support Mag. Chamber in fixing sidewalks in Village, and adding parking off 34<sup>th</sup> in front of Library since back parking l

Is losing spaces due to expansion.

WPAC: Gene: Reported on Neighborhood Policing Plan Open House April 10, and on Mayor's plan to increase size of police force.

6. General meetings: MCC's May meeting is cancelled and substituted with a special general meeting on April 19 to accommodate the city staff who are in charge of the BRAC process for Ft. Lawton.

Speakers are lined up and meeting will be held at same location: Blaine Cafeteria.

#### 7, Pending Issues

- a. Sandwich Board. Rob is getting bid and will report at next Board meeting.
- b. King County Charter Review Commission. Board decided not to have MCC represented there.
- c. Boeing Field /Trail land swap: Board does not want MCC to take a position at this time, despite Larry Phillips' suggestion that we do so.
- d. MMM Book Vol I: Board does not want to consider sales on Amazon at this time.
- e. BLVD. Vegetation Plan: no new report at this time.

8, Other issues: none

Adjournment







# Magnolia Community Club

MAGNOLIA'S COMMUNITY COUNCIL

March/April 2007

## A Message From The President

**April 19:**

### Speak Now or Forever Hold Your Peace on Homeless Housing at Fort Lawton

The Fort Lawton lands between 36th Avenue West and Discovery Park will soon be out of the military's control. As has been repeatedly described in public meetings, the federal process that controls re-use of these lands forces consideration of placing homeless housing and services on the property, as well as the sale of much of the remainder for market value.

The City has been appointed to be the agency to create and propose a master plan to the Federal government. The City is currently reviewing several proposals, that include over 150 homeless housing units, plus additional market rate condos or homes, some open space, some community uses, and even a proposal for housing the chronically homeless.

By early April, the City is expected to release a master plan that will include the City's proposed uses, the location of those uses, and the number of proposed new homeless and market rate housing units. MCC is holding a public meeting about the City's first draft plan on Thursday, April 19, 7 - 9 p.m. at the Blaine Elementary cafeteria.

The Fort Lawton redevelopment may impact Discovery Park, as well as schools, transit service, and retail and commercial areas throughout Magnolia. We urge all Magnolians,

*Continued on page 5*

## MCC Letter to City Hall on Homeless Housing in Discovery Park

While we acknowledge that homeless housing may indeed be a required part of the future uses at Fort Lawton, we ask that the City carefully consider whether or not that use makes sense in this location. Fort Lawton is tucked away at the northwest corner of Magnolia, and is a long distance from police, medical and fire services, as well as most social services. If the BRAC (Base Realignment Closure) process did not exist, we sincerely doubt that this



location would make it onto a top 10 list of potential sites for homeless housing in Seattle. Moreover, the majority of the Magnolia community appears to prefer that the Fort Lawton

lands become parkland, joined to Discovery Park, rather than be re-developed for any other uses. Recognizing that is probably not a realistic outcome, and that some amount of homeless

housing will likely be directed to Fort Lawton, together with other development, we offer the following comments on the potential uses.

To the extent that homeless housing must be directed to Fort Lawton, the community prefers ownership housing to rental housing. There are several ownership housing proposals within the Notices of Interest. The City has not provided detailed information on those proposals or their financial viability; accordingly, we do not have enough information to choose among them.

The City has indicated that a variety of different types of homeless housing are under consideration, ranging from housing for the

*Continued on page 3*

**Share your opinion....**

**Public Meeting on BRAC process to determine fate of Fort Lawton lands.**

**Thursday, April 19, 2007  
7-9 pm  
Blaine Elementary School Cafeteria**

**Hosted by the Magnolia Community Club**

## 2007 MCC Officers & Board

**President**  
Nancy Rogers

**Vice President**  
Kevin Patrick

**Treasurer**  
Rob Wilson

**Recording Officer**  
Richard Piacentini

**Membership Officer**  
Pat O'Donnell

**Immediate Past President**  
Vic Barry

**Trustees**  
Chris Balka  
Bill Bates  
Lindsay Brown  
Jeff Downer  
Scott Forster  
Gene Hogle  
Jose Montano  
Tom Tanner  
Randall Thomsen

**Editor**  
Vic Barry  
**Associate Editor**  
Scott Forster

## Mission Statement

### From the Magnolia Community Club's Bylaws

1. To monitor private or governmental activities that affect the quality of life in Magnolia and to take appropriate action to further or protect the interests of the community.
2. To elect a Board which will monitor community issues and provide ways for residents to participate in discussions regarding them.
3. To educate the public on subjects affecting the Magnolia community.
4. To provide small amounts of financial assistance to Magnolia community projects.

**Magnolia Community Club**  
PO Box 99564  
Seattle, WA 98139-0564  
Telephone: 206.283.1188  
Website:  
[www.orgsites.com/wa/magnoliacommunityclub](http://www.orgsites.com/wa/magnoliacommunityclub)

## Report on the Port:

### Port and County sign agreement on railway/Boeing Field trade; and Cruise Terminal Project approved for T91

Sally del Fierro, Public Affairs, Port of Seattle  
[delfierro.c@portseattle.org](mailto:delfierro.c@portseattle.org)

On February 26, leaders of King County, the Port of Seattle and the BNSF Railway Co. signed an agreement to move an important step closer to saving an invaluable Eastside rail corridor for public use, and to transportation improvements that could mean billions of dollars in economic activity.

The two memoranda of understanding (MOUs) formalize proposals to bring the Eastside rail corridor into County ownership in exchange for the transfer of King County International Airport to the Port. The parties also agreed to cooperate in the siting and development of an intermodal freight facility to serve the region.

King County will take over the BNSF rail line along the eastern edge of Lake Washington. The rail corridor runs from North Renton to Snohomish. The Port, on behalf of King County, will pay BNSF \$103 million for approximately 40 miles of the rail line. The Port also will contribute up to \$66 million to King County toward development of a major new regional trail, in exchange for the airport.

At the same time, the County commits to preserve the option of dual use of the corridor for both trail and transportation use in coming decades. A recent, in-depth study by the Puget Sound Regional Council found that at present, there is not enough demand for commuter transit along the route to make the line economically viable. That could change in the future.

The group of proposals faces approval by the King County Council and Seattle Port Commission, and also are subject to regulatory approval.

In addition, the memoranda include several other major economic development components:

- King County will support

funding from the state of Washington to make rail improvements to Stampede Pass that will allow double-stacked rail cars to use that route to cross the state.

- The Port will join with King County and BNSF to identify property suitable for a major intermodal rail facility in the Central Puget Sound region. Once that site is found and acquired, the Port will purchase the Fisher Flour Mill on Harbor Island from King County.

- Although the railroad property will be developed initially as a hiking and biking trail, the parties recognize that it may in the future be reactivated for other transportation uses, such as regional commuter rail.

- The Port will continue operating Boeing Field as an airport and will assume all of the County's FAA obligations. The Port anticipates no immediate changes to the airport's operations.

The MOUs set out financial and legal terms and conditions of the transactions, commit the parties to work together to bring the agreement to fruition, and will guide the writing of definitive agreements in upcoming months.

The texts of the MOUs can be found on the King County web site at: [www.metrokc.gov](http://www.metrokc.gov)

### Cruise terminal project approved for Terminal 91

*New environmental action agenda set in motion*

The Port of Seattle Commission recently approved funding and adopted the Final EIS to reactivate Terminal 30 in the south harbor for cargo and relocate cruise ships to Terminal 91 in Magnolia. As part of the project approval the commission directed Port staff to take action on a series of steps designed to demon-

*Continued on page 5*

# MCC Letter to City Hall *Continued from page 1*

“chronically homeless” to housing for homeless families, homeless seniors and homeless veterans. We prefer to see housing for homeless seniors above housing for homeless families. While providing housing for homeless families is important, we are concerned about the impact of children moving in and out of our local schools as their families step up the economic ladder, and choose to move to market rate housing. There is a dearth of affordable, market rate housing in Seattle, particularly in the Magnolia neighborhood. We wish to avoid a situation in which hundreds of children cycle through only a couple of years in our local schools while they live at Fort Lawton and then move outside the City.

We are extremely concerned about the concept of providing homeless housing for the “chronically homeless,” especially if it is rental housing. This use should be prevented. As we understand the issue, most chronically homeless are also mentally ill. While we agree that our society should be doing a far better job of providing for the mentally ill and chronically homeless, the reality is that there are few services for such individuals in Magnolia, and it is not clear to us that such services could or should be provided at Fort Lawton. Asking troubled individuals to live in Magnolia and commute downtown or elsewhere to obtain necessary services seems unwise for them and the surrounding community.

The Magnolia neighborhood does not contain a significant amount of low cost retail outlets, services or jobs for the homeless community. Therefore, not only will additional transit access be necessary to serve the new Fort Lawton community, but also the overall amount of homeless housing should be limited. In addition, we have recently had a bout of uncontrolled homeless encampments within Discovery Park intimidating Park users. Any plans for homeless services in Magnolia need to be expressly limited to the homeless housed at Fort Lawton so as to prevent additional encampments

from taking over the Park due to the proximity of services.

To the extent that market rate housing is included in the City’s redevelopment proposal, we ask that the market rate housing also be owned and not rental housing. We anticipate that the property will be developed using some form of density bonus. As to any housing provided, whether market rate, or homeless, we ask that the developments be designed to match the character of the surrounding community. To the greatest extent possible, single family homes should be emphasized over stacked units and/or townhouses, unless the housing is provided via conversion of the existing structures on the site. Residential densities on the site should be limited so as to minimize traffic impacts, and not

## NO TEMP LIBRARY SERVICE WHILE MAGNOLIA BRANCH REMODELED

The following is the response from the Seattle Library staff to MCC’s questions about providing temporary library services, such as a bookmobile, while the Magnolia Branch is being remodeled in the near future:

- Creating temporary services when branches close for renovation was not funded as part of the 1998 voter-approved “Libraries for All” bond measure. We prefer to invest the taxpayers’ resources in permanent improvements.
- Patrons normally have several options for library service since The Seattle Public Library has such a comprehensive network of branches.
- The Seattle Public Library board of trustees adopted a policy in 2001 that said the Library would not normally provide a temporary facility when a branch is closed for construction because research shows that temporary facilities are not well used and are only minimally functional. Here is a link to the full policy on the Library’s Web site: [www.spl.org/lfa/projects/empsservicespolicy010327.html](http://www.spl.org/lfa/projects/empsservicespolicy010327.html)
- Over the past 18 months or so, CIRP several times discussed whether it would be an issue if the closures of Queen Anne & Magnolia overlapped

significantly alter neighborhood traffic patterns.

If any community uses are part of the final plan, we ask that those uses also be respectful of the existing neighborhood adjoining Fort Lawton and Discovery Park, as well as existing Discovery Park users.

The overall development plan should include screening, such as vegetated buffers to better protect the existing community; especially should the new Fort Lawton uses be substantially different from the existing neighboring uses.

Finally to the extent that open space uses are provided – and they should be – we ask that those uses be controlled by entities, such as the City of Seattle Parks Department, that have sufficient funds to maintain the areas.

and decided it would not be for the reasons you described.

- We haven’t yet set a closure date for the Magnolia Branch, but assuming we get responsive construction bids, the

### New Info....

The Magnolia Branch Library closed Saturday, March 24 at 6pm.

It is being remodeled and expanded by 1,443 sq ft to include a meeting room for literary programs and community meetings.

branch likely will close in February or March. The Queen Anne Branch closed at 6 p.m. on Saturday, Dec. 16, and is expected to reopen in the second half of 2007.

- Our bookmobiles serve day cares, retirement and nursing homes, and facilities for developmentally disabled and physically handicapped residents. Residents who are home-

*Continued on page 5*

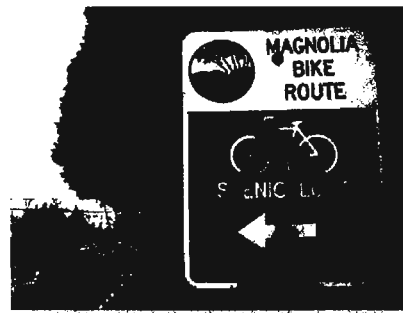
# GRAFFITI IN MAGNOLIA?

By Chris Balka, MCC Trustee

Have you noticed? During the last year, graffiti has become more and more visible in Magnolia. 'tag art' is the term applied to the spray-painted scrawl that you see on buildings, signs, bridge overpasses, and public and private spaces that are highly visible to the rest of us. Graffiti includes any marking, drawing, etching on public or private property without the owner's permission.

On a recent walk through Discovery Park, I noticed the Park's rainbow signs had been sprayed with scrawl that covered the text on the sign. I decided to make some calls to see what could be done. What I learned is that the Parks Department wants you to call them to report the location so they can restore the sign. They do not want citizens attempting to remove the graffiti. Only their staff are trained experts whose job it is to carefully remove the scrawl, paint and markings.

A vandal's objective is to have others see their graffiti. They are drawn to walls that are not cleaned immediately because it means that their 'tag' will be up longer and seen by more people. Covering the graffiti as soon as possible prevents property from becoming known as a good site among vandals.



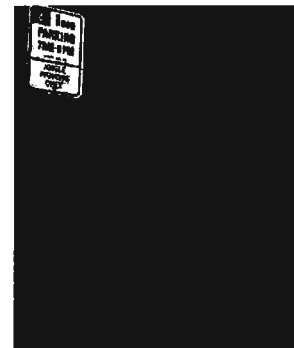
Recent tagging in Village.

**What to do?** The City's Graffiti Prevention Program outlines these tips:

- when graffiti appears on your home, business, or apartment building, take photos to document for insurance purposes.
- remove or paint over graffiti immediately - this is the best way to prevent more graffiti. Free paint is available.
- volunteer to paint out graffiti on private property in your neighborhood.
- ask merchants and neighbors to remove graffiti immediately.
- matching funds are available to business, community and service groups for litter and graffiti control.

## To report Graffiti:

**In progress:** Call 911  
**Seattle Parks:** 206-684-7250  
**City Property:**  
(graffiti, litter, illegal dumping)  
206-684-7587  
**City Signs:** 206-386-1206  
**City Bridges/Walls:** 206-386-4251  
**Metro Bus Shelters/Signs:**  
206-684-1800  
**Your Private Property:**  
206-625-5011  
**Free Paint:** 206-386-4093  
**Volunteer to Paint:** 206-386-9746  
**Apply for a Litter & Graffiti Matching Fund Grant:**  
206-386-9746  
**Adopt a Street Program:**  
206-684-7647  
**FURTHER READING:**  
[www.seattle.gov/util/ept/graffiti](http://www.seattle.gov/util/ept/graffiti)



## PARKS DEPARTMENT RESPONDS TO MCC CONCERNS ABOUT MAGNOLIA BLVD.

Parks Dept staff Mark Meade and Duane Penttila attended the Magnolia Community Club's February Board meeting and responded to MCC's concerns about the overgrowth of vegetation that blocks views all along Magnolia Blvd. They responded positively about renewing a staff/-citizen oversight committee to review changes in the Mag Blvd Vegetation Plan which was created about 10 years ago, but has not been followed with any consistency. Since the meeting, MCC has been working with the Parks Dept to get this committee filled by local residents. The following is an excerpt from a letter MCC was happy to receive from outgoing Parks director, Ken Bounds, as a response to MCC's letter raising the overgrowth issue.

Thank you for the considerable work and research you put into your January 8 letter about implementation of the Magnolia Boulevard Vegetation Management Plan (VMP). I appreciate your concern for the maintenance of one of Seattle's most treasured vistas. Your letter outlined concerns for our level of response to the Plan, a desire to modify the plan and oversight by a combined advisory committee of citizens and staff.

A VMP is a roadmap for the long-term maintenance of a park's forested or landscaped area. Completion of a VMP does not guarantee that all funds necessary to fully implement it are in place. The Magnolia Boulevard VMP is an instance where Parks lacks the resources to fully implement the plan. Working with boulevard

neighbors, we have accomplished portions of the Plan, such as trimming the vegetation on the top of the slope, and regularly maintaining the area immediately along the viewpoint parking area. We have had some success with our efforts to plant and re-establish the madrone for which the bluff is [mis]named. Next year we will do more replanting, and will

**ma·dro·ne** Pronunciation[muh-droh-nuh]

1. any of several evergreen trees belonging to the genus *Arbutus*, of the heath family, esp. *A. menziesii* (Pacific madrone) of western North America, having red, flaky bark and bearing edible reddish berries.

See MCC logo, front page.

Continued on page 7

## EMERGENCY PLANNING FOR MAGNOLIA

The Magnolia and Queen Anne neighborhoods are beginning to take new steps to prepare for disasters. The bottom line is that much will still depend on us individually and on organizations such as the Magnolia Community Club. Seattle's Department of Emergency Preparedness has alerted all Seattle citizens that each of us must be prepared to be on our own for at least 3 days.

Less than two months ago the City created a new neighborhood preparedness program in which Magnolia residents need to get involved. The program is called SNAP: Seattle Neighborhoods Actively Prepared. To learn more about SNAP (replaces SDART), check out [www.seattle.gov/emergency/programs/snap](http://www.seattle.gov/emergency/programs/snap) or call the Office of Emergency Management at (206) 233-7123.

The first step of the SNAP process is to invite your neighbors, family and friends to prepare with you. This can be from 2 to 20 households. The program is flexible. It will be easier if members of your team live within a few blocks of each other, but there is no specific requirement. The SNAP website provides a SNAP Host Kit, sample agenda, flyer, and preparedness materials for you and your neighbors. If you would consider becoming a SNAP coordinator, e-mail the above address or call. The Department of Emergency Management held one of its first SNAP meetings at the Magnolia Community Center on February 20<sup>th</sup>. Monitor the website for future meetings.

The second step of SNAP is to Get Organized. The SNAP website provides a useful blueprint. In this phase, SNAP volunteers work with their team to choose two Neighborhood Co-ordinators to be the leaders on the day of the disaster. In a disaster, the City will communicate through the SNAP coordinators to the Magnolia neighborhoods.

Last year the Director of the Seattle Office of Emergency Management,

*Continued on page 7*

## SPEAK NOW OR FOREVER HOLD YOUR PEACE

*Continued from page 1*

not just those living next door to the site, to get involved and let their views be known. As the old saying goes, "speak now or forever hold your peace."

On behalf of our membership and the Magnolia community at large, the Magnolia Community Club recently sent a letter to the City (reprinted on page 1), in the hopes that the City will

design a re-use plan that best fits the character of Magnolia, while still meeting the federal criteria. We invite you to the April 19 meeting to see the City's proposed plan, and take this opportunity to "speak now" to City Hall about these long term changes to Discovery Park.

*Nancy Bainbridge Rogers  
President, MCC*

## Cruise terminal project approved for T91

*Continued from page 2*

strate the Port's role as a leader in environmental stewardship and remediation.

"The Commission is committed to a strong and vibrant maritime industrial economy," said Port of Seattle Commission President John Creighton. "The maritime industry is instrumental in promoting economic vitality and a diverse base of well-paying jobs in our region."


"In addition to our economic responsibility," Creighton said, "the Port must fulfill its environmental responsibility as a public agency and as a good neighbor to the communities the Port serves."

The environmental action steps include: a report on Port environmental programs that support Governor Christine Gregoire's Puget Sound Action Agenda; an action plan on air quality that will include goals and commitments for significant reductions in air emissions; amend the existing Cruise MOU to prohibit discharge of biosolids within the Olympic Coast National Marine Sanctuary; annually review wastewater handling compliance for

every cruise ship homeported at the Port of Seattle; and evaluate the feasibility, environmental impact, costs, benefits and funding sources for

facilities to handle biosolids and hazardous waste from cruise ships.

The Port anticipates that the new cruise terminal will be in operation for the Alaska cruise season beginning in 2008. Keeping the community informed throughout the construction phase will be a key element of the project.



*President of the Seattle Port Commission, John Creighton, addresses the February MCC General meeting.*

## NO TEMP LIBRARY SERVICE

*Continued on page 7*

bound for six months or longer as a result of illness or physical disability may apply to have Library materials delivered directly to their home by calling Mobile Services at 206-684-4713.

· Prior to closing the Magnolia Branch, we will survey patrons to see where they are most likely to go for

library service during the renovation. That will determine where we place extra staff. Patrons are free to choose any Library location that they find convenient and aren't limited to the Ballard or Fremont branches.

· The Ballard Branch has parking beneath the library, which may be a good option for motorists.

# COMMUNITY COUNCILS vs DISTRICT COUNCILS: A Little Background

The Magnolia Community Club is Magnolia's Community Council, and has the name "Club" because that's what neighborhood advocacy groups were called back in 1924 when MCC was first formed. Also, MCC has memberships, whereas the Queen Anne Community Council (QACC) does not.

In 1988 the Seattle City Council formed the district council system made up of 13 district councils. The MCC is a member of one of them, the Magnolia-Queen Anne District Council (MQADC). We send a representative, who this year is Scott Forster.

Last year, our representative Matt Fraser served as chair. He recently responded to a neighborhood activist on Queen Anne about how MCC and MQADC operate:

Perhaps I should explain how MCC and its meetings are structured, the relationship with MQADC, and also how MCC is a little bit different from QACC, even though they both serve essentially the same purpose for their respective neighborhoods.

MCC and QACC are both "community councils" for their respective communities, but the one essential difference is that QACC is made up of just their council members, whereas MCC is also a "club" with dues-paying members and an elected board of trustees.

At present we have over 450 member households in MCC. MCC holds two types of meetings following a published schedule, both of which are open to the public. Our general meetings are a forum where we invite various groups with a Magnolia interest to speak and give presentations, and we invite the general public to come and hear these presentations and ask questions. The topics are usually known well in advance and are published on our website, in the Magnolia News, and on signboards that we place around the neighborhood in advance of the meeting.

Our board meetings are also open to the public, but they are intended more for the board of trustees to meet

and discuss items of interest to MCC.

Often this includes deciding what topics to cover in a general meeting, and it also includes discussion on sometimes contentious issues with the aim of determining whether MCC should take an official position on those issues.

Occasionally we will invite public officials or representatives of interest groups to talk to us at our board meetings, usually with an eye toward determining whether they should then be part of a larger general meeting.

Sometimes such individuals will ask to meet with us at our board meeting.

The agenda is often not determined until a day or two before the meeting. Although MCC does take positions on certain issues, we do not always do so. If the board cannot come to a clear consensus, for instance, or if the board feels that the issue is likely to be highly divisive among Magnolia residents, whom we represent, then we will not take a position. Also, in certain areas, such as land use questions, we almost always will not take a position. In these cases,

and indeed in most cases, we see our mission as more of an educational and informational role, rather than an advisory or consultative role.

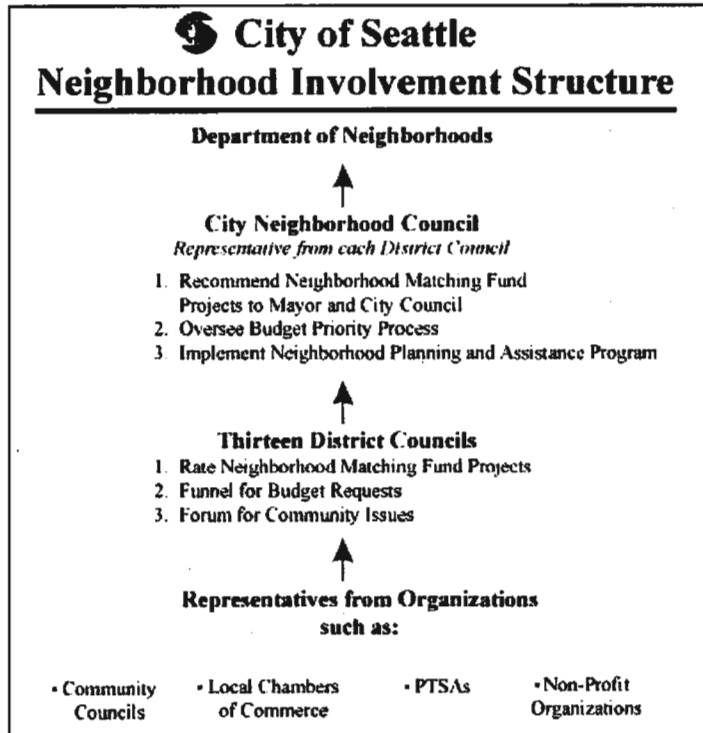
We will invite representatives of each side of an issue to present their case to the public, thus acting as a conduit of information so the public can make their own individual

decisions on an informed basis.

MQADC, as you know, is a little different. MQADC, of course, represents Queen Anne as well as Magnolia, but membership in MQADC is not based on individuals, but rather organizations. MQADC's bylaws state that member organizations must be located within our district, must have at least 20 members of their own, must have written bylaws, and must not be discriminatory in all the usual ways. At present, MQADC has 24 member organizations, including QACC and MCC. Some of these organizations are neighborhood oriented, such as the community councils, some are business oriented, some are political (the 36th District Democrats and Republicans, for instance, are both members).

Some are environmental groups, some are organized residential buildings. Several are special interest groups, formed to influence the City in specific directions on matters of policy. Each of these organizations selects a representative and an alternate to attend the MQADC

*Continued on next page*



# Emergency planning in Magnolia

(Continued from page 4)

Barb Graff, urged the MQADC to prepare a plan specifically for the Magnolia and Queen Anne community. In response, several members of the District Council organized the Queen Anne-Magnolia Emergency Planning Committee. Working with city staffer, Erika Lund, the Committee's first effort has been to identify and map potential community resources and vulnerabilities in Queen Anne and Magnolia. Potential resources include possible temporary shelters; healthcare providers—which are very limited; pharmacies; groceries; animal shelters; and generators. Magnolia's vulnerable populations include childcare facilities and adult care homes -to name just two.

Using a \$200 grant from the Department of Neighborhoods, the Emergency Planning Committee has created a map of Magnolia and Queen Anne showing the identified sites. The goal is to create a prototype packet with maps of Magnolia and Queen Anne showing the location of potential resources and vulnerabilities, and selected brochures and handouts to help residents prepare for and respond to a disaster in Magnolia. The next step will be to obtain funding to make and distribute copies of the packets to Magnolia and Queen Anne residents.

Communications and medical needs are two major concerns with which the Queen Anne -Magnolia Emergency Planning Committee is wrestling. Previous earthquakes and winter storms have shown Magnolia residents we can lose all telephone and computer communications. KIRO, and other radio and tv stations will communicate general public notices to those who still have electricity. For more local and specific information, Magnolians may need to rely on public bulletin boards, newspapers, flyers, organized word of mouth via their SNAP Coordinators, ham radio and communications taking advantage of locally moored vessels with CB and/ or Ship to Shore radios.

There are also concerns about the lack of medical resources that would be available here in a disaster. The



Magnolia Bridge may be out and there may well be other transportation disruptions; we have no

## PARKS DEPT RESPONDS TO MCC

Continued from page 4

work with the Save Magnolia's Madrones group to care for the plantings. As well, community members have underwritten the cost of implementing the VMP in a limited number of sites.

As you note, we have not yet worked on the trees on the lower slope. The strategy we have developed for the lower slope work will commence this summer. Our plan is to "coppice," that is cut to stumps, 20% of the trees each year for the next five years. We will do the work in stages along the length of the Boulevard. We have reviewed the site with our geotechnical specialists and they recommend this staged approach. I believe that the distribution of work areas can best be decided through the advisory committee.

## COMMUNITY COUNCILS VS DISTRICT COUNCILS

Continued from page 6

meetings and represent their organizations' views to that council. Where MCC acts more as a conduit of information to the general public of Magnolia, the MQADC operates more in the other direction.

MQADC takes the collective positions of all its members, and if able to form a consensus, formulates a

hospital in either Magnolia or Queen Anne, and neither of the two neighborhood's fire station has a medic. Thus it would be desirable to have the City re-assess whether an SFD medic should be permanently assigned to the Magnolia Fire Station. The Committee invites input as it wrestles with strategies for these challenges. Scott Forster of the MCC Board represents MCC on the Committee.

— by Lise Kenworthy, Chair of Queen Anne/Magnolia Emergency Preparedness Committee

Buy one at the  
Magnolia  
Bookstore

or

get one free with  
a \$50 MCC annual  
membership!



position and presents it to the City. The City is the usual target of MQADC's positions. MQADC also plays an advisory role to the City, along with the 12 other district councils, in suggesting which neighborhood projects should receive grant funding each year. In fact, this is one of our largest responsibilities.

Magnolia Community Club  
PO Box 99564  
Seattle, WA 98139-0564

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*Without a sense of caring, there can be no sense of community.*

-- Anthony Burgess, English novelist, composer, and critic

## Magnolia Community Club Information

### 2007 GENERAL MEETINGS

*Location: Blaine Elementary School Cafeteria*

Thursday, April 19, 7pm  
Topic: *Homeless Housing at Ft Lawton*

Thursday, September 13, 7pm  
Topic: *TBA*

Thursday, October 11, 7pm  
Topic: *TBA*

Thursday, November 8, 7pm  
Topic: *TBA*

**BOARD MEETINGS** are held every third Tuesday of the month (except August and December), 7pm, at the Community Center.

*Both General and Board Meetings are open to the public.*

Visit Our Website at:

[www.orgsites.com/wa/magnoliacomcommunityclub](http://www.orgsites.com/wa/magnoliacomcommunityclub)

telephone: 206.283.1188

### Join the *Magnolia Community Club*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

#### Check one membership category:

- \$25 Household       \$100 Booster\*  
 \$50 Supporter\*       \$150 Patron\*

*(Membership for calendar year)*

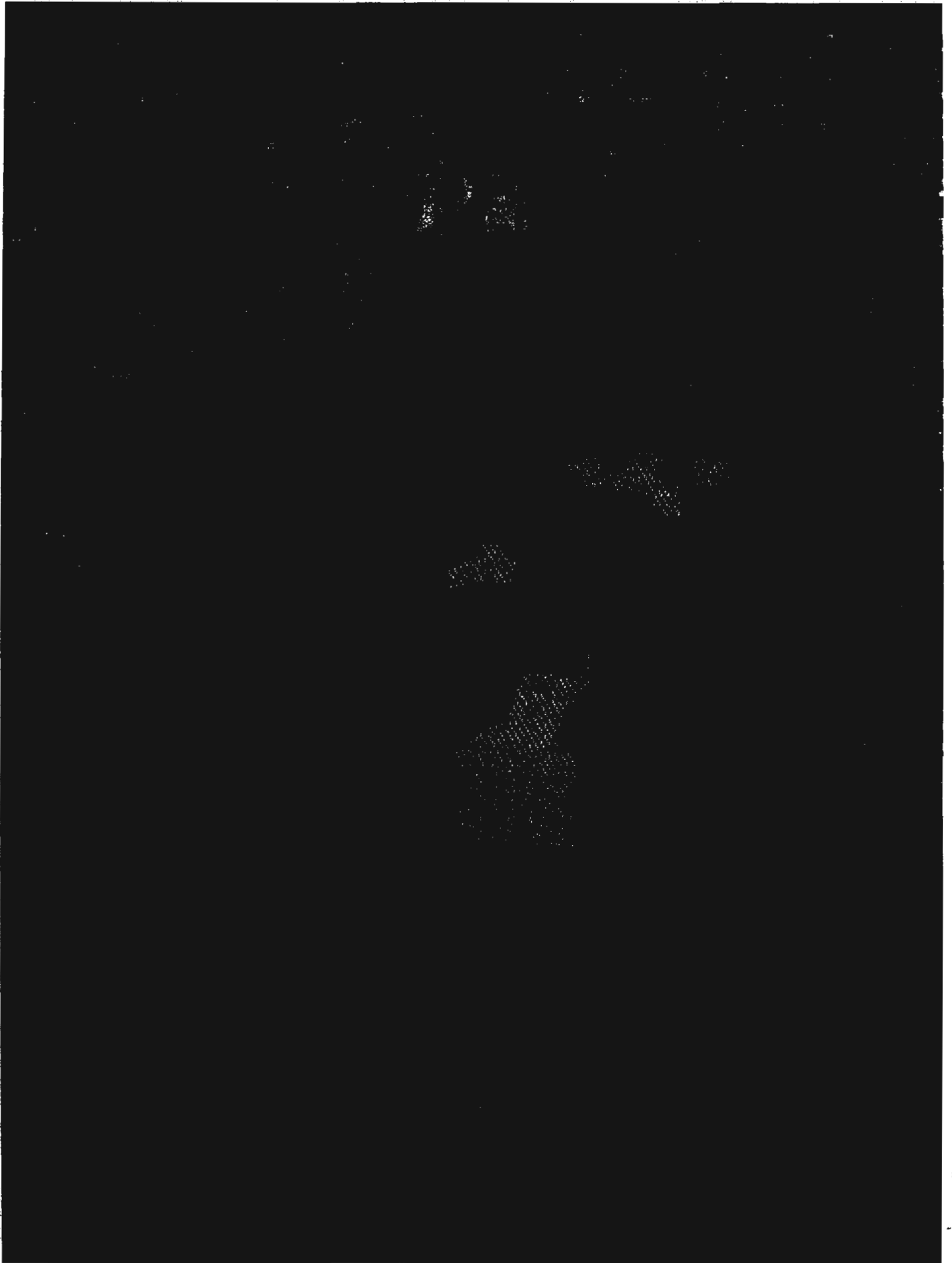
**CUT OUT AND RETURN WITH  
CHECKS PAYABLE TO:**

**MCC, PO BOX, 99564, SEATTLE, WA 98139**

\*Includes *Magnolia Memories and Milestones Vol I* book, see page 7.



Fort Lawton  
Base Realignment & Closure  
(BRAC)



# BRAC Process

Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities.

The BRAC process is governed by federal law and regulations.

The City, as the LRA, is developing a reuse plan but all final decisions are made by HUD and the Army.

Fort Lawton was slated in the 2005 BRAC for closure.

All 2005 BRAC actions are to be completed by September 15, 2011. Fort Lawton's anticipated closure is in 2009.

# BRAC Process

**The BRAC process is governed by federal laws and regulations. The federal process is as follows:**

- Step 1. Military installations are listed for closure or realignment.
- Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.
- Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.
- Step 4. If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Reuse Authority (LRA) to oversee a process for how the property could be used.

# BRAC Process - Continued

## Step 5.

If the local officials create an LRA, it is then responsible for developing a reuse plan for the property. Federal law requires that the reuse plan balances the needs of the homeless and other community needs.

LRA announces availability of surplus property for homeless and public benefit conveyances:

Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA

LRA consults with interested homeless providers

LRA considers all Notices of Interest

LRA review applications and determines ones for inclusion in reuse plan

Reuse plan balances community homeless needs with other development needs, consistent with Consolidated Plan and related plans, and considers community input

## BRAC Process - Continued

Step 6. The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.

Step 7. Department of Defense will make final property decisions giving deference to the local reuse plan.

# Definitions

**Homeless Service Providers** - State and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families

**Public Benefit Conveyances** – education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monument, & seaport uses

## Definitions

**Local Reuse Authority (LRA)** - Public Law 101-510 "...any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan."





# Dept. of Housing and Urban Development

Provide ongoing technical assistance.  
Help to provide a link between the LRA (City of Seattle) and area homeless assistance providers.  
Review and approve the application: Reuse Plan and Homeless Assistance Submission

The Reuse Plan  
must demonstrate:

**Compliance with the statutory and regulatory requirements summarized below.**

- That it was developed in consultation with homeless assistance providers

That it takes into consideration the size and nature of the homeless population.

That it takes into consideration the availability of existing services to meet the needs of the homeless.

## Reuse Plan (cont.):

The plan takes into consideration the economic impact of proposed reuse. (Job Loss)

The plan takes into consideration the suitability of the buildings and property on the installation.

The plan appropriately balances the needs of economic and other public benefit needs with the needs of the homeless for the community.

# LRA Options

The City of Seattle had the option of not serving as the LRA, in which case we were told the Army would periodically consult with the City.

In order to provide guidance to the Army's final property decisions Mayor Nickels and the Seattle City Council determined that the City should serve as the LRA.

"While the Military Department will give preference to the redevelopment plan in preparing the record of decision or other decision documents, it always retains ultimate responsibility and authority to make the final disposal decisions." (page 28 Base Redevelopment & Realignment Manual)

The City was recognized as the LRA on July 10, 2006

# LRA Functions

Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers

Provide leadership, prepare and build consensus for base redevelopment plan

Consult with Military Department on personal property disposal

Serve as single community point of contact

LRA determines uses - Military Department determines users

# LRA Timeline

City recognized as LRA July 10, 2006

LRA publishes availability of surplus property September 12 & 13, 2006

LRA workshop for interested homeless and public benefit conveyance applicants September 26, 2006

Public meetings held

Notices of Interest in surplus property due to LRA by January 10, 2007 by 5:00pm

Public meetings held

LRA draft reuse plan completed by Spring 2007

LRA must complete work no later than October 7, 2007

Fort Lawton closed by September 15, 2011 and most likely in 2009

# Homeless Housing and Public Benefit Conveyance

## Application Process

- Notice of Interest

Due January 10<sup>th</sup>, 2007 by 5:00 at Office of  
Housing

- NOI Instructions

- NOI Evaluation

City Evaluation

Public Comments

Review by Technical Advisory Group

- NOI Selection and Inclusion

- Publication of Draft Reuse Plan and Homeless  
Assistance Submittal by Spring 2007

# Fort Lawton - Zoning

## Uses Permitted

### Outright:

- Single-family houses on lots of at least 7,200 square feet
- Existing cemetery
- Public or private parks
- Public playgrounds
- Nursing homes
- Adult family homes





# Public Process

Public Meetings

Technical Advisory Group

General Information:

Comments –

Active Oct 2, 2006

DON Contact: Christa Dumpys

206-233-8560

# City Contact Information

## General Process

Linda Cannon, Office of Intergovernmental Relations  
206-584-8263

## Community Process

Christa Dumpys, Dept. of Neighborhoods  
206-233-8560

## NOI Application

Mark Ellerbrook, Office of Housing  
206-584-3340  
[mark.ellerbrook@seattle.gov](mailto:mark.ellerbrook@seattle.gov)

# Fort Lawton Closure

The US Army is closing the Fort Lawton Army Base as part of the federally mandated Base Realignment and Closure Act (BRAC). The City of Seattle will be hosting a public meeting to provide information on proposed future uses for surplus property at the fort. To assist the city as it develops a reuse plan for the fort, the public is encouraged to offer feedback on proposed redevelopment uses. Please attend and participate!

## Where is Fort Lawton?

In the Magnolia neighborhood, just east of Discovery Park.

## Public Meeting

Tuesday, February 13th

6:30 – 8:30 pm

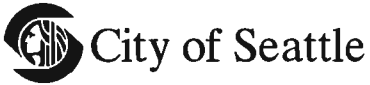
Catherine Blaine Elementary School  
Magnolia Community



## For more information...

Attend the public meeting on the 13th, visit [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm), or contact Christa Dumpys, Queen Anne Neighborhood District Coordinator, at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov) or 206-684-4812.



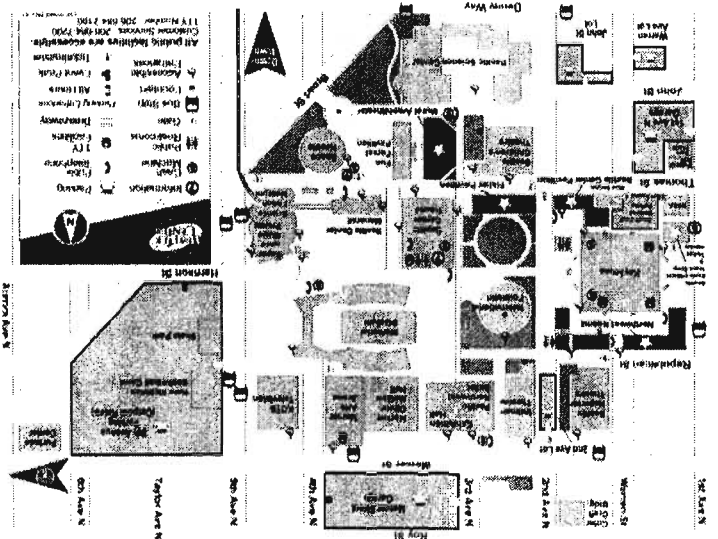


Queen Anne/Magnolia Neighborhood Service Center  
 Attn: Christa Dumpys  
 157 Roy Street  
 Seattle, WA, 98109-4111

**Seattle Center, Northwest Rooms, Fidalgo Room**  
 From I-5: Take Mercer Street exit and take right at light. Take left at next light onto Valley and follow into Broad Street. Take right on Denny Way then right on 1st Avenue then a right on Republican Street. The Fidalgo Room is parallel to Republican Street.

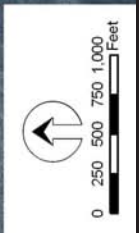
**Directions**

**Bus Routes**  
 1,2,3,4,8,13,15,16,18,19,24,33,45,74,81,82



# Fort Lawton Closure

**Notices of Interest  
have been submitted.  
Please come learn  
about the proposed  
uses for redevelopment  
of the fort.**



## Public Meetings

**Tuesday, February 13th  
6:30 – 8:30 pm**

Catherine Blaine  
Elementary School  
2550 34th Avenue West

**Wednesday, February 14  
6:30 – 8:30 pm**

Seattle Center, Northwest  
Rooms, Shaw Room  
Near First Avenue &  
Republican Street

**For more  
information...**

Attend the public meetings on the 13th or 14th, visit [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm), or contact Christa Dumpys, Queen Anne/Magnolia Neighborhood District Coordinator, at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov) or 206-684-4812.







City of Seattle

## FORT LAWTON CLOSURE – Public Meeting

**Public Sign-In: February 14, 2007**

<b>NAME</b>	<b>AFFILIATION</b>	<b>E-MAIL (optional)</b>	<b>ADDRESS (optional)</b>	<b>How did you hear about tonight's public meeting?</b>
1 Linda Hall	Springboard Alliance	lindajhall@verizon.net	N/A	E-mail
2 Aline Thurlaw	N/A	Aline.thurlaw@gmail.com	N/A	E-mail
3 Dianne Kelso	Heron Habitat Helpers	N/A	1106 East Thomas St	E-mail
4 Scott McKean	US Army Reserves	N/A	N/A	N/A
5 Kendra Schmiedoskeimp	Cascade Land Conservancy	kendras@cascadeland.org	N/A	Flyer
6 Tiffanie Ranta	Neighbor	TiffanieRanta@comcast.net	N/A	N/A
7 Sallie Bodie	Neighbor	s.bodie@comcast.net	N/A	E-mail
8 Shawna Sherman	AF Evans	ssherman@afevans.com	N/A	E-mail
9 Leslie Leber	N/A	N/A	N/A	Public information
10				



City of Seattle

## FORT LAWTON CLOSURE – Public Meeting

**Public Sign-In: February 13, 2007**

<b>NAME</b>	<b>AFFILIATION</b>	<b>E-MAIL <i>(optional)</i></b>	<b>ADDRESS <i>(optional)</i></b>	<b>How did you hear about tonight's public meeting?</b>
1 Scott McKean	US Army Reserve Base Transition	N/A	70 <sup>th</sup> RRC	Army Reserve BRAC POC
2 Michelle Gonzales	Magnolia Resident	Gonzales_mich66@hotmail.com	4526 36 <sup>th</sup> Ave West	Neighbor
3 Jack Peters	HUD	N/A	N/A	N/A
4 Katherine Purwin- Tschernisch	Neighbor	signsasha@hotmail.com	3614 West Lawton St.	E-mail
5 Serja Tschernisch	Neighbor	signsasha@hotmail.com	3614 West Lawton St.	E-mail
6 Nancy Gellos	Neighbor	nancygellos@comcast.net	3634 West Lawton St.	E-mail
7 John Burse	Neighbor	nancygellos@comcast.net	3634 West Lawton St.	E-mail
8 Eileen Justices	Neighbor	N/A	Magnolia	E-mail and Magnolia News
9 Steve Rogers	Magnolia	stevnan@comcast.net	N/A	Community Club, notice from city
10 Nancy Rogers	Magnolia	stevnan@comcast.net	N/A	Community Club, notice from city



<b>NAME</b>	<b>AFFILIATION</b>	<b>E-MAIL (optional)</b>	<b>ADDRESS (optional)</b>	<b>How did you hear about tonight's Open House?</b>
11 Les Tonkin	Tonkin/Hoyne/Lokan Architects	les@thi-arch.com	204 First South, Seattle, Wa 98104	E-mail
12 Ruth Soluit	Neighbor	rpsolnit@msn.com	3401 West Lawton St., Seattle, WA 98199	Magnolia News
13 Doug Wells	Homeowner	dsgs@seanet.com	N/A	N/A
14 Jason Shrikis	Homeowner	N/A	N/A	N/A
15 Julian Allen	Community Resident & DPAC member	drjna@comcast.net	3618 39 <sup>th</sup> Ave West, Seattle, WA 98199	E-mail
16 Christine Atkins	Ft. Lawton Neighbor	Coopatkins1@comcast.net	4562 34 <sup>th</sup> West, Seattle, WA 98199	Heron Habitat Helpers
17 Heidi Carpine	Ft. Lawton Neighbor & Heron Habitat Helpers	N/A	4663 36 <sup>th</sup> West, Seattle, WA 98199	E-mail
18 Robin Amadon	LIHI	Robina@lihi.org	518 N. 64 <sup>th</sup> St, 98103	N/A
19 Terri Hobbs	Neighbor	kenandterri@hobbs.name	4617 Lawton Lane West, 98199	E-mail
20 Susan Balbas	UIATF	sbalbas@unitedindians.org	N/A	E-mail notice
21 Olivia Williamson	Community Resident	N/A	4342 36 <sup>th</sup> Ave West	Magnolia News
22 Lisa Kjaer Schade	Neighbor	lkjaer@revenuemanagement.com	3515 West Commodore Way	Heron Habitat Helpers
23 Marlen Boivin	Neighbor	N/A	2838 35 <sup>th</sup> West	Posted notice

<b>NAME</b>	<b>AFFILIATION</b>	<b>E-MAIL (optional)</b>	<b>ADDRESS (optional)</b>	<b>How did you hear about tonight's Open House?</b>
24 Mary Willard	Neighbor	marymwillard@hotmail.com	3845 34 <sup>th</sup> Ave West, #103	Heron Habitat Helpers
25 Mark Ewbank	Neighbor	N/A	4644 36 <sup>th</sup> Ave West, Seattle, WA 98199	Magnolia News & word-of-mouth
26 Christine Almer	Historic Seattle	Christinel@historicseattle.org	111 Minor Ave, Seattle, WA 98101	Paul Thompson
27 Sharon Greenwood	N/A	N/A	2610 42 <sup>nd</sup> Ave West, Seattle, WA 98199	Magnolia News & word-of-mouth
28 Gary Greenwood	N/A	N/A	2610 42 <sup>nd</sup> Ave West, Seattle, WA 98199	Magnolia News & word-of-mouth
29 Rose Abersold	Discovery Park Volunteer	N/A	2919 26 <sup>th</sup> Ave West, Seattle, WA 98199	Heron Habitat Helpers
29 Dale Nielsen	N/A	N/A	6857 37 <sup>th</sup> Ave West	Newspaper
30 Jack Nielsen	N/A	N/A	6857 37 <sup>th</sup> Ave West	Newspaper
31 Roseanna Nielsen	N/A	N/A	6857 37 <sup>th</sup> Ave West	Newspaper
32 Brian Sullivan	N/A	N/A	2020 187 <sup>th</sup> Ave NE, Redmond, WA	N/A
33 Gary Gaffner	Discovery Park Volunteer	N/A	PO Box 99555, Seattle, WA 98139-0535	Newspaper
34 Maggie Morris	HUD	maggie-morris@hud.gov	N/A	N/A
35 Rebecca Saldana	Representative Jim McDemott	Rebecca.saldana@mail.house.gov	1809 7 <sup>th</sup> Ave, Ste 1212, Seattle, WA 98101	E-mail from city





# Frequently Asked Questions

- **BRAC Process:**
  - Who makes the final decisions on homeless uses and the property?
  - What is the Army's intent in getting value from the property?
  - Who ultimately will own the property?
  - Can community groups receive property?
- **City's interest in property ownership:**
  - Are any departments besides Parks interested in the property?
- **Zoning Issues:**
  - What might the zoning for the property end up being and when will that be decided?
  - How many housing units will be allowed?
- **Environmental Concerns:**
  - How much clean up will the Army do?
  - What about wildlife and natural habitat?
- **Department of Housing & Urban Development:**
  - How is the 'community' defined?
  - What services for the homeless will be looked at?
  - Will HUD consider the surrounding neighborhood and available resources?



# Fort Lawton Closure

## Public Meetings

**Tuesday, February 13th**  
**6:30 – 8:30 pm**

Catherine Blaine Elementary School  
2550 34th Avenue West, Seattle

**Wednesday, February 14th**  
**6:30 – 8:30 pm**

Seattle Center, Northwest Rooms, Shaw Room  
Near First Avenue & Republican Street

Notices of Interest  
have been submitted.  
Please come learn  
about the proposed  
uses for redevelopment  
of the fort.

### For more information...



Attend the public meetings on the 13th or 14th, visit [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm), or contact Christa Dumpys, Queen Anne/Magnolia Neighborhood District Coordinator, at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov) or 206-684-4812.



## City of Seattle

Queen Anne/Magnolia Neighborhood Service Center  
Attn: Christa Dumpys  
157 Roy Street  
Seattle, WA, 98109-4111



DRAFT

**FORT LAWTON REDEVELOPMENT - GUIDING PRINCIPLES**

**Neighborhood Integrity & Community Connectedness**

**Social Responsibility**

**Environmental Stewardship**

2/8/2007

# Fort Lawton Closure

The U.S. Army is closing Fort Lawton as part of the Base Realignment and Closure Act (BRAC).

## What is BRAC?

BRAC is the federal law and process used to close or realign domestic military facilities. Fort Lawton is being closed under the 2005 BRAC decisions. During the BRAC process, the City of Seattle will serve as the Local

Redevelopment Authority and as such will develop a reuse plan for the Fort Lawton property. This plan will be used by the Army in making their decision on the future ownership of this property.

## Where is Fort Lawton?

Fort Lawton is located in the Magnolia neighborhood adjacent to the northeast portion of Discovery Park.



## What will happen to Fort Lawton property?

1. The U.S. Department of Veterans Affairs has requested 8+ acres: the Army Reserve Complex and surrounding parking area. The rest of the property has been declared surplus.
2. The City of Seattle, as the Local Reuse Authority, will develop a reuse plan for all surplus property at Fort Lawton. Federal law requires that the reuse plan balances the needs of the homeless with other community needs.
3. In January 2007, the City will receive Notices of Interest from organizations interested in obtaining property at Fort Lawton for homeless and public benefit uses (such as education, public health, parks and recreation, etc.).
4. After reviewing all Notices of Interest, the City will draft the reuse plan and hold a series of public meetings. After consideration of public comments, the City will finalize the plan and send it to the U.S. Department of Defense and Department of Housing and Urban Development. The Army will review the reuse plan and make a final decision as to who will take ownership of Fort Lawton property.
5. The federal government is expected to convey at no cost, or reduced cost, property requests for homeless and public benefit uses (such as education, public health, parks & recreation, law enforcement, etc.) that are in the local redevelopment plan. Any property that is not conveyed for these purposes will be sold for fair market value.
6. Fort Lawton is expected to close in 2009.

## Public Involvement

For details on the BRAC process at Fort Lawton and for more information on public meetings, visit [www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm). If you have questions, contact Christa Dumpys, Queen Anne Neighborhood District Coordinator, at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov) or 206-684-4812.

# Fort Lawton Redevelopment Proposed Uses

## Uses Available at Fair Market Value

- Land Trust affordable homeownership (permanently affordable)
- Native American college
- Community group office space
- Community day care
- Market rate condominiums
- Market rate single family homes
- Affordable rental housing
- Multi-purpose community facility
- Community auditorium
- Community garden



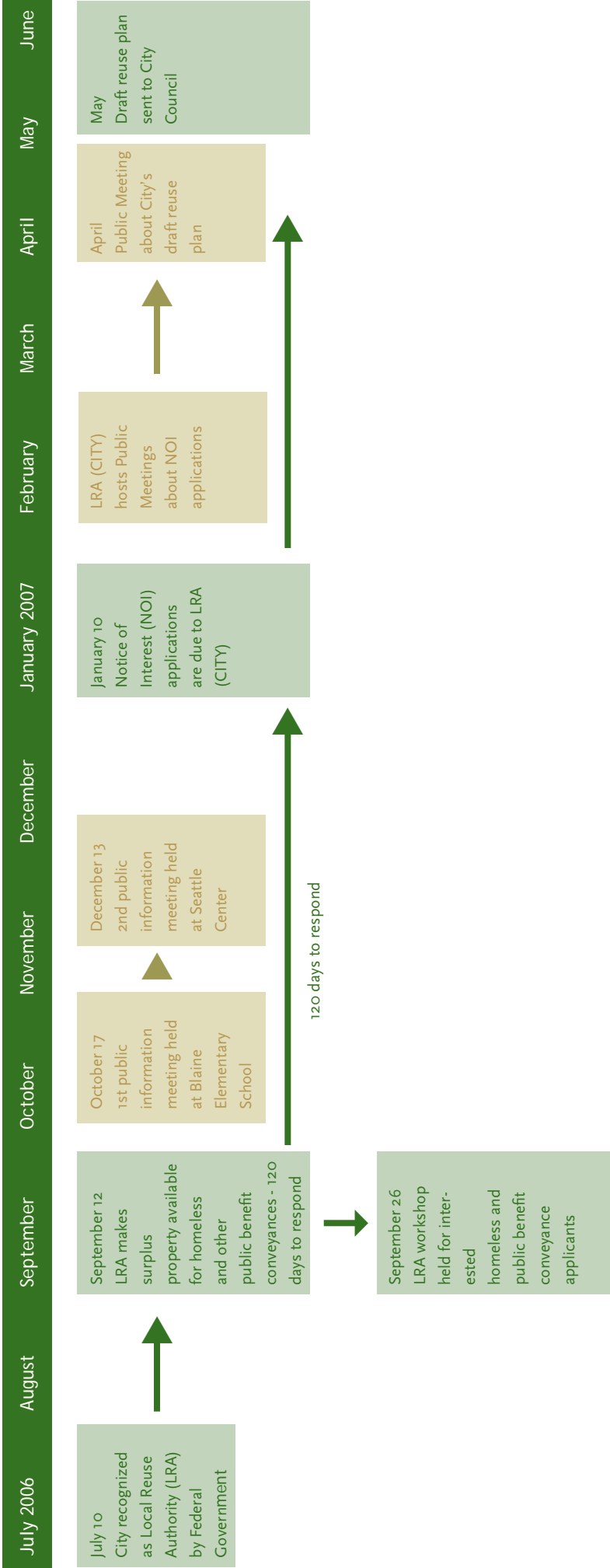
# Fort Lawton Redevelopment Proposed Uses

## Uses Available at No Cost or at a Discount

- Homeless housing for families
- Homeless housing for veterans
- Homeless housing for chronic homeless
- Homeless housing for seniors
- Homeless housing for Native Americans
- Homeless housing for artists
- Self-help housing (future owner participates in construction)
- Open space for parks, wildlife or sensitive areas



# Fort Lawton Base Realignment and Closure (BRAC) Timeline



## **Public Comment from Fort Lawton Public Meetings:**

**February, 13 – Catherine Blaine Elementary, Magnolia**

**February 14 – Seattle Center**

1. **Meeting Purpose:** To provide information and take feedback on proposed future uses for surplus property at the fort.
2. **Agenda:** PowerPoint presentation including overview of BRAC, Notices of Interest and guiding principles; broke to four stations (one for the proposed uses that would be conveyed at no cost or at a discount; one for the proposed uses that would be conveyed at fair market values; one for the proposed guiding principles of redevelopment according to previous public comment {environmental stewardship, community connectedness/neighborhood integrity and social responsibility}; and the final station was devoted to taking general questions and public comments). Each station was accompanied by a flip chart where public comment was recorded by community members and/or city staff.
3. **Attendance:** Approximately 40 members of the community attended the first public meeting held at Catherine Blaine Elementary in Magnolia. Many comments were recorded. Approximately 8 people attended the second meeting at Seattle Center and some public comment was recorded.

**The comments below are from community members. City of Seattle staff have not responded to the comments in this document. Therefore, in some cases, the comments below may not accurately reflect historical facts or the federal rules and regulations that govern the Base Realignment and Closure Act (BRAC) process.**

### **Individually Filled Out Public Comment Cards:**

#### **Comment #1**

*Q: What would you like the future of Fort Lawton to look like?*

A: It should be neat and practical, without glamorous innovations. Avoid the cutesy, artsy ideas while still keeping good taste.

#### *Other Comments:*

The concern for the homeless is very good. There are so many chronically homeless, the City should build many dormitory-like buildings which could house hundreds at low- or no- cost to the poor. A city as rich as Seattle shouldn't have any people sleeping in doorways or under bridges. Community kitchens could augment the dormitories.

#### **Comment#2**

*Q: What would you like the future of Fort Lawton to look like?*

A: Don't let it be a bonanza for developers to build expensive condos! We need to help the many homeless, including those with mental disabilities. Many were ousted from mental hospitals or residential protective places and have no ability to adjust to our dog-eat-dog society. They need help! They need places to live, food, counseling and job preparedness.

Others who need help are low-income workers who must choose between rent and food. This includes both families and singles.

Whatever is built, the City must make transportation easy and affordable so people can get to jobs, medical care, etc. Native Americans need special help. Consult with their councils and leaders to develop the best plans.

"Market value" sales should not be allowed. "Values" are constantly inflating. The City – or federal – should retain little to the property. If it's used for any private or semi-private purpose, it should only be with leases, which can be adjusted as time goes on.

With Discovery Park so near, park land is not necessary. Its better to help the people live rather than make more "open space" or animal/plant conservation places.

### **Comment #3**

*Other Comments:*

Have you looked at the original transfer deed from Seattle to the military? Are there claims by native tribes? Don't sell land because the next generation can't buy it. Study university trust land management in downtown. Everything on a 99 year lease and under an endowment. A large commercial building could pay for up keeping the non profits. Emergency supply disaster supply depot also. Daycare requires subsidies if workers are to be paid fairly.

### **Comment #4**

*Q: What would you like the future of Fort Lawton to look like?*

*A: Maximize open space! The City (and the mayor's vision) is seeking to preserve and enhance green space, plant more trees, etc. The site is one of the easier areas of the city in which to make that happen at low cost.*

Whatever new development occurs within the site should be done according to a low impact (environmental) plan. This site could be a great demonstration project if the low impact vision guides the planning.

*Other Comments:*

The mayor's authority to select which elements of the NOI's will be included in the ultimate reuse plan is troubling. The process appears to be headed for a political solution rather than a solution that is truly tailored to best interests of the residents of Seattle.

### **Comment #5**

*Q: What would you like the future of Fort Lawton to look like?*

*A: Maximize green space: the minimum number of housing units possible; no access to housing from 36<sup>th</sup> Ave West; a buffer (greenery) between housing and 36<sup>th</sup> Ave West; all homeless and low-income housing = drug and alcohol free.*

*Other Comments:*

I'm worried about crime: see an increase in adult and juvenile crime, a decline in property values; traffic – only 3 access roads to/from Magnolia; loss of neighborhood; overall negative impact on Magnolia; limited and difficult bus service for these new units.

### **Comment #6**

*Q: What would you like the future of Fort Lawton to look like?*

*A: After homeless service providers get at no cost – offer units and (homeless services should be provided on site). Public benefit conveyances get at no cost – offer their deals. Then all the open space left should go to the parks department at no cost and become part of Discovery Park. The open space should be connected with Kiwanis Ravine and become a wildlife corridor as it already is.*

## **Public Comment from Fort Lawton Public Meetings:**

*February, 13 – Catherine Blaine Elementary, Magnolia*

*February 14 – Seattle Center*

1. **Meeting Purpose:** To provide information and take feedback on proposed future uses for surplus property at the fort.
2. **Critical Issues:** The acceptance of the proposed uses by community members.
3. **Strategy:** PowerPoint presentation including overview of BRAC, NOIs and guiding principles; break to four stations (one for the proposed uses that would be conveyed at no cost or at a discount; one for the proposed uses that would be conveyed at fair market values; one for the proposed guiding principles of redevelopment according to previous public comment {environmental stewardship, community connectedness/neighborhood integrity and social responsibility}; and the final station devoted to taking questions and public comment). Each station is accompanied by a flip chart where public comment is recorded by city staff.
4. **Result:** Approximately 40 members of the community attended the first public meeting held at Catherine Blaine Elementary in Magnolia. Many comments were recorded. Approximately 8 people attended the second meeting at the Seattle Center and some public comment was recorded.
5. **Primary Concerns:** The compatibility of homeless housing in Magnolia and the level at which public comment and concern would be incorporated into the city's reuse plan.

### **Public Comment Cards:**

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*Other Comments:*

A: I'm worried about crime: see and increase in adult and juvenile crime, a decline in property values; traffic – only 3 access roads to/from Magnolia; loss of neighborhood; overall negative impact on Magnolia; limited and difficult bus service for these new units.

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*Other Comments:*

A: The Army provided for the above. We should keep it open space for the park. There should be no market rate housing. All should be done by general "green" principles.

**Comment #7**

*Q: What would you like the future of Fort Lawton to look like?*

A: With 50,000 Native Americans living in Seattle,

*Other Comments:*

The Army provided for the above. We should keep it open space for the park. There should be no market rate housing. All should be done by general "green" principles.

**Comment #7**

*Q: What would you like the future of Fort Lawton to look like?*

A: With 50,000 Native Americans living in Seattle,

1. They need a Native American college
2. Veterans housing
3. Homeless housing
4. Homeless family housing

**Comment #8**

*Q: What would you like the future of Fort Lawton to look like?*

A: The majority of the land needs to go to the Parks Department. It is vital to protect this environmentally sensitive area. Retain the barrier between Texas Way and 36th Avenue West as the Army did out of consideration to the neighbors. If housing has to be built, then do so for low income elders.

*Other Comments:*

1. No private person or developer is to get a hold of this property. It was given by City to the US government to build Fort Lawton and now is surplus back by US government. I want it back to City of Seattle to own all construction or property development.
2. Keep-up the cemetery.
3. Who in Seattle government is in charge of watching the LRA timeline for the maximum benefit to City of Seattle?
4. There is already plenty of park.
5. Please get comments to the City Council so they also know what is being considered.

**FLIP CHART COMMENTS from 2/13/2007 and 2/14/2007 public meetings:**

**Summary of Concerns:**

- Practicality/compatibility of homeless housing at the former Fort Lawton site
- Property values
- Density of proposed housing
- Quantity of and accessibility to open/green space
- Transportation feasibility and traffic impact
- Increased crime/reduced safety as a result of homeless housing
- Retaining sense of community
- Market rate housing
- Access to and traffic on 36<sup>th</sup> Avenue West and Texas Way
- Heron habitat
- The City's role in acquiring surplus property

**I. General Comments**

**Homeless Housing and Other Proposed Uses**

- Concerned that we seek a proposal with greatest chance of success; believes homeless families have greatest likelihood (good fit) to succeed given location.
- Market rate housing – do not support.
- Supports density – not self help housing; also wants open space and sensitivity to building a community.

- Homeless housing needs to be integrated into every neighborhood – makes for healthy communities.
- Build a community!
- Focus on homeless veterans, seniors and Native Americans.
- Does not support chronic homeless – thinks people will come and go – thinks this is more appropriate downtown.
- Homeless seniors, then families, then artists (preferred).
- Ownership – HFH – preferred over rental.
- Allow pets in homeless housing.
- Don't prioritize homeless artists – no priority over any other occupation.
- Support for veteran services.
- Support for homeless families.
- No market rate development.
- Financial management services for homeless (needed).
- Counseling/support services.
- Need transition for homeless people – you can't segregate (help with rent when leaving transitional housing).
- No private development.
- Native College and homeless housing (vets, families).
- Wants City to own the property.
- Reconstruction and new construction – be "green."
- Have City retain ownership of property and develop it with a Native American College, homeless housing, especially for vets.
- We have enough parks.

#### **Infrastructure and General Impact on Community**

- Concern about density – 291 units.
- Concern about impact on schools.
- Questions about level of services and staffing.
- Traffic – street access.
- Like Texas Street as sole access.
- Safety concerns for existing neighborhood.
- Need accessibility – universal design.
- Chronic homeless – concerned this might move into the woods.
- Crime/safety issues/screening.
- Buffer between 36<sup>th</sup> and Fort Lawton.
- Access to Magnolia – only 3 ways on/off Magnolia.
- Impact on Seattle property taxes.
- Minimize impact of traffic.
- Don't tax infrastructure (water, electric, etc.).
- Impact of 300 housing units in an isolated area of the city, far from adequate schools, services and roadways.
- Is this site the right site for the services and uses being proposed – land swapping?
- What will happen to property values?
- There are only three ways in and out of Magnolia!
- Limited bus services and other services, medical, schools, etc.

#### **Open & Green Space**

- Off-leash area for dogs; concrete not park.
- Have arborist inspect trees.
- Save wood lots.
- Save tall fir trees please!

#### **Public Process**

- Open forum discussion in future meetings.
- More community unifying process.

## **Other**

- Mayor's vision: what is it?
- Look at Avondale Park in Redmond as a good model – redeveloped Coast Guard site – self-help and homeless families in affluent neighborhood.
- How to enrich the community and not fragment it?
- Will there be hearings on the zoning?
- What does Army consider “balance” to mean?

## **II. Fair Market Value Housing Comments**

- Mix of uses well considered/compatible/complementary with broader community.
- Like blend of market rate housing and self help housing.
- Likes shared use of facilities, e.g. auditorium, day care, garden.
- Mixed use including retail and needed services for individuals and families so residents without cars or means don't have to be bused to stores, etc.
- Integrate retail with housing to create pedestrian-friendly community where healthy living (walking) is encouraged and safe.
- Day care will require operating subsidies. Suggest a lease to income-generating uses to support public benefit uses like day care.
- Keep the cemetery maintained.
- Save the buffers on 38<sup>th</sup> West and West Lawton Street (along the parking lot through the end of the street).
- Would like to see specifics in selected proposal (thought UI's proposal did that).
- Will there be a traffic analysis on the proposed uses?
- Suggest that fair market value uses should be consistent with adjacent residential neighborhood: single family, some townhouses, small condos – prefer that scale.
- Suggest using current auditorium (was recently re-done).
- Favor affordable multifamily or homeless housing – not market rate.
- Prefer green space.
- Not concerned about traffic (reserve traffic will go away).
- Would like the office space on site to house homeless – serving uses and daycare.
- Encourage green building energy-efficient development standards.
- Likes Native American college – 50,000 city residents are Native American.
- Comment from United Indians: description should have included fact that housing would be drug/alcohol free
- Would like to see housing for homeless veterans.
- Want to hear mayor/City's vision for the site.
- Please don't schedule April meeting during school break.
- Question about archeological ruminants – anyone checking on these?

## **III. Comments on Guiding Principles**

- Security – concern about kids and elderly – what kind of screening of residents, services, etc.?
- Impact of additional kids on neighborhood schools, especially high needs kids who require services.
- Give preference to office space for nonprofits that work with homeless.
- Maximize open space and connections to Discovery Park – maintain access through property to park.
- (Make redevelopment) ADA accessible.
- (Obtain) pre-approved building plans.
- Keep 36<sup>th</sup> a dead end; keep traffic off 36<sup>th</sup>; respect agreement made with army about this, maintain a barrier between Texas Way and 36<sup>th</sup>.

- Keep open space.
- Include community connectedness in the process. Maintain a dialogue from community to community – Community Council.
- Is this the right site for the proposed uses? Traffic? Available public services? Wildlife proximity, isolated spot in Seattle?
- No market rate housing.
- No private development.
- Homeless veterans (preferred).
- Build “green” housing.
- Homeless families (preferred).
- Native University/College
- Density – keep scale “right.”
- Low-impact development (preferred); storm water demonstration project; retain existing vegetation, big trees.
- Retain tree buffer along 36<sup>th</sup> West and Lawton Street; steep slope at north edge should be heron habitat.
- No houses around cemetery – retain as sacred place.
- Green initiatives: Seattle put your money where your mouth is. (This is) one of the best opportunities that will never come around again to promote environmental causes. Not reasonable site for density and use purpose. Market rate housing elsewhere.
- Compatibility is important.
- Integrated community and low-density housing, if any (preferred).
- 40-50 small children in immediate area just east of Fort Lawton – they need a play area.
- Sustainability includes affordability at all income levels and diversity.
- Don’t box people by their age or income.
- Focus on housing should not be that we isolate communities - integrate!
- Habitat for Humanity creates community.

**\*\*\* *The comments on the “free/discount” proposed uses were not identifiable on the flip chart note pad pieces. They are most likely mixed in the general comment section.***

# Fort Lawton Base Realignment & Closure (BRAC)



# BRAC Process

- Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities.
- The BRAC process is governed by federal law and regulations.
- The City, as the LRA, is developing a reuse plan but all final decisions are made by HUD and the Army.
- Fort Lawton was slated in the 2005 BRAC for closure.
- All 2005 BRAC actions are to be completed by September 15, 2011. Fort Lawton's anticipated closure is in 2009.



# Local Reuse Authority Responsibilities

- The LRA is responsible for developing a reuse plan for the property.
- Federal law requires that the reuse plan balances the needs of the homeless and other community needs.
  - LRA announces availability of surplus property for homeless and public benefit conveyances.
  - Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA.
  - LRA considers all Notices of Interest.
  - LRA review applications and determines ones for inclusion in reuse plan.
  - Reuse plan balances community homeless needs with other development needs, consistent with Consolidated Plan and related plans, and considers community input

# LRA Timeline

July 10, 2006    August    September    October    November    December    January 10, 2007    February    March    April    May    June

City recognized as Local Reuse Authority (LRA) by Federal Government

Sept. 12 - LRA makes surplus property available for homeless and other public benefit conveyances - 120 days to respond

Sept. 26 - LRA workshop for interested homeless and public benefit conveyance applicants

Public Information Meeting October 17, at Baine Elementary School

Public Information Meeting

Noticed Interest applications are due to LRA (CITY)

Public Meetings - about NOI applications

Public Meeting City's draft reuse plan

Draft reuse plan sent to City Council



120 days to respond



# Observations

- Army interested in fair market value from property.
- Expect homeless uses in plan to be approved.
- Other Public Benefit Conveyances closely scrutinized by Army.

# Notices of Interest

- United Indians of All Tribes
- Seattle Housing Authority
- Downtown Emergency Service Center
- Seattle Veterans Museum
- Seattle Parks and Recreation

# Guiding Principles

- Neighborhood Integrity & Community Connectedness
- Social Responsibility
- Environmental Stewardship

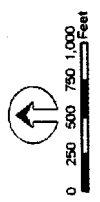


**Public outreach materials from 2008**





# Fort Lawton Closure Update



**For more  
information:**

Attend the public meeting on the 25<sup>th</sup>, visit this website  
( ) or  
contact Christa Dumpys, Queen Anne/ Magnolia Neighborhood  
District Coordinator, at  
or 206-684-4812.

## **Public Meeting**

Monday, February 25<sup>th</sup>  
6:30 - 8:30pm

Magnolia Community  
Center

2550 34<sup>th</sup> Ave W

### Come learn about:

- City's Decision on Notice of Interest requests for Ft. Lawton property
- City's selected master developer
- Next Steps in Ft. Lawton reuse plan
- Community Participation in Ft. Lawton Reuse Planning
- Public Q&A



**City of Seattle**

## **Fort Lawton Closure Update Meeting**

### **Update –**

**What we have accomplished in the BRAC  
process & what is next  
Goals for Fort Lawton site**

### **Next Steps –**

**What will be happening  
Who will be doing it  
How will the community be involved**

### **Questions**

### **Breakout to information stations**

### **Fort Lawton Information:**

**[www.Seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.Seattle.gov/neighborhoods/fortlawton/fortlawton.htm)**

**Christa Dumpys, Queen Anne/Magnolia Neighborhood  
District Coordinator, at [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)  
or 684-4812**

# DRAFT

## 2008

March

Community Stakeholder Meetings - SHA Team & City



April

Consultants, City, SHA Team & community work on Draft Reuse Plan



July

Draft Reuse plan done



August

Draft Reuse Plan submitted to Mayor & City Council



September

City Council action & adoption of Reuse Plan



October

Plan submitted to Federal Dept. of Housing & Urban Development & Dept. of Defense (Army)

## **Fort Lawton Redevelopment Goals**

**Vision that meets HUD & DOD requirements, reflects community involvement, city needs and financial viability**

**Results in plan for model community that is livable, diverse, green and fits into surrounding neighborhood:**

- **Market rate and affordable for- sale housing**
- **Self help housing for first time owners**
- **Homeless housing and supportive services for families & special populations like veterans and native seniors**
- **Wildlife sensitive (Herons)**
- **Reflective of Native American values**



# City of Seattle

## FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: February 25<sup>th</sup>, 2008 6:30- 8:30pm

\*This information is subject to Public Disclosure

Name	Affiliation	E-Mail	Address
Louisa delona		louisedelona@yahoo.com	5437 18 <sup>th</sup> Ave SW SEA 98106
Randy Ross	WIATF	ross@unitedadvisors.org	PO BOX 99100 Seattle WA
Wilhelm Wolf	WIATF	wolf@unitedadvisors.org	Box 2910 Seattle, WA
Kam Klimont	SELF	pamela.klimont@gmail.com	
Tom Palm	Discovery Park Advisory Council	thomas.palm@gmail.com	9510 20 <sup>th</sup> Ave NW
Christine Atkins	neighborhood	-	-
Terr: Hobbs	neighbor	Kenandterri@hobbs.name	4617 Lawtonblvd
Ken Hobbs	"	"	"
Marilyn Webb	neighbor	dm_webb@msn.com	4522 36 <sup>th</sup> Ave W.



FORT LAWTON CLOSURE - PUBLIC MEETING

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Name	Affiliation	E-Mail	Address
KC Dretz	neighbor / HHH	dretzkc@hotmail.com	4346 36 <sup>th</sup> Av W
Kathleen Thompson	neighbor	kathy.t.2015@comcast.net	2015 Condon Way,
Barbara Maxwell	neighbor	9215 Colman Ave NE	MAXPOST@comcast.net
Cayla Fucinielli	neighbor	4815 Colman Ave West	mexipost@comcast.net
Eden Mack	future neighbor	EMERCE@DRIZAL.CO	
Angie Thompson	neighbor	anthompson36@hotmail.com	W Newton
Rebecca Saldana	Congressman Jim McDermott	rebecca.saldana@mail.house.gov	1809 7th Ave Ste 1212 Seattle 98101
Shakti Hawkins	Sen. Cantwell	Shakti-hawkins@cantwell.senate.gov	



City of Seattle

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Name	Affiliation	E-Mail	Address
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Sallye Bodin		s.bodie@comcast.net	3505 W Lawton
Marla Master		marla@masterdesign.ca	36th Ave W.
Randall Thomsen	V.P., Magnolia Community Club	randallt@dhlt.com	3219 32nd Ave W.







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Phil Vogelzang	DPAC	pvogelzang@seawet.com	
Eileen Justice	Neighborhood		Magnolia
Vicky Febr	SHA	vfebr@seattlehousing.org	



FORT LAWTON CLOSURE - PUBLIC MEETING

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CHUCK CLEGERA	DKA ARCHITECTS	CHUCK@DKARCH.COM	
Pandy Hamline	Army Reserve-CIBER	Randall.Hamline@USAR.army.mil	4570 Texas Way West Seattle
Diane Radford	-	dgreedferm@comcast.net	4521 W. McLaron St.
JULIE WEITZ		JAWETZ@COMCAST.NET	3040-29 <sup>th</sup> W.
CHERS LIBBY	ESLO ARCHITECTS	clibby@eslo.com	
Harriet Moniz	Collins Woerman	hmoniz@collinswoerman.com	710 Second Ave #1400 Seattle 98101
Phil Lane	United Theaters	CEO@unitedtheaters.com	



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DOUGLAS McFLIRY		doug@scenmarinc.usa.com	3726 W. CAUTION ST.
Rosaleen Smith	Bd. FRIENDS DISCOVERY PARK	---	2919-26 <sup>th</sup> AVE. W
Scott Schade			3515 North Commerce Way Seattle, WA 98107
Robert & Mimi Boyd			4743 W. Roberts Way SEATTLE WA 98117
Maggie Morris	Dept. of HUD	maggie.morris@hud.gov	<del>██████████</del> 909 1st A SEATTLE, WA 98104
R. Henschel			
GARY GAFFNER	VOLUNTEER	GARY GAFFNER@EMERSONNETWORK.COM	P.O. BOX 99555 SEATTLE 98139-0555
Alicia Spaulding	Friends of Discovery Park		2111 25th Ave W



# City of Seattle

## FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: February 25<sup>th</sup>, 2008 6:30-8:30pm

\*This information is subject to Public Disclosure

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ROB HOYD	EDAW	rob.hoyd@edaw.com	1301 FIRST AVE SEATTLE SUITE 300
DUFF BADGLEY	Heron Habitat Helpers	eduffb@heronhabitat.com	1900 W. NICKERSON #116, SEATTLE, 98119
DANNA WARD			629NW 83 RD
DAVID SINGAR	FRIENDS DESC. PARK	DFSENCYATA@YAHOO.COM	
GENE HOGJUND	MCC	GENESUSANO@COMCAST.NET	
Stephanie Sandvik			
Michele Marchi	MAG	Michele.marchi@comcast.net	3223 40th Ave W Sea, WA 98199





# Public Meeting on Fort Lawton

February 25, 2008

Catherine Blaine Elementary School

Magnolia Community

## Questions & Answers

Answers in *Italics* are those given at the meeting. If more information or clarification is needed that follows under “Additional Staff Response.” Unless otherwise noted all respondents were City staff or partner agencies (Seattle Housing Authority (SHA), Archdiocesan Housing Authority, United Indians of All Tribes Foundation, YWCA, Habitat for Humanity, Homestead Community Land Trust and Cascade Land Conservancy).

### 1. Community Outreach & Involvement Questions

**How will you make sure as many Magnolia community members are aware of this process and on-going meetings?**

*Some outreach ideas provided by community members include:*

- 1. advertising in the Magnolia newspaper*
- 2. utilizing sandwich boards in the Magnolia village*
- 3. distributing / posting flyers at schools.*

*The meeting was advertised in the Queen Anne Magnolia News, emails were sent out and fliers were distributed at the Magnolia Community Center. For upcoming meetings these others communication methods can be used.*

### 2. BRAC Process Questions

**Did the Army give an amount, range in compensation?**

**What interest does the Army have? And what will we have if the proposal is not approved?**

**There still sounds like no buy-in from Army.**

**What is in it for DOD if they do not approve a proposal that is well thought out?**

The Army did not state a range or specific amount. One of the things on the reuse of Fort Lawton that the City, as the LRA, has done is recognize the Army’s stated intent to get value from Fort Lawton. We intend to develop a reuse plan that accommodates that need. We understand that some LRA’s in this BRAC round have prepared draft reuse plans that did not do this and not approved and have been told they need to redo their plans. We do not expect this to happen to our plan.

**Is there a resolution to the concerns about the City stopping this process between the last meeting and this one? Is the stop and start of the BRAC process [foreshadowing the] possibility of some problems? What do you know that they [the DOD and federal entities] have done before?**

*The City was ready to begin the reuse plan process and hold a meeting like we are having tonight when the Army contacted us and said they wanted to talk about their intent to receive some value from their Fort Lawton property. We agreed we should meet with the Army and we put the reuse plan process on pause. We have met and talked with the Army and conversations*

*are still underway. The final decision on the plan will happen once the proposal is submitted to DOD and HUD and DOD makes property disposal decisions. The City requested and received an extension of the due date for the reuse plan and we are ready to begin the planning process. This BRAC is different than others and it is too soon in this round of closures to identify any precedents because we are still early in the process.*

**So, they've come back and said yes to local control, we agreed on what you want?**

*Our request for local control is part of overall discussions with the Army but they know we are building it into our reuse plan. They said that they have heard what we want and will take that into consideration. It is obviously their property so they will make the final decision.*

### **3. Development Team Information Questions**

**Are these the only programs on the table? A community member stated that there may be a concern that other programs and partners may be introduced later in the process and stakeholders do not want to feel we are being left out of what is truly happening.**

**Are there too many partners? The property is not that big. How will it all be integrated? It concerns community members that it appears to be too many partners and not enough direction.**

*Tonight the City has identified the program partners to the community. We are introducing them and talking about their roles. The open period for selecting partners is closed. Federal law requires the public notice process we went through earlier; therefore, no other players can be added. An example of an entity's role/partnership would be the United Indians of All Tribes who will partner with the Archdiocesan Housing Authority (AHA). AHA will serve as the developer and United Indians will help develop culturally appropriate services and ensure respect for the land. Cascade Land Conservancy will provide services also to show respect for the land. Housing will be developed by the YWCA, Habitat for Humanity and as mentioned before, UIAT/AHA. There is no pre-determined number of units. There is an understanding amongst all program partners that trade-offs will have to be made.*

### **4. Project Information Questions**

**How much is actually going to be redeveloped, for example, how much will have cement on it, etc.?**

*Identifying what will be developed is part of the Stakeholder Process. The City submitted to the DOD a request to maintain open space. Heron Habitat also requires eco-friendly development.*

Additional staff response:

These are some of the issues to be discussed and decided in preparing the reuse plan, working with the community, consultants and partner agencies.

### **5. Lessons from Similar Communities Comment**

**Successful redevelopment sites. A community participant commented that there are examples of successful redevelopment sites that include mixed-income housing, such as Magnuson Park-Sandpoint. The projects re-used housing for homeless, in wealthy prominent neighborhoods. The community that was initially against the redevelopment is now in support of the project, which included homeless families with children. Residents who were initially against the project now feel that it is working well. Sandpoint, in Laurelhurst, is similar to Magnolia.**



## **6. Quality Housing and Community Design Questions**

**What is the current zoning? Would it be rezoned? Clustering? This land has been part of the Army for a long time, not sure what the current zoning is under the City. With need for open space, and the way it may be clustered, would it be rezoned?**

*The current zoning is SF 7200, which allows approximately 200 units. As we move forward, we will have to balance homeless housing, self-help housing (Habitat for Humanity), market rate housing, open space and heron habitat. Likely ways to achieve this balance may be clustering, and a rezone in order to accomplish what's needed.*

Additional staff response:

Clustering can be done without a rezone through a Planned Residential Development (PRD). A PRD may include townhouses. However, other attached housing (e.g. apartment buildings) would require a rezone. Townhomes would not likely be a model that could accommodate the homeless housing.

**Cluster housing? There is concern about single family housing and the way that around most of the city builders/developers knock down one house and put up four homes. We don't want to see that in this project. Although the reuse will not be park, even though that is the best solution, the community doesn't want ugly cluster housing.**

*The partner agencies announced tonight are mission driven agencies. They have a commitment to build good communities that are livable and attractive. The advantage with this Development Team is that it is comprised of mission driven agencies. Seattle Housing Authority (SHA) was chosen because of its commitment to build good communities. It is important to build good communities that are livable and attractive so that someone will want to spend a million dollars to live there. This team wants to make sure we are building that type of community. An issue for the team is "Can you repair the land; make it better than when you started with the site?" is a question the team will work on with the community. It also must be taken into account that profits made from the property will pay for infrastructure and the affordable housing. We want to make sure we do this well, developing open space, dealing with storm water, sustaining the quality of land.*

Additional staff response:

Clustered housing is not necessarily the same as townhouses. Clustered housing can be individually detached dwellings that are situated in such a way that each one does not have its own 7200 square foot lot. This can provide for protection of sensitive environmental areas on a site and help ensure larger open spaces than typical single-family development would allow.

**If rezone, will there be condos or apartments on the site?**

*Not a foregone conclusion that there will be a rezone, but if the reuse plan calls for clustering then the City may rezone to integrate condos and apartments, and to maybe meet federal requirements.*

## **7. Maintaining Home/Property Values Questions**

**How will you maintain our home/property values? One attendee stated that it was mentioned that High Point is a model neighborhood. The site wasn't so great before; however, we have high-end homes. The question is how will you maintain our home/property values?**

*We need to think about how we can make this an integrated community that thrives for everyone and connects to the rest of neighborhood. It is important to start with the question of Fort Lawton. If it wasn't there and the site was in a new configuration; if new use includes homeless housing and low income housing, market rate housing, open space and habitat preservation, how do we make this an integrated community that thrives for everyone and connects to the rest of neighborhood?*

*At Seattle Housing Authority they have been turning old dilapidated housing into new housing, so it seems a little easier and exciting to tell the former residents of the deteriorated neighborhoods how great is going to be. Homes here are probably of higher-value than in West Seattle, but looking at that it is going to be another item we should consider while working together. We need to strategize on how to continue with the home values and how to integrate new neighbors to work within the long-time established neighborhood.*

**Are you saying that our property values will not lessen?**

*National property values indicate no harm. National values, such as those in parts of Connecticut show that this should not cause harm to property values.*

**8. Financial Sources Questions**

**What's changed with the Army? And do you see this all moving forward in November, once the federal government transitions to the new administration?**

*The BRAC regulations and policies are set in law so we are not anticipating any change with the change in administration. Even though no dollar amount is currently confirmed, we are confident that the DOD realizes that we want to do the development well.*

**Where is funding coming from? City? How?**

*Financing for the types of housing we are talking about comes from various sources. The City is not completely financing the project. There will be infrastructure cost, so sales of market-rate housing should help pay for that. Homeless housing will come partly from the property transferred by DOD / Army, which is at no cost. When it comes to the development, there will likely be City funds used to pay for buildings.*

**What percentage has to be housing for homeless? Don't the federal programs have a high priority emphasis for homelessness?**

*The number of units and set-asides has not been determined. The City of Seattle and its partners are showing the Army that we want mixed uses and that there has to be a balance in developing the project and making it work for everybody.*

**9. Infrastructure Questions**

**Have you considered infrastructure, will there be more? Site Infrastructure Needs and Costs?**

*The infrastructure, identifying the needs will be a huge part of the process. Studies will be completed after hiring consultants, such as possible traffic and sewer issues.*

**10. Environmental Issues Questions**

**Is there a percentage of how much land is required or set-aside for open land?**

*No. That is part of the on-going conversation with the community during the Stakeholder process.*

### **Comments from Community Member:**

Think it is a grave mistake to build/develop in the park, *degrading the park* and making a bad decision for the future. The property belongs to Seattle. It should all become park. Every tree in the park and every bird should remain and be protected. Fort Lawton should be like Presidio in San Francisco. It is now a beautiful park. In order to do that, the people of San Francisco had to organize and we should do that here and not just some high-density plan that developers make money on.

*Fort Lawton is not in Discovery Park. The Fort Lawton property was not given by the City rather a private entity similar to the Chamber of Commerce provided the land to the Army to create Fort Lawton. Also clarifying that Fort Lawton is not inside Discovery Park.*

**Will this project damage heron habitat and exotic, native vegetation? A participant speaking from Heron Habitat Helpers stated that they want all housing constructed only in areas already with no trees. It appears that some of the proposal is in areas that will damage habitat, such as specific trees.**

*The development team is committed to protecting trees and wildlife during reuse development. The trees in the north are already in an environmentally protected area.. That's part of the process; we need to include this in our conversations.*

*At High Point, SHA had an arborist do a survey allowing identification and protection of trees and what is below the trees – the tree roots. There is not a lot of desire to develop much of the area covered with trees, as they are especially deep-sloped areas.*

### **11. Public Safety Questions**

**Will there be more police coverage for the population growth? Does the Police Department have a method of projecting need with anticipated population growth?**

*We shouldn't think that the homeless and other populations being discussed would cause an increase in crime rates. Statistics in SHA developed communities show no crime rate increase. Where SHA's developed neighborhoods, statistics show that crime is actually less than in other areas of the city.*

*To address the question of Police presence and whether an increase in population would increase the number of officers in the area City staff at meeting were not sure if there is a formula but said they would find out. This is an issue that can be identified and addressed in the upcoming workshops.*

### **12. Education Questions**

**Where will the influx of children attend school? If this project brings in transitional families with lots of children, have you considered where they go to school? What about head start programs at the site? Residents want to be sure that school capacity and quality is addressed to ensure sustainability to and maybe enhance the current standards.**

*There will likely be more children. We are not sure yet how many. This is another thing that we will have a community discussion about.*

City staff have contacted the school district to let them know about the redevelopment.

### **13. Housing for the Homelessness Questions**

**What percentage has to be housing for homeless? Don't the federal programs have a high priority emphasis for homelessness?**

*Yes there is a priority given to homeless housing and services. Market-rate housing will help drive the Reuse Plan. The project has to have market-rate housing in order to make it work. The homes have to be something that is financially feasible, which means figuring out what best type(s) of housing works in Magnolia to pay for infrastructure. We have to balance market-rate housing with other housing types. The key to selling housing is that people have to want to live there. If you build not-so-good housing, and there is million-dollar housing next to it, it will not sell. Market-rate and Affordable housing is key. For example, developers/builders for High Point thought that they would be building low-income housing. However, people are paying \$600K, going up to \$700K for some homes in High Point. SHA is trying to build affordable housing, not trying to build low-income residences. We do not envision building exactly what you see in High Point. It is important to build homes that blend in to the neighborhood fabric. Hopefully you will not see X-Y-Z and then market rate housing next to it.*

**Is it going to work for homeless housing? Ft. Lawton is in a remote location  
Magnolia is not the typical neighborhood; it is not a pass through, but a destination.  
Resident stated that he moved from Queen Anne Hill neighborhood because there was  
homelessness there. Now you're [the proposed Fort Lawton project] trying to bring  
homelessness to Magnolia.**

*Yes, having homeless housing as part of the Fort Lawton redevelopment can work well .*

# BRAC Process

Federal law (P.L. 101-501 as amended) determines the process for closing and realigning domestic military facilities.

The BRAC process is governed by federal law and regulations.

The City, as the LRA, is developing a reuse plan but all final decisions are made by HUD and the Army.

Fort Lawton was slated in the 2005 BRAC for closure.

All 2005 BRAC actions are to be completed by September 15, 2011. Fort Lawton's anticipated closure is in 2009.

# BRAC PROCESS

The BRAC process is governed by federal laws and regulations. The federal process is as follows:

- Step 1. Military Installations are listed for closure or realignment.
- Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.
- Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.
- Step 4. If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Reuse Authority (LRA) to oversee a process for how the property could be used.

# BRAC Process - Continued

## Step 5.

If the local officials create an LRA, it is then responsible for developing a reuse plan for the property. Federal law requires that the reuse plan balances the needs of the homeless and other community needs.

LRA announces availability of surplus property for homeless and public benefit conveyances:

Applicants given at least 90 days and no more than 180 days to submit Notices of Interest to LRA

LRA consults with interested homeless providers

LRA considers all Notices of Interest

LRA review applications and determines ones for inclusion in reuse plan

Reuse plan balances community homeless needs with other development needs, consistent with Consolidated Plan and related plans, and considers community input

## BRAC Process - Continued

- Step 6. The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.
- Step 7. Department of Defense will make final property decisions giving deference to the local reuse plan.



# Definitions

**Homeless Service Providers** - State and local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless person and families

**Public Benefit Conveyances** – education, public health, wildlife conservation, self help housing, airport, emergency management, parks & recreation, lighthouses, corrections & law enforcement, historic monument, & seaport uses

## Definitions

**Local Reuse Authority (LRA)** - Public Law 101-510 "...any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan."



# Dept. of Housing and Urban Development

Provide ongoing technical assistance.

Help to provide a link between the LRA (City of Seattle) and area homeless assistance providers.

Review and approve the application: Reuse Plan and Homeless Assistance Submission

The Reuse Plan  
must demonstrate:

**Compliance with the statutory and regulatory requirements summarized below.**

- That it was developed in consultation with homeless assistance providers

That it takes into consideration the size and nature of the homeless population.

That it takes into consideration the availability of existing services to meet the needs of the homeless.

## Reuse Plan (cont.):

The plan takes into consideration the economic impact of proposed reuse. (Job Loss)

The plan takes into consideration the suitability of the buildings and property on the installation.

The plan appropriately balances the needs of economic and other public benefit needs with the needs of the homeless for the community.

# LRA Options

The City of Seattle had the option of not serving as the LRA, in which case we were told the Army would periodically consult with the City.

In order to provide guidance to the Army's final property decisions Mayor Nickels and the Seattle City Council determined that the City should serve as the LRA.

"While the Military Department will give preference to the redevelopment plan in preparing the record of decision or other decision documents, it always retains ultimate responsibility and authority to make the final disposal decisions." (page 28 Base Redevelopment & Realignment Manual)

The City was recognized as the LRA on July 10, 2006

# LRA Functions

Conduct outreach for homeless assistance providers and other eligible recipients of public benefit property transfers

Provide leadership, prepare and build consensus for base redevelopment plan

Consult with Military Department on personal property disposal

Serve as single community point of contact

LRA determines uses - Military Department determines users

# LRA Timeline

City recognized as LRA July 10, 2006

LRA publishes availability of surplus property September 12 & 13, 2006

LRA workshop for interested homeless and public benefit conveyance applicants September 26, 2006

Public meetings held

Notices of Interest in surplus property due to LRA by January 10, 2007 by 5:00pm

Public meetings held

LRA draft reuse plan completed by Spring 2007

LRA must complete work no later than October 7, 2007

Fort Lawton closed by September 15, 2011 and most likely in 2009



# Homeless Housing and Public Benefit Conveyance

## Application Process

- Notice of Interest

Due January 10<sup>th</sup>, 2007 by 5:00 at Office of  
Housing

- NOI Instructions

- NOI Evaluation

City Evaluation

Public Comments

Review by Technical Advisory Group

- NOI Selection and Inclusion

- Publication of Draft Reuse Plan and Homeless  
Assistance Submittal by Spring 2007

# Fort Lawton - Zoning

## Uses Permitted

### Outright:

- Single-family houses on lots of at least 7,200 square feet
- Existing cemetery
- Public or private parks
- Public playgrounds
- Nursing homes
- Adult family homes



# Public Process

Public Meetings

Technical Advisory Group

General Information:

■ Comments –

Active Oct 2, 2006

DON Contact: Christa Dumpys

■ 206-233-8560

■

# City Contact Information

## General Process

Linda Cannon, Office of Intergovernmental Relations  
206-684-8263

## Community Process

Christa Dumpys, Dept. of Neighborhoods  
206-233-8560

## NOI Application

Mark Ellerbrook, Office of Housing  
206-684-3340  
mark.ellerbrook@seattle.gov



Organizational Maintenance Shop (OMS)

Leisy Center

Area Maintenance Support Activity 79 (AMSA 79)

Harvey Center

Workshop

Storage Bldg

Pence Auditorium & Band Practice Rooms

Cemetery

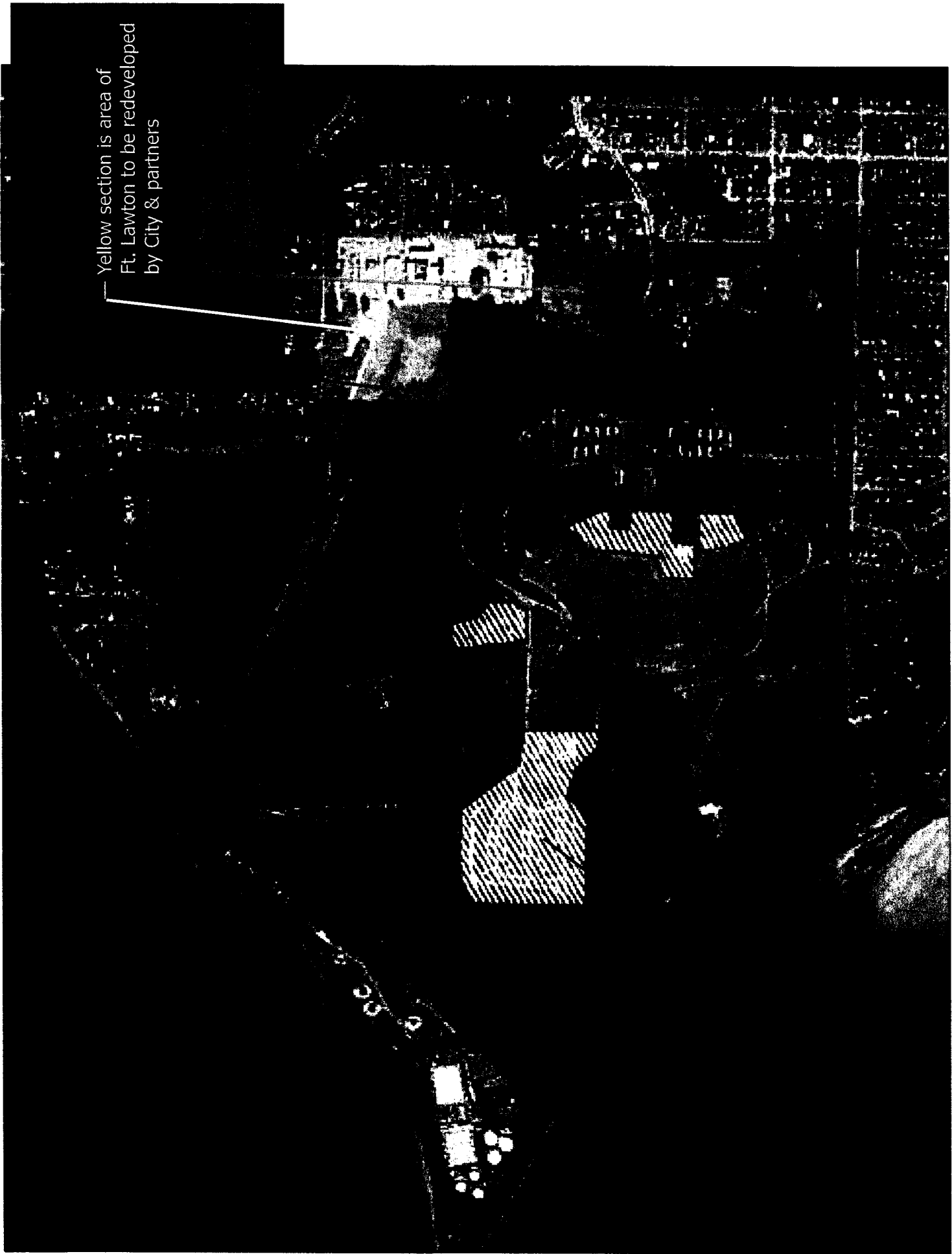
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# Fort Lawton Photos



Yellow section is area of  
Ft. Lawton to be redeveloped  
by City & partners







# Fort Lawton Closure and Re-use Community Meeting March 13, 2008

## Organizing Workshops

Catherine Blaine Elementary School

7:00 – 9:00 PM

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### Meeting Minutes

#### Present:

City of Seattle: Adrienne Quinn, Christa Dumpys

Seattle Housing Authority: Brian Sullivan, George Németh

YWCA: Sue Sherbrooke, Jeanice Hardy

Habitat for Humanity: Tom Gaylord

Archdiocesan Housing Authority (AHA) representative

Community members and stakeholder groups: per sign-in sheet (not everyone present has signed in).

#### Attachments:

Agenda

Sign-in sheet

Completed Stakeholder Worksheets - summarized

Meeting opened at 7:05 pm.

**Introduction** by Christa Dumpys and Adrienne Quinn. Meeting facilitated by Brian Sullivan. George Németh took notes. Participants were encouraged to fill out Stakeholder Worksheets (contact information, comments, questions, concepts, ideas, etc). Each participant briefly introduced her/himself and, when appropriate, stated organizational affiliation.

The presentation was carried out according to the Agenda. Questions, answers and comments, interspersed throughout the meeting, are summarized below.

#### Project update

The meeting began with a general review of the development team members and their respective roles. Short presentations given on SHA, YWCA, Habitat, and AHA development experience and vision for the site.

#### Community outreach

As a product of the outreach process, a final draft reuse plan will be developed for the Ft. Lawton site. The plan will be presented to the City Council in August 2008. Upon Council approval, the plan will be presented to the Department of Defense (i.e. "DoD", "Army" – the site's current owner), and HUD for review and approval. Detailed information on the Base Realignment and Closure (BRAC) process is available on the City's Department of Neighborhood web site at <http://www.seattle.gov/neighborhoods/fortlawton/>.

#### Stakeholder process

A conversation ensued on the forms and strategies to be employed for effective community outreach and participation. Three basic concepts were explored and agreed upon:

1. Stakeholder workshops
2. Information presentations
3. Public input and access to information

##### 1. Stakeholder Workshops

The basic proposal discussed was a series of 4-hour "stakeholder workshops" that would be held approximately every four weeks. The goal is to have representation by all stakeholder groups at these workshops to ensure that all points and views are considered side by side in the planning of

Fort Lawton. Ideally, each stakeholder group would appoint a few representatives to represent their interests at these meetings, and to report back to their main groups. Though the goal is to have "assigned" representatives from each stakeholder group, the workshops would still be open to all who want to participate.

The workshops would be designed for active input from stakeholders on the following topics: goals and visions for Ft. Lawton; existing site opportunities and constraints; strategies for addressing specific site strategies; overall site options and the final proposed reuse plan. Meeting participants agreed that 4 hour sessions from 9-1 on Saturday mornings would be the best format for these workshops. Brian Sullivan will facilitate the meetings. The group collectively identified the following meeting times:

March 29, 2008 (Saturday) 9 am – 1 pm

April 26, 2008 (Saturday) 9 am – 1 pm

May 31, 2008 (Saturday) 9 am – 1 pm

June 21, 2008 (Saturday) 9 am – 1 pm

July 19, 2008 (Saturday) 9 am – 1 pm

## **2. Information presentations and sharing, site visits**

Several meeting participants expressed interest in touring existing homeless housing developments operated by the Ft. Lawton partners. YWCA offered a visit to Redmond Family Village. AHA offered tours of their Downtown sites. Dates to be set at the first upcoming workshop. The Seattle Housing Authority offered tours of its existing mixed-income communities, including the award-winning green development at High Point.

Movie night idea: The City and its partners have several movies with valuable information relevant to Ft. Lawton. The idea to show these movies was well received.

Community members expressed desire to lead tours for the development team members to show them the area surrounding Fort Lawton. This would include the sensitive natural areas such as the heron habitat, nests, the ravine, and the beach. The date for the first site visit has been set: on 3/22/2008 at 9 a.m. The tour is organized and conducted by 36<sup>th</sup> Avenue Neighbors. Contact Christine Atkins at 206-849-9802.

## **3. Public input and access to information**

It was stated that not all community members with a desire to influence the plan are able to attend meetings and workshops. Public access to information and broad flexibility with accepting input is therefore very important. The following methods were mentioned and recommended for the purpose of disseminating information:

- Seattle Times/Seattle PI
- Magnolia News
- Various Magnolia blogs
- Existing City Department of Neighborhoods web site — keep it current
- Post Q&A on web site
- Heron Habitat Helpers web site
- Postcards to all of Magnolia — emphasize fact that meetings are open to all
- Post flyers in the Village, at Library, schools, grocery stores
- Send flyers/handouts home with school children
- Reader board at Magnolia Bridge
- Permanent large billboard at Fort Lawton/Discovery Park entrance

Community members are encouraged to send other recommendations to his email: [bsullivan@seattlehousing.org](mailto:bsullivan@seattlehousing.org).

Meeting adjourned at 9:05 pm.

## **Questions and answers from the meeting (grouped by topics):**

### ***BRAC process***

Q: What is the price for which the Army is willing to sell the site?

A: There is no fixed amount. The dollar amount depends on how much money can be generated by land sales, and the cost of development. The Army, following conversations with the City, is aware of the many competing priorities the City hopes to accommodate and take into considerations as part of the master plan.

Q: Why is the DoD not present at these meetings?

A: The DoD has designated the City as the Local Reuse Authority. The DoD's position is that it will review our final draft plan when we present it to them, and will reach a decision following discussions with HUD.

Q: If the Army does not get the dollars they expect, will they/can they reject the plan?

A: The Army is aware of the competing needs the City has to balance at the site, and how those needs have an impact on the financial return. The Army is required by law to give first consideration to homeless housing. Our goal is to accommodate homeless housing in a healthy, beautiful, mixed-income setting that is highly desirable for future homeowners. Based on preliminary estimates, this mixed-income community approach is the one that generates the maximum possible dollars with the sale of homeowner housing units.

Q: Does the mixed-income concept work?

A: The model has been tested at various SHA sites in Seattle. At SHA's latest development at High Point, private homes have sold at up to 150% of the Seattle median home price.

### ***The Fort Lawton site***

Q: Is the military housing situated in the middle of Discovery Park part of Fort Lawton?

A: No. That area is commonly referred to as Capehart. The Capehart site is not part of the Fort Lawton site or process.

### ***Planning***

Q: What is the overall concept for the final plan in terms of programming?

A: The plan is to submit a proposed Master Plan for the entire site, including the housing program, infrastructure, and financing.

Q: Will you re-use any of the existing buildings? Re-use should be looked at in terms of minimizing environmental impact.

A: This will be determined as part of the planning process.

Q: How many total units are planned for the site? I've seen the number 200 just for the affordable units on the City Council web site.

A: The number of units for both rental and homeowner housing will be determined as part of the planning process. The relevant City Council resolution talks about "accommodating housing incorporating low- and moderate-income housing in excess of the 66 units at Capehart."

Q: How will development partners finance their projects?

A: The homeless housing plan assumes no land cost. Habitat's affordable homeowner units assume a reduced land acquisition cost. Development partners will be responsible for all other costs.

Q: How many families/individuals will live in the new community?

A: Depends on the number of units. The number of proposed units will be a product of the final draft plan. Later, the Environmental Impact Statement process will examine all impacts on the neighborhood and overall environment, including that of the added population.

Q: What is the overall unit mix for the planned “mixed-income” neighborhood?

A: The unit mix will be determined as part of the planning effort. The idea is to create a desirable, well-functioning, beautiful community for residents at all income levels. Creating some housing for formerly homeless families is a federal requirement. A significant portion of the land will be set aside for market-rate homeowner units. Affordable work-force rentals and affordable “sweat equity” homeowner units are also part of the planned mix.

### ***Stakeholder process***

Q: Will you make financial constraints, requirements, and consequences part of the planning process in terms of determining the program?

A: Yes. Financial feasibility will be studied early on, and will have an impact on the planning that follows.

Q: Will the public have access to the financial feasibility study?

A: Yes.

Q: The deadlines seem very short. Will you ask for a deadline extension?

A: We intend to comply with the existing deadline and accomplish the necessary planning on time. Our product is a site plan and program. We do not need to complete the buildings’ design, for example, by the deadline.

Q: Participating in the planning process is a big commitment. How will you ensure continuity in communicating with stakeholders?

A: We want each stakeholder group to identify a key contact who can be present throughout the planning process.

Q: Who is the designated contact person on the developer’s side? Will he/she be involved throughout the planning process?

A: Brian Sullivan of the Seattle Housing Authority will lead the planning effort. Consultants (to be hired soon) will join the team by the end of April 2008.

Q: Can the public review responses to the City’s Request of Proposals for the Ft. Lawton site?

A: Yes. Please contact the City Office of Housing.

Q: Can individuals without a group affiliation be part of the planning process?

A: Yes.

### ***HOMELESS population and services***

Q: What will be the profile of the homeless population?

A: The “homeless housing units” are targeting formerly homeless *families and homeless individuals*. Detailed discussion to follow in the planning workshops.

Q: Will you screen tenants’ backgrounds and criminal history?

A: Yes. A rigorous screening process is already the norm at all SHA and partner developments.

Q: Will there be housing for registered sex offenders?

A: No, there will be no designated housing for registered sex offenders.

Q: What supportive services are planned for the site?

A: This will be addressed as part of the planning process.

Q: Will there be a time limit on rental residency?

A: No.

**Written questions and comments submitted on Stakeholder Worksheets** (questions will be addressed at upcoming workshops and also in FAQs posted on the website):

- Could we have a walk through the site with B. Sullivan w/his ideas about what is there at this time (i.e. view areas and existing green belt areas)
- "Official" blog for accurate information
- Need to identify "key concerns"
- What are the services? Who are the populations being served? Will this become a "destination" for citywide populations?
- Tour of neighborhood by neighbors/tour of team member projects by team members (including consultants)
- Native American values = what? Green spaces = parks portion? Supportive services = what?
- Why is Seattle Public Schools not part of the city team? Won't this development affect schools?
- We've already worked for months on the plan with United Indians and have letter from Neighborhood and Heron Habitat Helpers.
- What is the target price of market rate housing? Are these meetings the forum for the public or will there still be "townhall" meetings?
- Will/should pedestrian/vehicular traffic flow into the park? What kind of support services for homeless and low income will be on site? What kind of realistic retail options are expected off site? There's very little low-cost, dollar stretching retail in Magnolia.
- Include walking tour of Ft Lawton Army Reserve Base and surrounding areas
- Set schedule ASAP/postcard
- Please make sure individual homeowners or residents can and know they can attend and participate. Communicate and advertise. Thanks!
- Work with stakeholder groups before meetings to answer questions and help prepare them for meetings
- Show homeless video of city. It might be effective for us to see! Median house value in this neighborhood? (It seems overvalued by neighbors to me, let's get this out of the way early)
- With the changing demographics of Magnolia, Ballard, and Queen Anne, won't there be a need for more schools? Why not include an elementary or high school in this project?
- Tour of site: neighborhood/Discovery Park/cemetery/heron sites
- Post on blogs such as "Sleepless on Magnolia" (aka Magnolia is really part of Seattle)/Magnolia Moms and Dads
- What price points do you anticipate for market rate housing? Will market rate be only single family (preferred) or townhomes/condos? If the SEPA/NEPA is conducted after the feds approve the plan, how can any impacts disclosed in that process be mitigated? Aren't you putting the cart before the horse?
- Wildlife corridor (not only herons)/p-patch/underground parking for FLARC
- Yes-tours
- Will we have as much "weight" as groups reps?
- I'm really interested in the soils/slope in this area--know some of this about adjoining property (new dev-not yet built out and up for sale (part of it)) Prop value based on what?
- Other than homeless housing, at what income point is the affordable housing targeted? 80% of median? 100%? 150%? What is the estimated unit count? What acreage is estimated for the protection of herons/wetlands/slopes? What about recreational open space for this community?
- No drift on in-going on-we need "official" community info specialists?!?! Resources out here: Mag books, cemetery link at [www.magnoliahistoricalsociety.org](http://www.magnoliahistoricalsociety.org)
- Can we meet the Army goals with only single family homes/not townhomes?



PLEASE SIGN IN

NAME	ORGANIZATION	CONTACT INFO.
Anne-Marie Taylor		ataylor@aiia.org
GEORGEN.	SHA	206-615-3415
Christine Atkins	Neighborhood	206-286-1908
Daniel Letrup	Daniel Letrup dletrup@gmail.com	206-224-3435 <del>206-224-3435</del>
Julia Allen	Friends of Disc Park Discovery Park Adv Council	DRJUNA@COMCAST.NET 206-281-0988
Rich Lassman	Heron Habitat Helpers	(206) 282-1243
Heidi Capine	36th Neighborhood	206-284-6109
Mark Query	Neighborhood	206 223-0853
John Wickman	AHA	206 328 5660
Dan Raz	Neighborhood resident	DW. RAZ @ KING COUNTY, WA 206 - 285-4083
Anna Kokoso	Neighborhood	akokoso01@excite.com
Patrick Hennessy	36th Ave W.	206-283-8998
Monica Wooten	Mag Hist So	wootons@comcast.net
Diane SPAULDING	Friends of Park	283 9052
Ken Habbs	36th Street Neighborhood	940-9900
KC Dietz	HHH - 36th Ave Neighbor	284 8384
Terrri Habbs	Ken and Terrri Habbs 36th Ave Neighbor	284 8692
Nancy Rogers	MCC	nancyb.rogers@comcast.net
MARK GRIBBONS		m.gribbons@hotmail.com
Kela GRIBBONS		k.s.c.2006@hotmail.com
Tom GAYLORD	HABITAT	tgaylor@seattle-habitat.org
Eden Mack		emercer@dr.27le.com
Kevin Reynolds	Neighbor	Kjreynolds@glosten.com
ADAM SLIVERS	NEIGHBOR	KEYSLIVERS@COMCAST.NET
Adrienne Quinn		Adrienne.Quinn@seattle.gov
Monica Hodge	community member	206 550 2829 nica.hodge@yaleo.com





## Fort Lawton Reuse Plan Community Meeting

### Organizing Workshops

March 13, 2008

Brian Sullivan, SHA

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#### Agenda: Stakeholder Process

1. **Introductions** (*Fill out nametags.*) 7-7:15
2. **Project Update:** Community Meeting, February 25 7:15 -7:30
  - Introduction of Development Team
  - Goals Statement and Project Vision: “*Creation of a Model Community that is livable, diverse, green and fits into the surrounding neighborhood.*”
  - Commitment to Input from Magnolia Community and other Stakeholders
  - Schedule
  - Stakeholder Process Overview
  - Questions and Answers
3. **Stakeholder Process Discussion:** 7:30
  - **Facilitation Approach.** Good listening, documentation, the ‘parking lot’, opportunities for all to participate.
  - **Three Concepts of Outreach**
    1. Stakeholder Workshops
    2. Information Presentations
    3. Public Access to Reuse Information (including input.)
  - **Stakeholder Workshops** 7:35 - 8:05
    1. Identify Key Stakeholder Groups
    2. Identifying Point persons for each group to participate and to relay information to their broader group.
    3. Concepts for schedule for the workshops schedule.... including the best time of a week to meet, length of workshops, where, numbers, etc.
  - **Information Presentations** 8:05 - 8:15
    1. Identify which Stakeholder Groups may want ‘update’ presentations and at what time in overall process.
    2. Develop Process so all group members can easily access materials at any time.
  - **Public Access and Outreach** 8:15 - 8:35
    1. Best Notification methods?
    2. Best Way to Provide Access to materials?
    3. Provide opportunities for stakeholders who do not attend workshops to participate, etc.
  - **Tours?** 8:35 – 8:45
    1. Identify Tours of communities or Housing by any of the partners to help familiarize stakeholders with housing types that may be built at Ft. Lawton
  - **Other Stakeholder Concepts?** 8:45 - 8:50
4. **Next Meeting / Tours.** 8:50 - 8:55
5. **How Could We Improve This Meeting? (Cards)** 8:55 – 9:00

## Stakeholder Worksheet

Name

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Organization

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Contact Information

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1. **Project Update:** Community Meeting, February 25  
Questions? Comments?

2. **Stakeholder Process Discussion:**

• **Facilitation Approach.** \_\_\_\_\_ Comments / Questions / ideas?

• **Stakeholder Workshops:** \_\_\_\_\_

• **Information Presentation:** \_\_\_\_\_

• **Public Access and Outreach:** \_\_\_\_\_

• **Tours?** \_\_\_\_\_

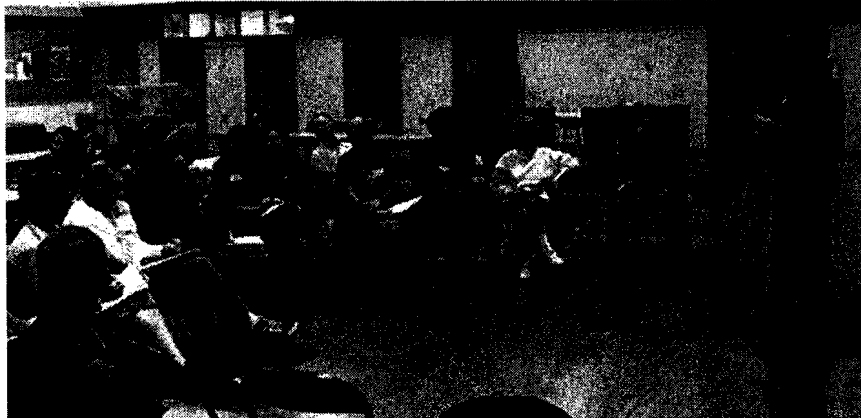
• **Other Stakeholder Concepts?** \_\_\_\_\_

3. **Next Meeting / Tours.** \_\_\_\_\_

4. **How Could We Improve This Meeting?** \_\_\_\_\_

5. **Parking Lot.** \_\_\_\_\_

SEATTLE □ March 12, 2008 □ The City of Seattle has chosen the Seattle Housing Authority to manage the planning process for the reuse of Fort Lawton, an army base located at the northeast corner of Discovery Park in the Magnolia neighborhood.



Stakeholder meeting in

Magnolia, March 14, 2007

Brian Sullivan, a development manager with SHA (above, right) has been assigned the lead in coordinating the process for SHA. Sullivan played a key role in the planning for the High Point redevelopment, working with residents and other stakeholders to design a new neighborhood that would meet the community's needs. In addition to the Housing Authority, a number of nonprofit partners are also involved on the planning team. Partners include the YWCA, United Indians of All Tribes, the Archdiocesan Housing Authority, Habitat for Humanity and the Cascade Land Conservancy.

According to Executive Director Tom Tierney, "We agreed to take on this project because our experience in redevelopment over the past ten years has honed our skills in planning new mixed-income communities. We believe we can work within the requirements of the process for closing this base to repair the damage to the site from years of intensive use and knit it back into the neighborhood."



The reuse process is controlled by Base Closure and Realignment guideline (called BRAC) from the federal government. Preference is given to new uses that incorporate housing for homeless people. The City's goal for the site is

to create a mixed income community that will include market rate housing, housing for first time home buyers, self-help housing and housing with services for formerly homeless people on the site.

"Our challenge is to address all of these hopes for the site by working with the neighborhood, the various partners and the guidelines for re-use," not Sullivan. "We will need to pay close attention to the concerns of the neighborhood and to encourage creativity in the site planning process."

Seattle Housing is in the process of identifying a design and planning firm to assist with the process. A series of neighborhood meetings is scheduled with the goal of developing a plan for the site by next fall.

The next meeting in the process will focus on a stakeholder discussion on goals and visions for the Fort Lawton reuse plan.  
Sat., March 29, 9 am - 1 pm at Magnolia Lutheran Church, Fireside Rm.  
2414 31st Ave. West (cross street is West McGraw).

- [\*\*Back to Newsroom index\*\*](#)



# Fort Lawton Redevelopment Plan

## Workshop

Saturday, March 29<sup>th</sup>

9:00am – 1:00pm

**Magnolia Lutheran Church**

**Fireside Room**

2414 - 31<sup>st</sup> Ave W

The City of Seattle and its partners have initiated work with representatives of stakeholder groups and individual citizens interested in the redevelopment plan for Fort Lawton.

Come join the first stakeholders workshop Saturday March 29<sup>th</sup>. Goals and vision for the redevelopment plan will be discussed.

Future meetings are scheduled for April 26<sup>th</sup>, May 31<sup>st</sup>, June 21<sup>st</sup>, and July 19<sup>th</sup>.

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For information on Fort Lawton go to:

[www.Seattle.gov/neighborhoods/fortlawton/fortlawton](http://www.Seattle.gov/neighborhoods/fortlawton/fortlawton.n.htm)

[n.htm](http://www.Seattle.gov/neighborhoods/fortlawton/fortlawton.n.htm) or contact Christa Dumpys, Queen Anne /Magnolia Neighborhood District Coordinator at 206-684-4812 or [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)



City of Seattle

# Fort Lawton Redevelopment Plan

## Workshop



City of  
Seattle

Saturday, March 29<sup>th</sup>

9:00am – 1:00pm

Magnolia Lutheran Church

Fireside Room

2414 - 31<sup>st</sup> Ave W

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For information on Fort Lawton go to:

[www.Seattle.gov/neighborhoods/fortlawton/fortlawton.htm](http://www.Seattle.gov/neighborhoods/fortlawton/fortlawton.htm) or contact Christa Dumpys, Queen Anne /Magnolia Neighborhood District Coordinator at 206-684-4812 or [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov)





## **Fort Lawton Redevelopment Goals**

**Vision that meets HUD & DOD requirements, reflects community involvement, city needs and financial viability**

**Results in plan for model community that is livable, diverse, green and fits into surrounding neighborhood:**

- **Market rate and affordable for- sale housing**
- **Self help housing for first time owners**
- **Homeless housing and supportive services for families & special populations like veterans and native seniors**
- **Wildlife sensitive (Hérons)**
- **Reflective of Native American values**



# Fort Lawton Redevelopment Plan

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Agenda: Goals and Visions Workshop

March 29, 2008

Brian Sullivan, bsullivan@seattlehousing.org

1. **Introductions** (*Fill out nametags.*) 9-9:15
2. **Project Update: Community Meeting, February 25** 9:15 -9:25
  - Community Meeting, February 25: Introduce Team
  - Community Meeting, March 13: Stakeholder Process
  - Schedule of Workshops:
    - a. April 26<sup>th</sup> Background and Housing Information, Issue Options,
    - b. May 31st Background and Housing Information, Issue Options
    - c. June 21st Site Alternatives
    - d. July 19<sup>th</sup> Draft Reuse Plan
  - Council Submission in August
  - Department of Defense Submission in November
3. **Goals Statement and Project Vision:** 9:25-9:30
  - *Creation of a Model Community that is livable, diverse, green and fits into the surrounding neighborhood. The Housing would include a mix of market rate housing, affordable for-sale housing, self-help housing and homeless housing.*
  - This is a conceptual vision but with no specific designs or final program.
  - Commitment to Input from Magnolia Community and Stakeholders
4. **Stakeholder Process Overview: (Give example.)** 9:30-9:40
  - **Goals:** Develop for each Key Planning Category -- **Prioritize** and Identify Conflicts. Measuring stick for future design options.
  - **Visions:** Throw out ideas. Use to further develop goals, to identify information needs or as inspiration for design studies.
  - **Background Information: Site & Building Examples.** Collect and organize key information. Identify constraints and opportunities. Modify goals.
  - **Issue Options.** Test specific options of stand alone planning questions (e.g. car access and circulation patterns.) Use to eliminate options, fine-tune goals, and discover new ideas.
  - **Three Site Alternatives.** Prepare Site program and design alternatives that illustrate different overall approaches for overall site. Use prioritized goals to test and fine-tune site alternatives. Identify preferred directions.
  - **Draft Reuse Plan.** Use comments and review of three alternatives to develop draft reuse plan. Evaluate using goals and suggest revisions for final plan.
5. **Goals and Visions: Today's Exercise** 9:30-9:40
  - **List All Goals**
  - **Not Always Compatible – Tradeoffs May Be Necessary**
  - **Prioritize**
  - **Foundation For Testing Redevelopment Options**
  - **Visions:** May be foundation for a Goal or a Design Exploration.
  - **Goals→Priorities→Visions→Research→Issue Options/Testing→Site Options**

**6. Goals Discussion: Goals→Priorities→Visions**

- **BRAC** 9:40-9:50
- **Housing Program** 9:50-10:20
- **Community Impact** 10:20-10:30
- **Natural Environment / Open Space** 10:30-11:00
- **Other Site Uses** 11:10-11:20
- **Circulation: Vehicular and Pedestrian** 11:20-11:30
- **Housing For the Homeless** 11:30-12:00
- **Stakeholder Outreach** 12:00-12:10
- **Redevelopment / Community Goals**
  - 1. **Neighborhood** 12:10-12:20
  - 2. **Social Responsibility** 12:20-12:30
  - 3. **Environmental Stewardship** 12:30-12:40

**Break**

- 
- 7. Parking Lot Topics** 12:40-12:50
  - 8. Next Meeting / Tours** 12:50-12:55
  - 9. How Could We Improve This Meeting?** 12:55-1:00

# Fort Lawton Redevelopment Plan

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## Untested Goals for Discussion (*Gathered from Different Stakeholders*) March 28, 2008

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### Redevelopment / Community Goals

- **Neighborhood Integrity and Community Connectedness**
  1. Blend Community with the surrounding Magnolia neighborhoods
  2. Blend Community with the surrounding Discovery Park
  3. Final Community should enhance surrounding neighborhood quality and values.
  4. Reflective of Native American Values :
- **Social Responsibility**
  1. Mixed income community
  2. Diverse Housing Opportunities for different size and age households.
  3. Livable community designed to meet the needs of its residents and neighbors.
- **Environmental Stewardship**
  1. Green and environmentally sensitive community
  2. Dedicate all of Ft. Lawton to Discovery Park (TNT)
  3. There should be no increase in use / impact from original use. (DPAC.) (HHH)
- **Create a Safe and Secure Neighborhood**

### BRAC Goals

- Meet BRAC homeless and self help housing requirements. (HUD)
- Meet DOD's / Army financial goal

### Housing Program

- Provide a mix of housing:
  1. Market rate housing (variety of types)
  2. Affordable for-sale housing,
  3. Self-help housing for first time homeowners,
  4. Homeless housing and supportive services for families and Native Americans.
- Insure all housing is planned and designed to enhance the entire community.
- All Housing types should blend together to create a consistent community character. Set the design standard high to maximize value of market rate housing.

### Community Impact Issues

- Maintain home / property values in this community.
- Evaluate Need for Extra Police Services.
- Evaluate Impact on Schools.

### Natural Environment / Open Space

- Protect heron and wildlife habitat in area. (Follow Director's Rule requirements. Observe nesting season, protect 22" trees, and 15 foot setbacks, etc.) (HHH)
- Maximize Protection of existing trees (HHH)
- Protect and enhance Wildlife corridors. Promote / Connect Kiwanis Ravine with Discovery Park. (HHH/TNT/DPAC)
- Site to Improve Overall StormWater Quality to protect Wolfe Creek / Integrated Drainage Plan. (DPAC / HHH)
- Protect Areas with Slopes > 40%. (DPAC / HHH)
- Dedicate protected areas to Parks
- Provide additional recreational and open spaces for new community.
- Design Parks and Open spaces for people of all ages and needs.
- Provide a p-patch.
- Maintain Tree and Landscape barrier along 36<sup>th</sup> Ave. West with no access. (TNT)
- Dedicate all of Ft. Lawton to Discovery Park (TNT)
- Dedicate any existing open spaces and areas or buildings not reused as open space. (DPAC) (HHH)
- Design Lighting in Community to minimize impacts on surroundings and wildlife. (TNT) (DPAC) (HHH)
- Control Stormwater flow off of redeveloped site. (TNT)
- All New Plantings should be native. (DPAC) (HHH)

### **Other Site Uses**

- Provide Neighborhood Retail if feasible
- Make sure local schools can support additional children from new community.
- Build a School at Ft. Lawton to help meet local school needs.
- Reduce impact of Veterans Building parking lot (underground parking or smaller lot?)

### **Circulation: Vehicular and Pedestrian**

- Minimize Impact on Traffic Flow and Congestion on 36<sup>th</sup> Avenue West. (TNT)
- Maintain 36<sup>th</sup> for access only to existing neighborhood. (TNT)
- Provide adequate parking.
- Create pedestrian friendly streets
- Use Traffic calming strategies where appropriate
- Will/should pedestrian traffic flow into the park?
- Will/should vehicular traffic flow into the park?

### **Housing for the Homeless**

- Provide Housing Opportunities for Homeless Families and Individuals.
- Provide supportive services as needed to support formerly homeless residents.
- Plan for Transportation needs of formerly homeless residents.
- Screen residents for criminal backgrounds.

### **Stakeholder Outreach & Involvement**

- Setup stakeholder process to solicit their input in the development of the final reuse plan.
- Maximize Stakeholder outreach efforts.
- Provide Examples of similar projects / developments. Site tours.
- Include DOD, Schools and other important parties in Stakeholder / planning process.



FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: March 29<sup>th</sup>, 2008 9:00-1:00pm

\*This information is subject to Public Disclosure

Name	Affiliation	E-Mail	Address
Janice Ramos		janice.ramos@comcast.net	2825 24 <sup>th</sup> Ave W
Jan Parent		Loujanp@aol.com	2905 W BLAIRS
Marilyn Webb	36th st	dm_webb@msn.com	4522 36th Ave W
Sanjay Bhatt	Seattle Times	sbhatt@seattletimes.com	Seattle Times John St
Rita Range	Neighborhood	rita.2260@msn.com	4224-28th PL W
Ranae Hardy	WCHA	HardyRanae@comcast.net	28202 Cherry 9822
Elizabeth Tail	Alesch, United Indians	Elizabeth@alesch.org	5919 N. Levee Rd. Jife
Ruth Solnit	Neighborhood	RPSOLNIT@MSN.COM	3401 W. Lawton St. 98199



# City of Seattle

## FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: March 29<sup>th</sup>, 2008 9:00-1:00pm

\*This information is subject to Public Disclosure

Name	Affiliation	E-Mail	Address
Christine Atkins	Resident		4562 24th Ave W
DAVID SINGAR	FRIENDS DISC PARK	DFsingara@yahoo.com	3801-34th Ave. W
Jiro Rany	" "	jirorany@comcast.net	1900 W. MCKERSON #116
Duff Badgley	HHT	eduffbadgley@comcast.net	4240 W. Central St
Steve Mullen	Magnolia Resident	mandmps@comcast.net	4815 Gilman Ave West
Bill Maxwell	Resident	MAXipost@comcast.net	4619 39th Ave West
Don RAZ	Resident	don.raz@kingcounty.gov	3840 26th W 2d18 28199
Monice wooten	King Historical	wootens@comcast.net	
LISA KJAER-SHADE	HHT / Neighbor	lkjaer@revenue-management.com	
MARY DICKER	RESIDENT	mary.prana@gmail.com	3515 W. Commodore Way 98199
			5627 40th Ave W.





City of Seattle

FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: March 29<sup>th</sup>, 2008 9:00-1:00pm

\*This information is subject to Public Disclosure

Name	Affiliation	E-Mail	Address
Saulie Bodie	Neighbor	Sibodie@comcast.net	8705 W Lawton
John Busse	Neighbor	John.Busse@comcast.net	3634 W Lawton
KEN HOBBS	36th		
Brandy Hamline	USAR	Randall.Hamline@USAR.army.mil	4570 Texer Way West Seattle 98199
Terry Bernara	Neighbor	terryj@earthlink.net	3417 W. McCord Pl. Seattle, WA 98199
Chae K Spaulding	Friends Discovery Park	Phone	2111 28 <sup>th</sup> Ave W
Chae K Spaulding		983 9053	SEATTLE - Hillclaw 98177 SEATTLE, WA
Louis August		louis.august@ic.washington.edu	4572 - 34 <sup>th</sup> West 98199-1137
KC Burtz	Fort AN & HH	chiek@w7mail.com	4346 36 <sup>th</sup> Ave W 98199



FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: March 29<sup>th</sup>, 2008 9:00-1:00pm

\*This information is subject to Public Disclosure

Name	Affiliation	E-Mail	Address
Julia N Allen	* DPAC * Friends of Discovery Park	DRJNA@comcast.net	
Aline Thurston	interested in this	aline.thurston@gmail.com	
Gidney Gillis	Real Change	cgillis@realchange.org	
JOSE D. MONTANO	ADENOLIA COM. CLUB	jdmaja@city.com	3321 W. Commodore Way
MARK GRIPBONS		M-Gripbons@northwest.com	4519 35TH AVENUE
Gretchen Bruce	CEHKC	gretchen.bruce@kingcounty.gov	401 5th Ave - 500 Seattle WA 98104
Cynthia Dold	Resident 34th Ave W	cynthia.dold@gmail.com	5933 34th Ave W. Seattle WA 98199
Mark Kone	Resident 34th Ave W	gnim7bms@gmail.com	5433 34th Ave W Seattle WA 98199
Edan Mack	Resident 29th Ave W	emercer@dizdizle.com	4211 29th Ave W. Seattle, WA 98199



# City of Seattle

## FORT LAWTON CLOSURE - PUBLIC MEETING

Public Sign-In: March 29<sup>th</sup>, 2008 9:00-1:00pm

\*This information is subject to Public Disclosure

Name	Affiliation	E-Mail	Address
Debbie Perham		debbieperham@johnlscott.com	2901 24 <sup>th</sup> Ave W Seattle WA 98199
Pam Lewis	Sustainable Magnolia	pam@mvgryphon.com	mailing 2213 W. Wheeler St. #182 4522
Dean Webb	36th Ave Neighbor	dmwebb@msn.com	36th Ave West
Tom Palom	Discovery Park Neigby Guild	thomas-palmd@gmail.com	9518 29 <sup>th</sup> Ave NW
TOM GAYLORD	HABITAT FOR HUMANITY	tgaylord@seattle-habitat.org	
GINNY WAKELING	SUSTAINABLE MAGNOLIA	vwakeling@comcast.net	
Kevin Reynolds	34 <sup>th</sup> St Neighborhood	Kjreynolds@gloster.com	4600 34 <sup>th</sup> Ave W
Tewri + Ken Hobbs	36th neighbor	Kenandterrichobbs name	4617 Lawton Ln W
BRIAN SCOTT	EDAW	brian.scott@cedaw.com <del>brian.d.scott</del>	850 Western







# Fort Lawton Redevelopment Plan

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Goals Worksheet *March 28, 2008*

Name \_\_\_\_\_

**Goals**

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**Visions**

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**Redevelopment / Community Goals**

- Neighborhood Integrity and Community Connectedness
  
- Social Responsibility
  
- Environmental Stewardship

**BRAC Goals**

**Housing Program**

**Community Impact Issues**

**Natural Environment / Open Space**

**Other Site Uses**

**Circulation: Vehicular and Pedestrian**

**Housing for the Homeless**

**Stakeholder Outreach & Involvement**

# Fort Lawton Closure and Re-use

Community Workshop 1 Saturday, March 29, 2008

Magnolia Lutheran Church, 2424 31<sup>st</sup> Ave W 9:00 AM – 1:00 PM

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## Minutes

### Present:

City of Seattle: Linda Cannon, Christa Dumpys, Mark Ellerbrook,  
Seattle Housing Authority (SHA): Brian Sullivan, George Németh  
YWCA: Jeanice Hardy  
Habitat for Humanity: Tom Gaylord  
Archdiocesan Housing Authority (AHA) John Hickman, Elizabeth Tail  
Community members and stakeholder groups: per sign-in sheet.

### Attachments:

Completed Stakeholder Worksheets - summarized

### Call to order

The workshop was called to order at 9:05 a.m. Meeting facilitated by Brian Sullivan. George Németh took notes. Attendees were encouraged to fill out Stakeholder Worksheets (contact information, comments, questions, concepts, ideas, etc).

### Project update

The meeting began with a general update by City and SHA staff on project developments to-date, including:

- Community Meeting, February 25: Team introduction
- Community Meeting, March 13: Stakeholder process
- Schedule of future workshops:
  - a. April 26th Background and Housing Information, Issue Options
  - b. May 31st Background and Housing Information, Issue Options
  - c. June 21st Site Alternatives
  - d. July 19th Draft Reuse Plan
- Plan Submission to City Council in August 2008
- Department of Defense Submission in November 2008

### Goals Statement and Project Vision

The workshop's main agenda was to hear from participating stakeholders about the goals the community had for Fort Lawton, and to get a sense for these goals' priorities and importance. The following goals have been established and discussed at earlier community meetings:

- Creation of a model community that is livable, diverse, green, and fits into the surrounding neighborhood. The housing would include a mix of market-rate housing, affordable for-sale housing, self-help housing, and homeless housing.
- This is a conceptual vision. There is no specific design or final program at this point.
- Commitment to input from the Magnolia Community and other stakeholders.

### Stakeholder Process Overview

Brian Sullivan gave an overview of the stakeholder process, which has the following main steps:

- Goals: Developed for each key planning category. Prioritize and identify conflicts. This is the measuring stick for future design options.
- Visions: Throw out ideas. Use to further develop goals, to identify information needs, or as inspiration for design studies.
- Background information: Site and building examples. Collect and organize key information. Identify constraints and opportunities. Modify goals.



- Issue options. Test specific options of stand-alone planning questions (e.g. car access and circulation patterns.) Use to eliminate options, fine-tune goals, and discover new ideas.
- Three site alternatives. Prepare site program and design alternatives that illustrate different overall approaches for overall site. Use prioritized goals to test and fine-tune site alternatives. Identify preferred directions.
- Draft reuse plan. Use comments and review of three alternatives to develop draft reuse plan. Evaluate using goals and suggest revisions for final plan.

### **Goals and Visions**

At this point in the workshop, Brian distributed to participants sets of colored adhesive dots for the purpose of casting votes for specific goals. Neighbors living adjacent to Fort Lawton received red dots. Participants identifying themselves as being part of a broader stakeholder group received green dots. (See vote tabulation in attached Table.)

Next, participants began discussing goals and visions for the project. It was agreed that:

- All goals stated by participants will be recorded;
- It is accepted that goal statements will not always be compatible, and tradeoffs may be necessary;
- Prioritization will be essential;
- Goals are a foundation for testing redevelopment options;
- Vision statements may be a foundation for a goal or a design exploration;
- The typical activity flow is Goals→ Priorities→ Visions→ Research→ Issue Options/Testing→ Site Options
- Participants will signal their preferences by attaching colored dots, by topic, to a predetermined number of goals they view as most important.

The workshop covered the following topics in terms of goal statements and prioritization:

- Housing Program
- Community Impact
- Natural Environment / Open Space

The detailed listing of goals and a priorities (expressed by a tally of red and green dots) is shown in the table below.

- Housing For the Homeless

Representatives for YWCA and AHA, providers of the planned homeless housing, gave presentations on the general vision for homeless housing at the Fort Lawton site and answered questions. It was agreed that the topic will be discussed in detail, including goal statements and priorities, in a separate workshop.

The original Agenda included the discussion of goals and priorities for the following topics as well:

- Other Site Uses
- Circulation: Vehicular and Pedestrian
- Stakeholder Outreach
- Redevelopment / Community Goals
  1. Neighborhood
  2. Social Responsibility
  3. Environmental Stewardship

Due to time constraints, the discussion of these topics was deferred to upcoming workshops.

### **Idea “Parking Lot” and Questions**

The following questions and comments were made during the workshop. SHA and City staff gave answers when appropriate. Questions and comments are taken into consideration for the web site’s FAQ section, and also for future workshop planning.

How was the decision made for housing being the best reuse option for the site?

Was there a record search to ensure that there are no historical restrictions on the transfer of land?

What was the chronology of decision making that took as here?  
Please have a printed chronology for next meeting  
What is negotiable at this point?  
Is the plan based on an existing community model?  
How do you reconcile conflicting issues as they surface throughout the planning process?  
Please put BRAC legislation on the web.  
In the BRAC legislation, Is homeless housing a higher priority than community needs?  
Does BRAC allow for homeless housing location trading?  
Is it possible for stakeholders to buy land for a specific purpose?  
How much money does the Army expect to receive for the site?  
In the hierarchy of goals for the site, what is the importance of payment to the Army for the land, and the amount of that payment?  
How do you resolve plan conflicts?  
Who is the contract person at the Army and other key government agencies?  
When will the Environmental Impact Statement process take place?  
Are both the state and federal environmental processes a requirement (SEPA and NEPA)?  
How many units can be accommodated with the current zoning?  
How many BRAC processes have been completed to-date in the country?  
Consider additional meetings in addition to the planned ones to ensure input on all agenda items.  
Can you offer a separate education workshop on homeless housing issues?  
Please post the NOI's on the web site.  
Please bring back any significant issues form any separate "teach-ins" (trees, homeless housing) to the main workshops.

#### **How Could We Improve This Meeting?**

Participants gave the following comments:  
Some segments of the presentations felt rushed  
We need documentation of past meetings  
Post meeting materials as soon as possible on the web site  
Need better way of handling newcomers to workshops (those not aware of the process up-to-date)  
Need to find times for tours of existing developments/homeless housing sites

#### **More Information, Questions/Comments**

Visit: <http://www.seattle.gov/neighborhoods/fortlawton/fortlawton.htm>

Email: [Bsullivan@seattlehousing.org](mailto:Bsullivan@seattlehousing.org)

#### **Next Meeting**

An announcement on a special meeting dealing exclusively with homeless housing issues is forthcoming. The next regularly scheduled workshop will take place on April 26, 2008, 9 a.m. to 1 p.m. Location will be announced on the web site.

# Fort Lawton Reuse Plan Workshop

## Saturday, March 29, 2008

Goals (City and Stakeholder goals gathered at previous meetings)  
Goals added at this workshop

	Votes		Total
	Neighbor (Red)	Other Stakeholder (Green)	

### Housing Program

Provide a mix of housing:	1	3	4
Market-rate housing (variety of types);			0
Affordable for-sale housing targeting teachers, police officers, etc;	4	1	5
Self-help housing for first time homeowners ;	2	4	6
Homeless housing and supportive services for families and Native Americans.	2	14	16
Ensure all housing is planned and designed to enhance the entire community.	10	7	17
All Housing types should blend together. Set high design standard to maximize value of market-rate housing.	3	2	5
Build Green	2	2	4
Keep existing buildings for housing	1		1
Cluster housing to maximize open space	0	8	8
Make homeless housing safe enough for small children to walk by	15	2	17
Create intergenerational community	4	8	12
Take down old buildings	4	4	8
As little development as possible	17	11	28
Build open community, not a "prison"	1	3	4
Recognize all of Seattle as a stakeholder with housing interests		3	3
Appropriate community space for each housing type		8	8
Keep Harvey Hall	3	2	5
Do not create an Urban Village	4	1	5
Keep current zoning	19	2	21
Do not build any housing at all	5	5	10

### Community Impact

Maintain home/property values in this community	15		15
Evaluate need for extra police services	4		4
Evaluate impact on schools	4	3	7
Create connections to Ballard Urban Village	1	1	2
Keep daytime noise to a minimum		6	6
Evaluate heat impact		1	1
Evaluate future impact and needs	2		2
Evaluate impact on local infrastructure/utilities	3	4	7
Plan with future generations in mind	2	3	5
Acknowledge recreational needs of nearby communities (Ballard, Queen Anne)	1	10	11

# Fort Lawton Reuse Plan Workshop

Saturday, March 29, 2008

Goals (City and Stakeholder goals gathered at previous meetings)  
Goals added at this workshop

## Natural Environment/Open Space

	Votes		Total
	Neighbor (Red)	Other Stakeholder (Green)	
Protect heron and wildlife habitat in area per Director's Rule requirements. (HHH)	14	20	34
Maximize protection of existing trees; contact Magnolia Tree Census (HHH).	3		3
Protect/preserve/enhance wildlife corridors. Promote / Connect Kiwanis Ravine with Discovery Park. (HHH/TNT/DPAC)	8	5	13
Site to Improve overall stormwater quality to protect Wolfe Creek / Integrated Drainage Plan. (DPAC / HHH)	6	3	9
Protect areas with slopes > 40%.(DPAC / HHH) (City regulation)			
Dedicate protected areas to Parks Department.			
Provide additional recreational and open spaces for new community.	13	5	18
Design Parks and open spaces for people of all ages and needs.	3		3
Provide a p-patch.	4	3	7
Maintain tree and landscape barrier along 36th Ave. West with no access. (TNT)	19		19
Dedicate all of Ft. Lawton to Discovery Park (TNT)			0
Dedicate any existing open spaces and areas or buildings not reused as open space. (DPAC) (HHH)	3	3	6
Design lighting in community to minimize impacts on surroundings and wildlife. (TNT) (DPAC) (HHH)	4	3	7
Control stormwater flow off of redeveloped site. (TNT)	1	1	2
All new plantings should be native. (DPAC) (HHH)	1	3	4
Implement Olmstead Design Concept	6	5	11
Don't cut trees to create views		2	2
Consider ecology/habitat surrounding the site as stakeholder	4	8	12
Protect natural buffer around cemetery (don't build there)	1	1	2
Do not relocate Texas Way		1	1
Improve trees/vegetation across site; improve habitat	10	14	24
Repair site topography	8	13	21

# Fort Lawton Reuse Plan Workshop

Saturday, March 29, 2008

Goals (City and Stakeholder goals gathered at previous meetings)

Goals added at this workshop

Total

Votes

Neighbor (Red)

Other Stakeholder (Green)

**Fort Lawton Redevelopment Plan**  
 Unshared Goals for Discussion (Gathered from Different Stakeholders) March 28, 2008

**BRAC Goals**

- Meet BRAC homeless and self help housing requirements (HUD)
- Meet DOD's / Army financial goal - needs
- BRAC admission - process
- 105M
- target techbus, poli
- STREET + VARIETY FLEXIBLE

**Housing Program**

1. Market rate housing (variety of types)
2. Affordable housing (variety of types)
3. Community housing (variety of types)

Homeless housing and supportive services for families and Native Americans

- insure all housing is planned and community
- All Housing types should blend together to create a consistent community character. Set the design standard high to market rate of market rate housing

**BUILD GREEN**

**Community Impact Issues**

- Maintain home / property values in the area
- Evaluate Need for Extra Police Services
- Evaluate Impact on Schools
- noise for animals / dog park
- heat - air
- positive impact needs
- UNIVERSITY TO PARK
- VIPAN VILLAGE

**MORE GOALS - HOUSING**

- FIRST-TIME HOMEBUYER OPPORTUNITIES
- KEEP EXISTING BUILDINGS FOR HOUSING
- CLUSTER HOUSING (MAXIMIZE OPEN SPACE)
- YOUTH-SAFE, HOMELESS HOUSING (enough for small children to work)
- INTERGENERATIONAL COMMUNITY
- TAKE DOWN OLD BUILDINGS
- AS LITTLE DEVELOPMENT AS POSSIBLE
- BUILD OPEN COMMUNITY (NOT A "PRISON")
- RECOGNIZE SEATTLE AS A STRAUGHNER WITH HOUSING INTERESTS
- APPROPRIATE COMM SPACE FOR EACH MIXING TYPE
- KEEP HARVEY HALL
- NOT AN HARBO VILLAGE
- KEEP CURRENT ZONING

**HOUSING NO**

**MORE GOALS - COMMUNITY IMPACT**

- SERVICES (DAYCARE)
- IMPLEMENT OLDEST DESIGN CONCEPT
- EVALUATE IMPACT ON LOCAL INFRASTRUCTURE
- PLAN WITH FUTURE GENERATIONS IN MIND (OPEN SPACE NEEDS 20-30 YEARS FROM NOW)
- ACKNOWLEDGE RECREATIONAL NEEDS OF NEARBY COMMUNITIES (DOWARD, B.A.)

Unshared Goals for Discussion (Gathered from Different Stakeholders) March 28, 2008

**Natural Environment / Open Space**

- Protect heron and wildlife habitat in area
- Follow Director's Rule requirements. Observe nesting season, protect 22' from water's edge
- Maximize Protection of existing trees (HHH) - 100% tree canopy
- Protect and Enhance Wildlife corridors
- Discovery Park (HHH) (NIDDPAC)
- Quality to protect Water Quality
- Integrated Drainage Plan (DPAC / HHH)
- Protect Areas with Slopes > 40% (DPAC / HHH)
- Dedicate protected areas to Parks
- Provide recreational opportunities for Design Parks and Open spaces for people of all ages and needs.
- Provide a p-patch - 24hr self-sufficiency
- Maintain Tree and Landscape barrier
- Provide ADA accessible
- Dedicate all of Ft. Lawton to Discovery Park (TNT)
- Dedicate any existing open spaces and areas to parks
- Design Lighting in Community to minimize impacts on surroundings and wildlife
- Design Lighting in Community to minimize impacts on surroundings and wildlife
- Design Lighting in Community to minimize impacts on surroundings and wildlife
- Design Lighting in Community to minimize impacts on surroundings and wildlife
- All New Plantings should be native (DPAC) (HHH)

**IMPROVE TREES/VEG/ACCESSIBLE EXTREME HABITAT**

**REPAIR SITE TOPO**

**OPEN SPACE - MORE GOALS**

- IMPLEMENT OLDEST DESIGN CONCEPT
- DON'T CUT TREES TO CREATE VIEWS
- CONSIDER ECOLOGY/HABITAT SURROUNDING SITE AS STAKEHOLDER
- PROTECT NATURAL BUFFER AROUND CEMETERY (DON'T BUILD TREES)
- DO NOT RELOCATE TEXAS

**IMPROVE TREES/VEG/ACCESSIBLE EXTREME HABITAT**

**REPAIR SITE TOPO**

Date	Last Name	First Name	Organization	Contact Info	Comment/Question 1	Comment/Question 2	Comment/Question 3	Comment/Question 4
3/13/2008	Spaulding	Diane	Friends of Discovery Park	206-283-9052	Could we have a walk through the site with B. Sullivan w/his ideas about what is there at this time (ie view areas and existing green belt areas)			
3/13/2008	Allen	Julia N.	Friends of Discovery Park (Board of Trustees), Discovery Park Advisory Council (V.P.)	206-281-0988	drjna@comcast.net	"Official" blog for accurate information	wildlife corridor (not only herons)/patch/underground parking for FLARC	
3/13/2008	Mack	Eden	Community member	206-240-6648	Need to identify "key concerns"	set schedule ASAP/postcard	yes-tours	
3/13/2008	Pedroso	Anna	Neighbor on 35th	206-283-8593 apedroso01@excite.com	What are the services? Who are the populations being served? Will this become a "destination" for citywide populations?	Please make sure individual homeowners or residents can and know they can attend and participate. Communicate and advertise. Thanks!	Will we have as much "weight" as groups reps?	
3/13/2008	Gribbons	Mark & Kela	4519 35th Ave W, Seattle	m_gribbons@hotmail.com	Tour of neighborhood by neighbors/tour of team member projects by team members (including consultants)	work with stakeholder groups before meetings to answer questions and help prepare them for meetings		
3/13/2008	Wooton	Monica	Magnolia Historical Societ	wootons@comcast.net	Native American values=what?--green space=parks portion?--supportive services=what?	Show homeless video of city. It might be effective for us to see! Median house value in this neighborhood? (It seems overvalued by neighbors to me, let's get this out of the way early)	I'm really interested in the soils/slope in this area--know some of this about adjoining property (new dev-not yet built out and up for sale (part of it)) Prop value based on what?	No drift on in-going on-we need "official" community info specialists?! Resources out here: Mag books, cemetery link at www.magnoliahistoricalsociety.org
3/13/2008	Query	Mark	Community member	querys@comcast.net	Why is Seattle Public Schools not part of the city team? Won't this development affect schools?	With the changing demographics of Magnolia, Ballard, and Queen Anne, won't there be a need for more schools? Why not include an elementary or high school in this project?		
3/13/2008	Carpine	Heidi	Heron Habitat Helper	206-284-6489	We've already worked for months on the plan with United Indians and have letter from Neighborhood and Heron Habitat Helpers.	Tour of site: neighborhood/Discovery Park/cemetery/heron sites		
3/13/2008	Hodge	Monica	Community member	206-550-2829 nicahodge@yahoo.com	What is the target price of market rate housing? Are these meetings the forum for the public or will there still be "townhall" meetings?	Post on blogs such as "Sleepless on Magnolia(aka Magnolia is really part of Seattle)/Magnolia Moms and Dads		
3/13/2008	None	None			Will/should pedestrian/vehicular traffic flow into the park? What kind of support services for homeless and low income will be on site? What kind of realistic retail options are expected off site? There's very little low-cost, dollar stretching retail in Magnolia.	What price points do you anticipate for market rate housing? Will market rate be only single family (preferred) or townhomes/condos? If the SEPA/NEPA is conducted after the feds approve the plan, how can any impacts disclosed in that process be mitigated? Aren't you putting the cart before the horse?	Other than homeless housing, at what income point is the affordable housing targeted? 80% of median? 100%? 150%? What is the estimated unit count? What acreage is estimated for the protection of herons/wetlands/slopes? What about recreational open space for this community?	Can we meet the Army goals with only single family homes/not townhomes?

Other site uses--day care; community center w/theater or stage for music and performances and meeting spaces for all Magnolia

Christine Neighborhood

3/29/2008 Atkins

Housing for Homeless--community needs to be involved in program design. We are not ready to accept 'prepacked' plan. Involve us so that we can support the design/plan/approach. Need to form acceptance criteria for program element acceptance, e.g. financial stability review, police&emergency services review, existing facility tour

Kevin neighborhood

3/29/2008 Reynolds 206-972-5489

Natural environment/Open space--a large community garden/p-patch (or several community gardens in this area and other Discovery Park areas) will bring Magnolia residents together in a wholesome, valuable activity.

Circulation: Vehicular and Pedestrian--add bike friendly streets. Keep Texas Way or other thru street open so connect to Park & neighbors to north are connected to Government Way for cars, walking & biking or at least for biking and walking.

3/29/2008

Housing Program--keep sq. footage of houses reasonable, e.g. not over 2200 sq ft

Railroading--skipped over this item even though asked for it to be addressed today, ie alternate solution for raising \$. I don not believe all possibilities have been explored to use this land to raise money for purchase. That is developing it as described is only one way to raise the money. I hear very little consideration of any solution other than the one the city is presenting. Just more railroading and in this case creating a lot of unhappy citizens. Minimal public process. Much more is needed. Destruction of the status of a gem- open space in Seattle

Has the right of feds to sell our own land back to us really been examined? Is the city our advocate with this issue? My vision is that each meeting would give chronology and general explanation as introduction, respecting the fact that people may be new to the process; not the aggressive, condescending attitude from today

Digital divide for those...?...A notebook of documents--depositories libraries, churches, Discovery Park visitors center. A reminder and a big caution--the city's job is to represent citizens. The balance is shifting to where we are feeling extremely unrepresented.

3/29/2008

Circulation: vehicular and pedestrian--1) I'm VERY opposed to new 36th Ave W car traffic. 2) What is the impact to Magnolia as a whole if 300+ housing units are added, meaning up to 1000+ new neighbors-traffic, parking in the village, wildlife impacts, etc.

My vision: As few housing units as possible (maximize green space). 36th access (cars) to existing neighbors only

Terri TNT

3/29/2008 Hodge

Housing program--first time home ownership for teachers, social workers, police officers, etc. (middle income housing- -this is a neglected group in Seattle)

Community Impact Issues--city's utilities, electricity. Keep buffer of trees on 36th Ave. No thru streets to 36th Ave. Natural Environment/Open Spaces--Preserve trees! And root zones! Maintain tree barrier along 36th Ave W. P-patch

Housing for Homeless--Safety! Substance abuse and sexual predator screening. On-site case managers. Stakeholder outreach--High Point tour

rpsolnit@msn.com

Ruth

3/29/2008 Solnit

Other site uses--small medical clinic (for teens, moms, babies, etc.) Theater for plays (youth/adult) Art studios (youth/adult) Artist housing (artists expected to give volunteer time to youth)

3/29/2008 Dicker

Mary

Community Impact Issues--all utilities underground. Take down the fence so that the new housing is physically integrated with present housing and there is free exchange--Don't wall off or segregate the new housing from the existing neighborhood.

3/29/2008 Allen

Julia N.

Natural environment/Open space--1)Keep trees along 36th Ave W but not the fence--again do not wall off the new housing from the rest of the community 2) Lighting should be "dark sky" standards

Circulation: Vehicular and Pedestrian-- Roads should connect to existing neighborhood roads, ie the new neighborhood should not be isolated but integrated and connected walking and driving.

Housing for Homeless--keeping existing buildings (Harvey Hall and Leisey) will not fit in architecturally with the rest of the new development--they should be removed or their residents will be stigmatized --not the goal of having market rate housing indistinguishable from homeless housing





Fort Lawton Stakeholders Meeting

March 29, 2008

### **Frequently Asked Questions about Homeless Housing for Single Adults**

#### **What is the profile of the homeless population you intend to serve?**

*We will be serving Native American Elders. Typically single men and women over the age of 50 who are homeless, living in transient unstable housing, or moving frequently among friends and relatives. They may be Veterans. They have extremely low annual income most often below the poverty level (less than \$10,000 for a single person).*

#### **What is the need for housing among this population?**

*The recent "One Night Count" of homeless in King County identified more than 8,000 homeless persons every night. Recent studies have determined that Native Americans experience homelessness at a rate that is three times that of non-Native Americans. Though the "One Night Count" doesn't necessarily identify race or cultural background, our experience of serving the homeless in shelters suggests that Native Americans are a disproportionately high number of the homeless in our area.*

#### **Will you screen for criminal backgrounds and sex offenders?**

*Yes. We follow SHA guidelines. .*

#### **What type of units do you plan to build?**

*Studio and one bedroom apartments with bathroom and food preparation facilities.*

#### **What will be the typical length of stay for a resident?**

*This will be permanent rental housing. The typical stay will be several years.*

#### **What types of supportive services will be available to the residents?**

*There will be case managers to work with residents on site and to refer residents to supportive services. There will be access to education, training, employment counseling, health and wellness including mental health and substance abuse/alcohol counseling, cultural and spiritual revitalization, community building, and recreational opportunities. There may be meal programs.*

#### **What are the transportation needs of this population?**

*Very few have their own means of transportation so public transit and program vans will be important.*

#### **What will be the relationship with the Daybreak Star Center and the Magnolia neighborhood?**

*We expect the residents to take advantage of the cultural, educational and supportive service programs available through Daybreak Star Center. In addition, we find the residents of our programs typically become involved in their neighborhood community sponsored events such as festivals, neighborhood picnics, clean up days, community center activities, etc.*



# Fort Lawton Redevelopment Plan

**You're invited!**

**Fort Lawton Redevelopment  
Planning Workshop  
Saturday, April 26  
9 a.m. – 1 p.m.  
Magnolia Lutheran Church  
2414 31<sup>st</sup> Ave W**

A summary of the base closure process and a recap of the previous workshop will be held at 8:30 a.m.

**You're invited!**

**Homeless Housing Informational  
Meeting  
Monday, April 21  
6:30 a.m. – 8:30 p.m.  
Catherine Blaine School  
2550 – 34<sup>th</sup> Ave W.**

**How Would You Balance These Priorities at Fort Lawton?**

- open space
- heron habitat
- market-rate housing
- housing for formerly homeless individuals and families

**Ft. Lawton Redevelopment Planning Workshop – April 26<sup>th</sup>**

The Army has named the City of Seattle as the local reuse authority for the redevelopment of Fort Lawton. The City will be incorporating all of the above features into a redevelopment plan.

**Homeless Housing Informational Meeting – April 21<sup>st</sup>**



**City of Seattle**

# Fort Lawton Redevelopment Plan



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## Fort Lawton Redevelopment Planning Workshop – April 26

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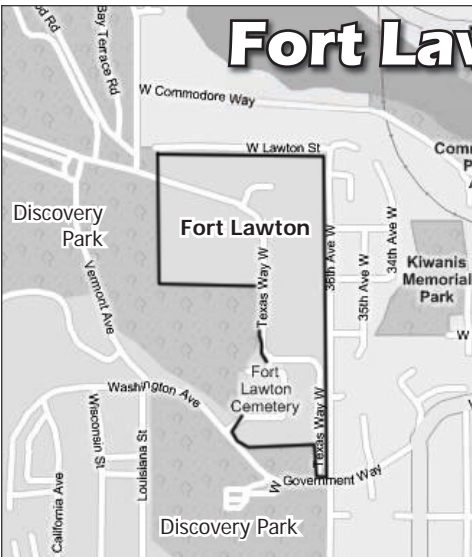
You're invited to join the City, its partners, stakeholder groups and individual citizens for the second in a series of workshops to shape a plan that ensures Fort Lawton becomes a livable and diverse mixed-income community, balancing all of the priorities while appropriately fitting into the surrounding neighborhood. Future workshops will be held May 31, June 21 and July 19 (location TBD).

## Homeless Housing Information Session – April 21

The City, along with providers selected to develop housing at Fort Lawton for formerly homeless individuals and families, will hold an information session on April 21, 6:30-8:30 p.m. in the Catharine Blaine School cafeteria. We will discuss similar housing developments elsewhere in Seattle, populations served and services provided.

For more info visit [www.seattle.gov/neighborhoods/fortlawton](http://www.seattle.gov/neighborhoods/fortlawton) or contact Christa Dumpys at (206) 684-4812 or [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov).

# Fort Lawton Redevelopment Plan



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## Fort Lawton Homeless Meeting Sign In Sheet

NOTE: This information is subject to public disclosure.

Name	Affiliation	Email	Address
THINA MCKELVIE	Homeless	thinyap@comcast.com	4030 35th Ave NW Seattle WA 98199
IAN MCKELVIE	Homeless	ianeb@comcast.com	"
Edward Mearns	"	edwardmearns@earthlink.net	4023 34th Ave NW Seattle WA 98199
KATH	"	Kath@SoundInsurance.com	4035 37th Ave NW Seattle WA 98199
Pam Morrison	"	edwardmearns@earthlink.net	4035 37th Ave NW Seattle WA 98199
Cherylne Duran	"	DURANDJ@comcast.net	3640 20th Ave NW, Unit B Seattle WA 98199
monica wooten	King Historical Society	monica@kinghistoricalsociety.org	Seattle WA 98199
Brian Sullivan	SHA		
Lorraine Atkins	Neighborhood	lorraine@kinghistoricalsociety.org	
Heidi Caspary	Neighborhood		4663 36th Ave NW Seattle WA 98199
JOE RAZ	Neighborhood	joeraz@comcast.com	4619 34th Ave NW Seattle WA 98199

## Fort Lawton Homeless Meeting Sign In Sheet

**NOTE:** This information is subject to public disclosure.

Name	Affiliation	Email	Address
Elizabeth Tail	Alexch Institute United Kingdom	Elizabeth.Tail@alexch.org	5711 N. Lacey Rd. E. J16 98424
FRAN LYSON		1 SPARKS@GMAIL.COM	4430 75th Ave W 98149
Betsy Ross		Betsy.Ross@spark.com	5146 40th Ave W 98179

## Fort Lawton Homeless Meeting Sign In Sheet

NOTE: This information is subject to public disclosure.

Name	Affiliation	Email	Address
Pandy Hamline	USAR	Pandolli.Hamline@ usar.army.mil	17519-2674 Pt SE Bethell 98012
Alan Mack	Warrior	amack@seattle2010.com	
Julia N Allen	DPAC Friends of Discovery Park	Dr JUA@comcast.net	
Dana Walker	member	dwalker@seattle2010.com	
Tina Bandy	member	jipetromijic@comcast.net	5801-24th A.C.O.
Janeke Taylor	member	jantaylor@comcast.net	5526 40th Ave SW Seattle, WA 98149
Robin Budd	Altruists	robibudd@seattle2010.com	5630 40th Ave SW Sea 98149
Mary Kaye Lammle	Neighbor	mrlzama@netmail.com	1429 30th Ave. W. Seattle, 98197
S Bhatt	Seattle Times	srbhatt@seattletimes.com	
Ardia Dumett	Seattle Museum	ardia.dumett@seattle2010.com	115 3rd Ave Seattle 98104
WILLIAM A. HAINES	NEIGHBORS	BUSINESS@COMCAST	7406 4TH AVE WEST 98149





## Homeless Housing Resources

### GENERAL INFORMATION

National Alliance to End Homelessness

[www.naeh.org](http://www.naeh.org)

(202) 638-1526

email: [naeh@naeh.org](mailto:naeh@naeh.org)

Corporation for Supportive Housing

[www.csh.org](http://www.csh.org)

email: [info@csh.org](mailto:info@csh.org)

Committee to End Homelessness in King County

[www.cehkc.org](http://www.cehkc.org)

email: [cehkc@kingcounty.gov](mailto:cehkc@kingcounty.gov)

Gretchen Bruce, Program Manager

(206) 263-9085, [Gretchen.Bruce@kingcounty.gov](mailto:Gretchen.Bruce@kingcounty.gov)

### CITY OF SEATTLE

City of Seattle Office of Housing

[www.seattle.gov/housing](http://www.seattle.gov/housing)

(206) 684-0721

City of Seattle Human Services Department

[www.seattle.gov/humanservices](http://www.seattle.gov/humanservices)

(206) 386-1001

### FORT LAWTON PARTNERS

Archdiocesan Housing Authority

[www.ccsww.org/site/PageServer?pagename=housing\\_index](http://www.ccsww.org/site/PageServer?pagename=housing_index)

(206) 328-5731

YWCA

[www.ywcaworks.org](http://www.ywcaworks.org)

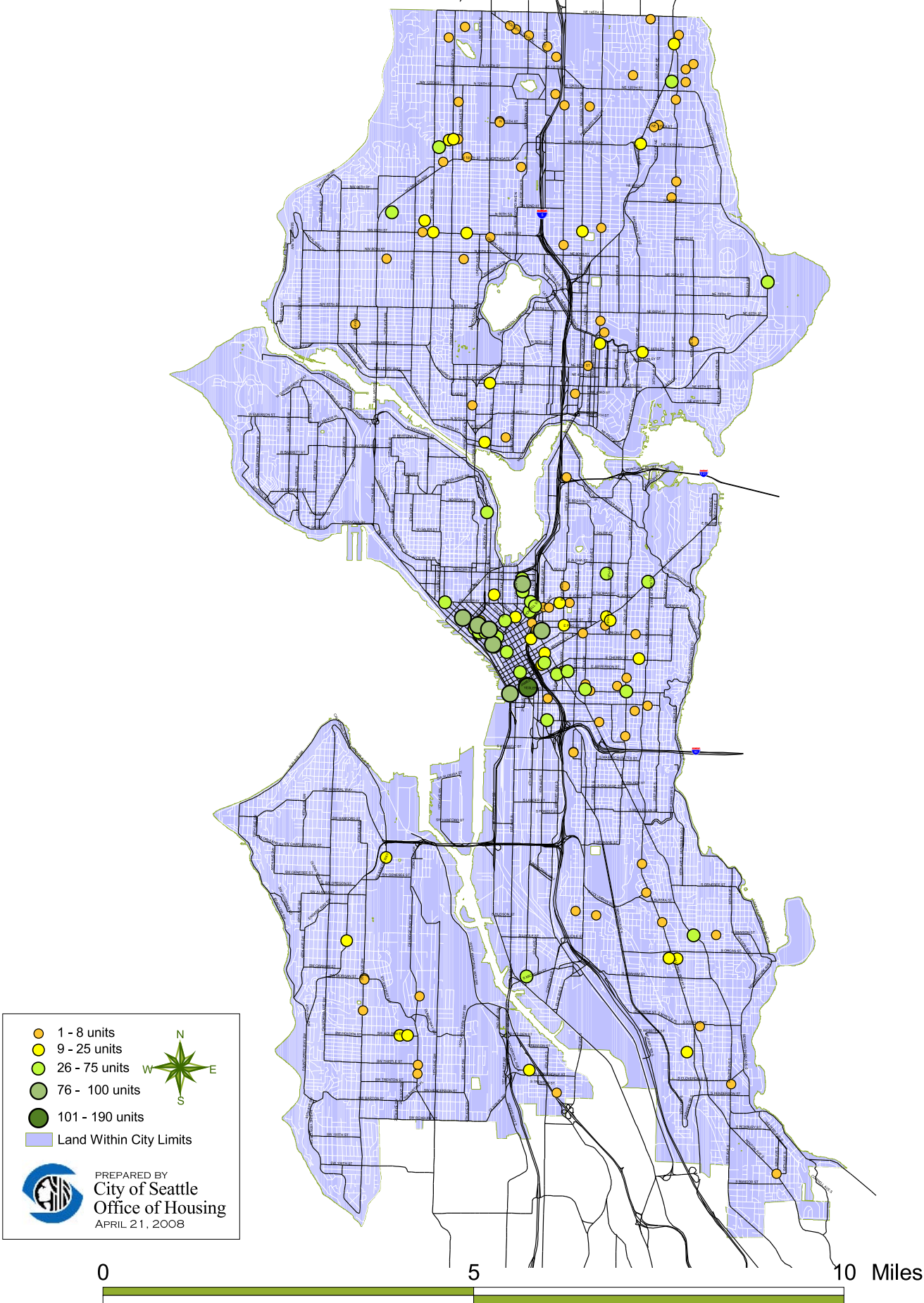
(206) 490-4354

United Indians of All Tribes Foundation

[www.unitedindians.org](http://www.unitedindians.org)

(206) 285-4425

# DISTRIBUTION OF HOMELESS HOUSING UNITS FUNDED BY CITY OF SEATTLE



# YWCA Housing for Homeless Families



**YWCA Family Village at Redmond**  
*20, 1-3 bedroom family apartments built in 1992*

## **Who are the homeless families living in YWCA housing?**

We serve more than 1,200 homeless families annually. Nearly 9 out of 10 are single parent families. A typical family includes a mother in her early 30's with 2 children. Most lost their housing because their income was too low to keep up with the cost of rent, utilities and groceries. Other contributing factors include job loss, domestic violence and health crises.

## **Do you screen for criminal backgrounds and sex offenders in your family housing?**

Safety is a high priority for us. Yes, we use criminal background checks.

## **What does YWCA housing for homeless families look like?**

Our housing, like YWCA Family Village in Redmond pictured above, fits into the neighborhood. We stress high quality design and solid construction. Inside, the 1, 2, and 3 bedroom apartments are modest, designed for families and built for long-term efficiency and maintenance.

## **What services do you provide for homeless families in your housing?**

We empower families to stabilize and move forward with their lives. Our case management is intensive, home-based and focused on clients' goals and barriers. Families complete a lengthy intake and needs assessment and create an action plan suited for their circumstance. Action plans focus on education, training, employment, wage progression, mental health and liaison with the schools children attend. Case management, domestic violence advocacy and children's domestic violence counseling are usually done in the families' homes, while mental health and chemical dependency counseling, life skills classes, and children's programming are provided in YWCA offices or shared community facilities.



Archdiocesan  
Housing Authority

Housing for Homeless Site Visit Opportunities

Dates and Times:

Wednesday April 23 <sup>rd</sup>	10 AM-noon
Wednesday April 30 <sup>th</sup>	10 AM -noon
Saturday May 3 <sup>rd</sup>	10 AM -noon

Please contact Program Manager 2 days in advance to confirm time.

**St. Martin's at Westlake**

2008 Westlake Avenue, Seattle

53 units of single room occupancy housing for chronically homeless men 55 years of age and older.

**Contact Marian Shugrue, Program Director to confirm visit                      206-340-0410**

**Traugott Terrace**

2317 3<sup>rd</sup> Avenue, Seattle

38 units of permanent housing for low income persons and 12 units of transitional housing set aside for homeless individuals in substance abuse counseling program.

**Contact Jacqueline Raymond, Program Director to confirm visit                      206-267-3023**

**Community Relation Plan Meetings  
(people requesting to be contacted about meetings)**

NAME	E-MAIL
Eden Mack	emercer@drizzle.com
Alline Thurlow	Alline.thurlow@gmail.com
Tom Gaylord	tgaylord@seattle-habitat.org
Marilyn Webb	Dm_webb@msn.com
Ruth Solnit	rpsolnit@msn.com
Julia N. Allen	drjna@comcast.net
Patrick Larson	<a href="mailto:splarson@comcast.net">splarson@comcast.net</a> plarson@seattleschools.org
Carol Albert	carol@ccconsulting-wa.com
Brad Wakeman	brad@lakere.com
Jonathon Tingstad	jmtingstad@comcast.net
Jiro Ramji	jiroramji@comcast.net
David Sinclair	dfsinclair@yahoo.com
Barbara Helde	bhelde@comcast.net
Andy Bass	Ajbass_608@yahoo.com
Steve Bass	Steven_bass@comcast.net
Roschelle Burton	rserghini@aol.com
Rob Wakeling	vwakeling@comcast.net
Carlyne Durnan	Durnanc@earthlink.net
Monica Wooton	wootons@comcast.net
Craig Allegro	Carrie6120@johnlscott.com
Christine Atkins	Coopatkins1@comcast.net
Heidi Carpine	
Lisa Kjaer-Schade	lkjaer@revenuemanagement.com
Cydney Gillis	cgillis@realchangenews.org
McCawley	pranati@rutledge.com
Marla Master	marla@masterdesign.ca
Don Raz	Don.raz@kingcounty.gov
Ken & Terri Hobbs	<a href="mailto:kenandterri@hobbs.name">kenandterri@hobbs.name</a> knobs@staffordfrey.com
Kevin Reynolds	kjreynolds@glosten.com
John Davis	Jcdavis47@hotmail.com
Robin Budd	robinobudd@gmail.com
Celia Bowker	Bowker.celia@gmail.com
Diane Durnam	durnamd@msn.com
Barbara Downward	

<b>NAME</b>	<b>E-MAIL</b>
<b>Thyra McKelvie</b>	<b>thyrap@aol.com</b>
<b>Ian McKelvie</b>	<b>ian@becauz.com</b>
<b>Edward Margie</b>	<b>edwardseafeldt@hotmail.com</b>
<b>Keith</b>	<b>Keith@soundinsurance.com</b>
<b>Pam Miskimon</b>	<b>Pmiskimon@bayviewmanor.org</b>
<b>Dava Walker</b>	<b>Dava.walker@yahoo.com</b>
<b>Mary Kaye Zanatta</b>	<b>mkzanatta@hotmail.com</b>
<b>William A Hughes</b>	<b><a href="mailto:bourdohughes@comcast.net">bourdohughes@comcast.net</a></b>
<b>Orr</b>	<b>orrshouse@aol.com</b>
<b>Betsy Ross</b>	<b>betsylross@gmail.com</b>
<b>Ardis Dumett</b>	<b>Ardis_dumett@murray.senate.gov</b>
<b>Ted Gray</b>	<b>Ted.gray@amcmedical.com</b>
<b>Brenda Fowler</b>	<b>brendafowler@comcast.net</b>
<b>Garret Everdon</b>	<b>geverdon@hotmail.com</b>
<b>Jim Behrends</b>	<b>jpbehrends@comcast.net</b>
<b>Laura Heller</b>	<b>laura@frostpaw.com</b>
<b>Bill Block</b>	<b>bill.block@KingCounty.gov</b>
<b>Lisa Gustevesson</b>	<b>gustaveson@comcast.net</b>
<b>George Smith</b>	<b>guido1031@comcast.net</b>
<b>Bill Kirlin Hacket</b>	<b>itfh@comcast.net</b>
<b>Sally Kinney</b>	<b>SKi9266503@aol.com</b>
<b>Amy Low</b>	<b>Amy.Low@gmmb.com</b>
<b>Michael Ramos</b>	<b>mramos@thechurchcouncil.org</b>
<b>Suzann</b>	<b>skromberg@msn.com</b>

# Fort Lawton Community Workshop

April 26, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
KC Dietz	4346 36 <sup>th</sup> Ave W	206 284 8389	kdietzkc@earthlink.net
RS Burton	3518 W Lawton	206 922 3241	
GREG PEARSE	2522 5 <sup>th</sup> Ave W.	907 209 5190	grpearse@yakov.com
Kyle Galygs	2621 14 Ave W	857 4328	kggalygs@gmail.com
PATRICK LARSON	4437 35 <sup>th</sup> Ave W	282 9829	PLARSON@comcast.net
Diane Spawdning	2111 28 <sup>th</sup> Ave W	283 9052	
MARDEE AUSTIN	2502 28 <sup>th</sup> Ave W		mardee_c@hotmail.com
E. Jari	Alesic		
Mae Peck	3904 W. Sheridan	291 8873	maepeck@hotmail.com
Duff Swadlow	1900 W. Nickerson	283-0621	eduffb@hotmail.com
Doug Saunders	4329 32 <sup>nd</sup> W	712 226 2549	douganddale@comcast.net
T. ADKINS	5403 42 <sup>nd</sup> Ave W	206 285 8782	
C. Hunter	4030 30 <sup>th</sup> W.	206.213.0043	arn.hunter@earthlink.net
NEIL SANDVIK	4522 35 <sup>th</sup> Ave W	281-9003	nsandvik@gmail.com
Stephanie "	"	"	sasandvik@comcast.net
Kevin Reynolds	4600 34 <sup>th</sup> Ave W	972 54 89	kjreynolds@slostep.com
Michelle Gonzalez	4526 -36 <sup>th</sup> Ave W.	949-1369	gonzalez-mich66@hotmail.com
Bill Korbonits	3703 W Commodore Way	283-3940	billKorb@comcast.net

# Fort Lawton Community Workshop

April 26, 2008

## Sign In Sheet

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Name	Address	Phone	Email
CAROL BURTON	4052 WILLIAMS AVE W	691-1298	ctburton7@comcast.net
Susanne Kromberg	2614 W. Smith St	283-3585	skromberg@msn.com
Eric VanLinden	2869 W Govt Way	632-0750	eric.vanlinden@hotmail.com
EMILY VAN DER POEN	2869 W GOVERNMENT WAY	632-0350	
Paul & Pam Lewis	3213 W. Wheeler #82	206-617-6220	paul@mugryphon.com
Matthew Berry	3501 W. Ohman Pl	206 985 9479	
Jane Tillman	4352 36th Ave W	206 281 0274	jvtillman@earthlink.net
Alexis Brown	4572 34th Ave W	206-817-6726	abrown@myway.net
J. D. MONTANO	3321 W. Commodore		jdmasia@jetcity.com
DON RAZ	4619 39th Ave W	206-256-9445	don.raz@kingcounty.gov
Laura Heller	2450 NW 57th St	206 853 9407	Laura@frostpan.com
Sam Shendker	1117 5th Avenue	206-461-4751	sshendker@yosemite.org
Lindsay Brown	3508 39th Ave W	206-284-5361	zapskybrown@comcast.net
JIM BERNARDIS	5422 42nd Ave W	284 2999	JP.BERNARDIS@comcast.net
Mark Ewbank	4644 36th Ave W.	285-8104	mowitzke1@comcast.net
James McIntosh	2806 31st Ave W.	282-3064	MagnoliaMc@Clearwire.net
Mark Sandheim	4260A 33rd Ave W.	206 449-7661	
Dava Fiorini	3400 W. Lawton St.	254-3621	dtFiorini@comcast.net
Verg MeZich	4113 Lawton Ln W	206-5398	VMeZich@Clearwire.net
D. CHRISTIE	4624 Lawton Ln W	283 8756	lolsail@aol.com
Teresa Moore	4623 Lawton Ln W	281-4358	trase.moore@comcast.net
Tom Moore	"	"	tommoore1@comcast.net

City of Seattle

Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM



# Fort Lawton Community Workshop

April 26, 2008

## Meeting Agenda

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8:30 – 9:00: **Newcomers Introductory Meeting** (Small meeting room)

8:30 **BRAC Process and NOI review:** Linda, Mark and Brian Sullivan

- BRAC Overview
- Ft. Lawton Community Vision
- Goals of Planning Process
- Avenues for Stakeholder Input
- Audience questions and answers: Linda, Mark, Brian

**9:00 – 1:00: Goals and Visions Workshop 2** (Large Meeting Room)

9:00 **Welcome:** Tim Ceis, Deputy Mayor, Linda Cannon

9:15 **Consultant Team Introduction:** Adrienne Quinn, Brian Scott

9:20 **Process Overview and Update:** Brian Sullivan

9:30 **Goals Discussion Conclusion** (Completion of March 29<sup>th</sup> Exercise) Brian Sullivan

- Review work from last meeting
- Finish goals exercise (Other site uses, circulation, community wide goals)

10:30 **Break**

10:45 **Overview of Next Steps: Background Data and Program Options** Brian Scott

- Review List of Background Data needed. Comments?
- Review List of Program Options studies. Comments?

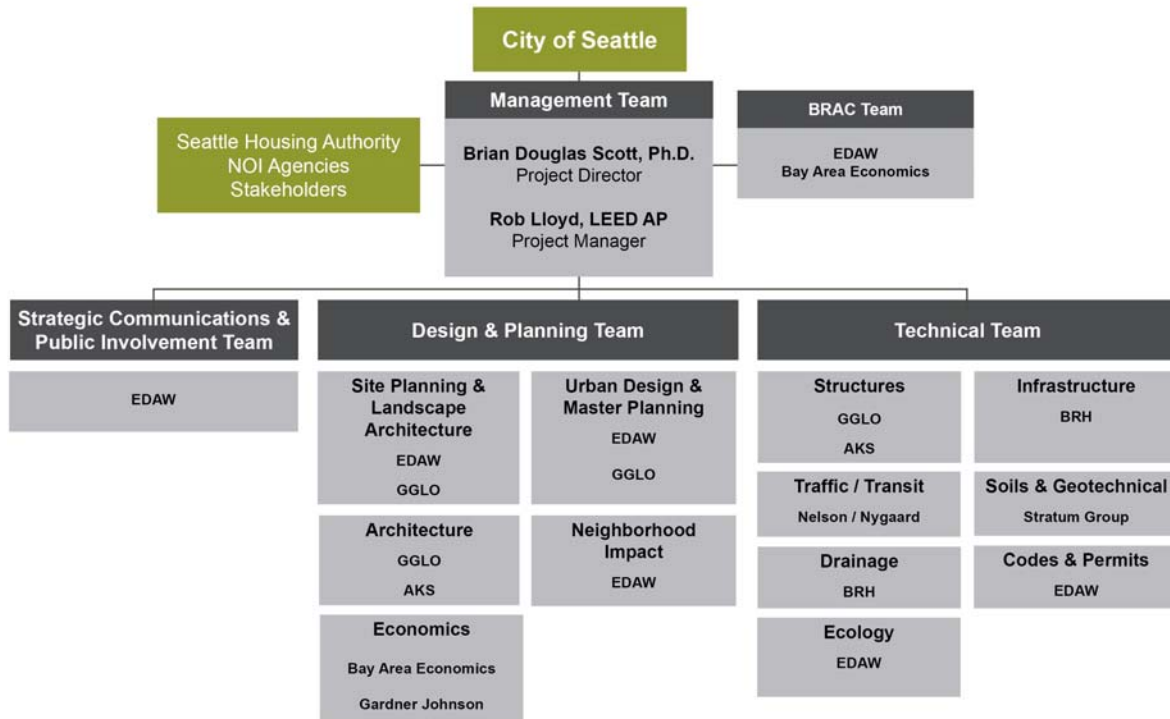
11:15 **Community Visioning: High Point Case Study** Brian Sullivan

11:30 **Community Visioning: Ft. Lawton** Brian Scott, Brian Sullivan

12:50 **Wrap-up / Tour Setup** Brian Sullivan

12:55 **Meeting Feedback** Brian Sullivan, Brian Scott

## Fort Lawton Project Team



**Contacts:**

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# Fort Lawton Community Workshop

April 26, 2008

## Untested Goals for Discussion

(Gathered from Different Stakeholders) March 28,2008

### Background Data for Planning

#### Context

- **Neighborhood Character** Zoning, housing types and character, natural features
- **Discovery Park** Use patterns: trails, facilities, etc.
- **Traffic** Analysis of existing volumes and patterns (including Government Way.)
- **Transportation** Existing transit, bike, pedestrian and other routes.

#### Site

- **Infrastructure** Location, Condition and Capacity
- **Stormwater** Regulations and requirements. City and State regulation review.
- **Soils** Steep slopes (ECA, environmental critical areas), water absorption, structural issues.
- **Heron Habitat** Management plan, area protected and rules.
- **Natural Features** Existing trees and natural features survey. Tree types, location and condition. Existing wildlife areas, Etc.
- **Open Space** Requirements for new development. Identify local parks.
- **Views Site Opportunities** and Constraints: Views, Solar Orientation, Wind Patterns

#### Housing

- **Zoning** What is allowed by zoning? Number of units, heights, parking, etc. What zoning processes could be followed?
- **Housing Market** What is the market for the area: types, prices, etc.

### Program Options

#### Housing - Types

- **What Types of Housing?**
  - Market Rate Housing? (Single family (lot size), townhouse, condo, etc.)
  - Workforce or Affordable Housing? (Single family (lot size), townhouse, condo, etc.)
  - Habitat. What type?
  - Permanent Supportive Housing. What type?
- **Market Housing.**

- What Price Ranges?
- For-Sale or Rental?
- Target Markets? (Age, size of unit, etc.)
- **Workforce or Affordable Housing.**
  - What Price Ranges?
  - For-Sale or Rental?
  - Target Markets? (Age, size of unit, etc.)
- **Permanent Supportive Housing.**
  - Resident characteristics
  - Supportive Services

## Housing - Layout

- **How Many Total Units?**
  - Numbers per Housing Type?
  - Number of new residents by age? (school and other impacts.)
- **Location of Each Housing Type?**
  - Site Location and key relationships?
  - Integrated?
- **What Design Character** is appropriate for the Housing?
  - Architectural scale and styles
  - Diversity and Variety
- **Financial**
  - Income Options from different Housing options

## Existing Buildings

- **Potential Reuses?**

## Natural Environment / Open Space

- **Stormwater.** Ponds, swales, etc.
- **Open Space**
  - Types, Sizes and Uses of New Open Space: EG. Streetscapes, small and larger parks.
  - Character of Open Spaces
- Methods to Support / Enhance Existing Habitats
- Preservation of Existing Features
- Connections to Discovery Park / Daybreak Star and Kiwanis Ravine.
- Native American influence?
- Options for 36<sup>th</sup> Street edge.

### **Other Site Uses**

- Veterans Site Partial Use options?
- Community Rooms, gathering spaces?

### **Circulation: Vehicular and Pedestrian**

- Vehicular Circulation options. ( 36<sup>th</sup> Avenue West.)
- Pedestrian / Bike Access Options: interior and to neighborhoods and Park
- Parking Strategies
- Traffic calming strategies
- Transit Options

### **Housing for the Homeless**

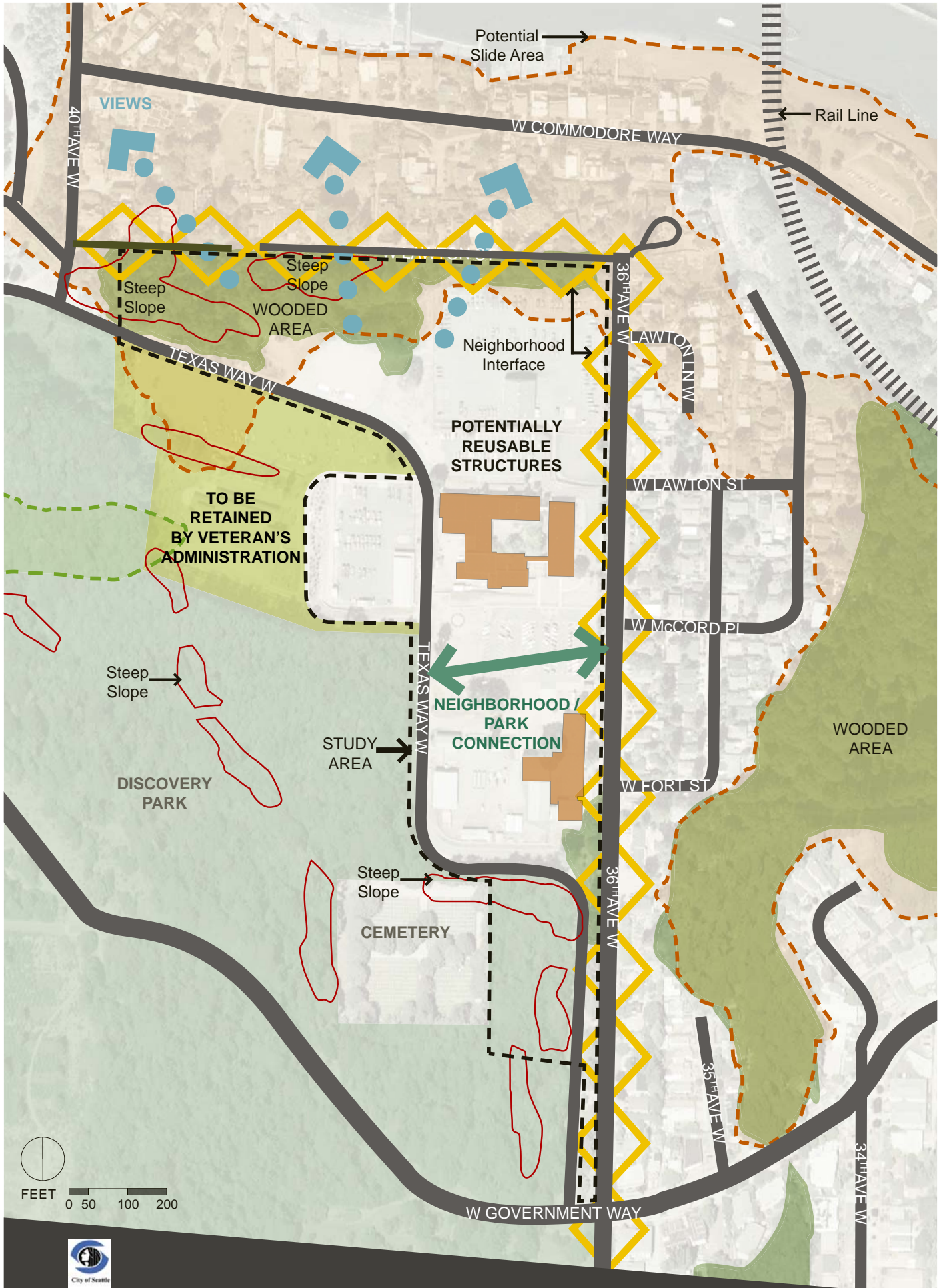
- Provide Housing Opportunities for Homeless Families and Individuals.
- Provide supportive services as needed to support formerly homeless residents.
- Plan for Transportation needs of formerly homeless residents.
- Screen residents for criminal backgrounds.



# Site Aerial

## Reuse Planning for Fort Lawton Army Reserve Center

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# Opportunities & Constraints

## Reuse Planning for Fort Lawton Army Reserve Center





Leisy



Harvey Hall



Maintenance buildings and facilities







Wooded areas surrounding and adjacent to the project site



Views from the project site



Site grades



Site access and surrounding project site circulation

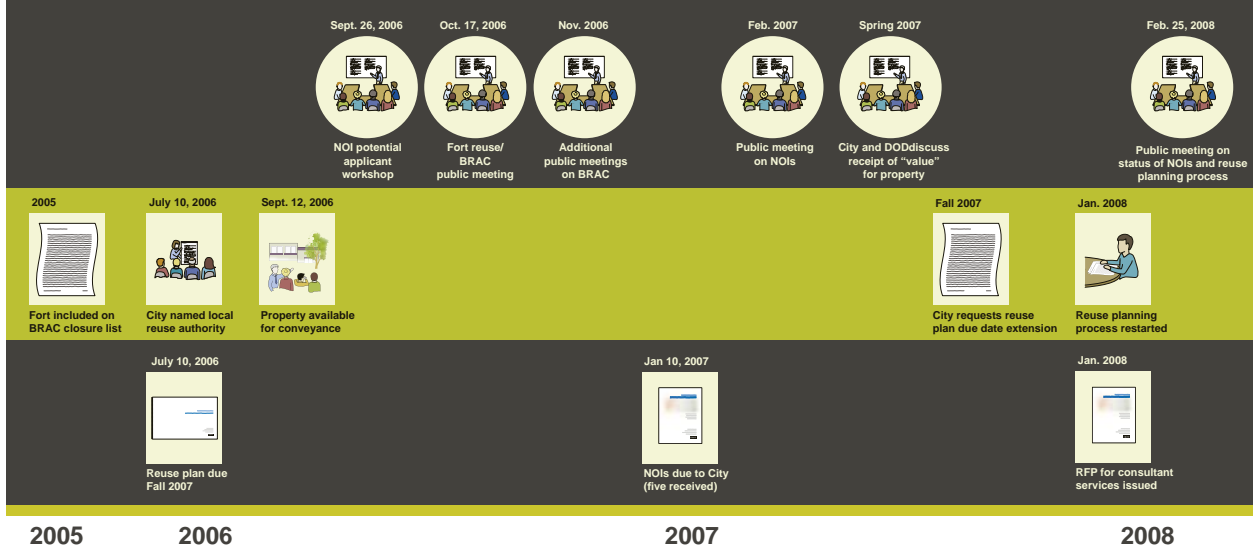


# Fort Lawton Timeline

Community & Stakeholder Outreach

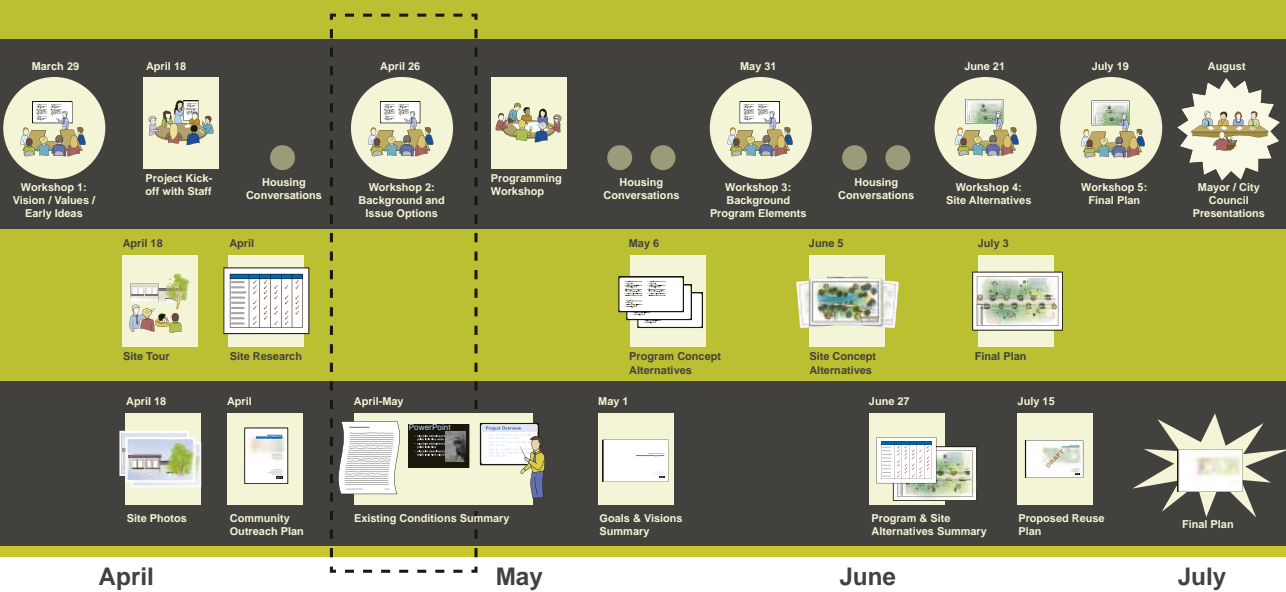
Planning Milestones

Key Products



City of Seattle  
Reuse Planning for Fort Lawton Army Reserve Center

## 1 Community Involvement Process      2 Evaluation of Existing Conditions      3 Site Concept Alternatives      4 Final Reuse Plan



# Fort Lawton Community Workshop Meeting Summary

## April 26, 2008

Today's meeting was the second in a series of five planning workshops focused on the development of a Reuse Plan for Fort Lawton. In addition, a parallel series of discussions will focus specifically on how the housing providers and neighbors can work together to ensure the success of the reuse plan. These meetings will result in a Community Relations Plan.

Today's meeting was divided into three sections.

1. BRAC Process and NOI (Notice of Interest) Review
2. Goals and Visions Workshop 2: Community goals for the Redevelopment
3. Overview of Next Steps: Background Data and Program Options

Summaries of the three forum discussions are included below. All materials and handouts from the meeting are available for download on the website.

[http://www.seattle.gov/neighborhoods/fortlawton/brac/public\\_outreach.htm](http://www.seattle.gov/neighborhoods/fortlawton/brac/public_outreach.htm)

### 8:30- 9:00 BRAC Process and NOI Review

#### BRAC Overview

As a precursor to the day's planning workshop, the City presented an overview of the BRAC process in general, and the City's involvement to date. A graphic timeline of the process is available under meeting materials on the Fort Lawton website.

<http://www.seattle.gov/neighborhoods/fortlawton/brac/timeline.htm>

The meeting recapped the BRAC overview that took place at the previous community workshop. A power point presentation entitled *Fort Lawton, Base Realignment & Closure (BRAC)* was presented. The slide show began with a map explaining future uses of Fort Lawton lands. These include:

- Cemetery to be retained by the Army
- Open space areas to be maintained by Seattle Parks Department
- Other lands to be redeveloped

**City Designated as LRA:** As the Local Redevelopment Authority (LRA), the City of Seattle is responsible for developing the Reuse Plan, and negotiating with the Army for the property transfer.

**Local Control:** If there was no LRA, the Army would be the sole decision maker and would only periodically check in with the City. By becoming the LRA, the City of Seattle will be able to lead the community in developing a Reuse Plan. Once accepted, this

binding plan will guide the Army's decisions and eventual disposition of the property. The functions and responsibilities of the LRA were outlined in the power point presentation.

[http://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft\\_lawton\\_brac\\_ppt.pdf](http://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft_lawton_brac_ppt.pdf)

**Project Timeline:** The BRAC process began with the 2005 BRAC closure that included Fort Lawton and proceeded onto the notice of interest, public workshops, and submittal dates. The draft Fort Lawton Reuse Plan will be presented to the Mayor in July of 2008, and to the City Council in August. The City Council will take action on the reuse plan in September and submit it to the Federal Departments of Defense and Housing and Urban Development.

**Army Expectations:** The Army expects **fair market value** from land. **Homeless housing** uses will be given priority for no-cost transfer. Other **public benefit conveyances** will be closely scrutinized.

#### **BRAC Plan Guiding Principles:**

- **neighborhood integrity**
- **community connectedness**
- **social responsibility**
- **environmental stewardship**

#### **Questions**

Q: What **level of detail** does the reuse plan need/have?

A: The plan is required to delineate **proposed land uses only**.

Q: **How long does the Army have** to respond to the reuse plan?

A: Once the Army receives the plan **they do not have a time limit** for review of implementation.

## **9:00 Welcome**

Deputy Mayor Tim Ceis,

The City wanted to be the local authority in order to ensure that the final decisions would benefit the local community. SHA has demonstrated great design success with High Point and other communities. The City is committed to working with the community to reach the best possible outcome.

## **9:15 Team Introduction**

Various members of the redevelopment team were introduced. Team members at the workshop included:

City of Seattle: Linda Cannon, Office of Intergovernmental Relations (BRAC Process); Mark Ellerbrook and Chris Jowell, Office of Housing

Housing Partners: Brian Sullivan, Seattle Housing Authority Project Manager; John Hickman, Archdiocesan Housing Authority; Tom Gaylord, Habitat for Humanity; Elizabeth Tail, Alesek Institute/UIATF

Planning Consultants: Brian Scott and Rob Lloyd, EDAW

EDAW will be facilitating the workshops and leading the public through the reuse plan process over the next several months. EDAW has considerable experience with BRAC, having worked on about a third of all BRAC projects to date.

EDAW is a multi-disciplined design firm with housing and community planning experience in Seattle and Portland. Brian Scott, project director, has experience on City Life, a Portland multi- and single-family housing infill project. Rob Lloyd will be EDAW's project manager. He has experience working with Brian Sullivan on the High Point community.

GGLO is the architectural partner on the team. They have experience designing similar projects and bring a strong portfolio of Seattle work.

## **9:20 Process Overview**

Brian Sullivan spoke to a process graphic which describes the timeline and importance of beginning the community process early. Information on the process as well as notes and materials from the workshops will be provided on the website. There will be parallel meetings (Community Relations Plan) on Monday evenings concerning the homeless housing.

[http://www.seattle.gov/neighborhoods/fortlawton/brac/public\\_outreach.htm](http://www.seattle.gov/neighborhoods/fortlawton/brac/public_outreach.htm)

Community workshops will cover the following topics:

1. Community process
2. Goals (community priorities)

3. Information collection (-part of today's and next meeting)
4. Site alternatives
5. Conceptual plan - Leading to final plan

**9:30 Goals Discussion Conclusion** (hand out of goals from last meeting with Number totals)

**Workshops focus in integrating housing:** Representatives of the City reiterated their intention to develop the property in question with housing as the primary use. The purpose of this series of workshops is to allow for stakeholder input in creating the best possible plan with the established housing program. Alternate uses such as dedicating the land to the park or school would need to be considered by City Council, and should be taken up with a Council person or other avenue.

Ultimately, the Army is the entity that must approve the plan. There are elements, such as homeless housing, that the Army expects to see in the plan. If the Army does not approve the City's plan, they can proceed to sell or develop the property without further public consultation.

### **Dot Exercises**

Participants were asked to comment and vote on three topics.

1. A review and confirmation of overall planning goals expressed at the previous meeting.
2. Possible site uses in addition to housing.
3. Circulation

**1. Community Goals** Continuing the previous meeting's visioning session, community members were asked to vote on topics they saw as most important to the planning process. A list of topics from the previous meeting was posted, and participants commented or added topics to the list. There was some debate over what constituted a goal versus a design option. The intent was to focus on overall goals which would inform design options considered in the following workshops.

Participants were asked to take red dots if they were a Fort Lawton neighbor and green dots if they were another interested citizen. The voting process is summarized below. A complete list of the voting options will also be posted on the website.

<http://www.seattle.gov/neighborhoods/fortlawton/brac>

Top three goals were as follows:

- Neighborhood Integrity and Community Connectedness
- Blend community with the surrounding Magnolia neighborhoods (architecture, people)
- Final community should enhance surrounding neighborhood quality and values

**2. Additional Site Uses** Participants were asked to comment and then voted on site uses which could be integrated with the housing.

The following three uses received the most votes:

- Schools (on or off site, it is important that schools have sufficient capacity for neighborhood children.)
- Reduce impact of Veterans Building parking lot (underground parking or smaller lot?)
- Police Station

**3. Circulation** Goals for site circulation design were discussed. Residents commented on limitations of the road network serving the area, and expressed interest in finding balance between the various site access points, and between neighborhood and Discovery park needs.

Most votes for circulation went to:

- On 36th Ave W., maintain restricted access to existing neighborhood only
- Create pedestrian friendly, safe streets
- Minimize impact on traffic flow and congestion on 36th Ave W.

Participants asked about several parking related topics including reducing the FLARC/VA parking lot. As that property will remain under Federal ownership, the City will not have control over what happens on that site. Connections to the existing neighborhood fall more within the purview of the Fort Lawton Reuse Plan.

Overall parking concerns related to Discovery Park were also deemed beyond the scope of the BRAC plan.

Circulation is an important topic, and Brian Scott reiterated that it would be studied throughout the planning process.

One topic that was discussed was the goal that the proposed development will result in no net increase in impact from current use levels.

**Summary** Votes and comments were discussed. Brian Sullivan presented a wrap-up of voting results. Three important categories of project goals were presented:

- **Integrity and connectedness**
- **Social responsibility**
- **Environmental stewardship**

For detailed voting tallies, please see the Fort Lawton Website.

<http://www.seattle.gov/neighborhoods/fortlawton/brac>

### **11:15 Community Visioning: High Point Case Study**

Brian Sullivan made a presentation on Highpoint. Features/aspects that were discussed include:

- The community had a role in the design
- The design is intended to promote a sense of community
- High quality design was a goal
- The neighborhood is pedestrian-oriented
- Reconnects with the surrounding neighborhood – architecture, planting, open space
- Parks are integrated into the neighborhood, as are a p-patch and market garden
- Design standards for maintenance and future development are in place
- Natural drainage systems are addressed by the design through Low Impact Development (LID) strategies. Audience members were not all familiar with LID, so an explanation of how bioswales operate was provided
- The intention is not to repeat High Point at Fort Lawton, but to give an example of a successful mixed-income community developed through a community-oriented design process

### **11:30 Community Visioning: Fort Lawton**

Brian Scott noted that as consultants are just beginning their work, more detailed analysis of the site would be completed for the next meeting.

A worksheet was handed out for note-taking and recording comments.

The context of the site was presented raising the following topics:

- Housing variety in the area
- Cemetery and habitat
- Existing buildings on site – newer FLARC building to stay
- Opportunities at the site exist, including access to Discovery Park and Daybreak Star Cultural Center
- Almost the whole reuse site consists of paved areas or buildings
- Significant slopes exist on the site and on surrounding properties
- 36th Ave. integration needs to be considered

Members of the community noted corrections which needed to be made to site maps.

- 36th Ave does not extend to Commodore Way and extending it is not an option due to slopes



- Other road connection options were discussed. The attendees were divided on best way to resolve circulation

Brian Sullivan explained what is considered affordable in terms of area median income and noted that affordability needs to be addressed early in the process for it to be properly integrated.

### **12:50 Wrap-up / Tour Setup**

The agenda handout was discussed

[http://www.seattle.gov/neighborhoods/fortlawton/brac/public\\_outreach.htm](http://www.seattle.gov/neighborhoods/fortlawton/brac/public_outreach.htm)

- It contains questions that the community can answer and provide to the project team
- If completed at this meeting, the handout can be left with the project team
- If completed later, it can be mailed to EDAW; contact information is provided on the last page of the handout
- The team would like to receive any answers within 2 weeks

### **12:55 Meeting Feedback**

Suggestions for the next meeting and general comments were solicited:

- Capturing categories using wall graphics works well
- Provide more food
- The process chart is good
- The public needs more information on communications between entities, particularly with regard to homeless housing providers
- The subject needs more coverage in the newspapers. Response: updated and new information has recently been placed on the official website. The URL for this website was provided  
<http://www.seattle.gov/neighborhoods/fortlawton/brac>

## **Questions and Comments and Community Visions (from all stages of the meeting)**

### **Background Information**

Information needed as a basis for the planning process.

### **Housing Program**

#### **Questions**

**Q:** The overall vagueness of homeless housing plans being developed by YMCA and the Archdiocese is a concern. How many homeless people will be housed on the site? What is the structure?

**A:** The City will convene a series of meetings based on the Community Relations Plan. Details of the homeless housing program will be addressed during these meetings.

**Q:** It is unclear what the City Council is supporting: 200 units of homeless housing or 66 units?

**A:** Because homeless housing was not included in plans for the Capehart site, the Council stated that at least 66 units of replacement housing will be provided.

**Q:** Does High Point include homeless housing?

**A:** 20 units will be included in Phase 2.

### **Other Land Uses**

#### **Questions**

**Q:** How large is Harvey Hall Theater?

**A:** 250 seats

**Q:** What does VA plan to do with the FLARC property?

**A:** Drills still occur at the Fort, but only 5 to 10 percent are in full-time use. Planning team does not know what specific use VA is proposing. It has been stated that uses from other facilities will be consolidated on this site. The existing building has capacity for 300-400 reservists.

**Q:** What land will be retained for the cemetery?

**A:** This needs to be clarified with the Army, and will be presented at a future meeting.

**Q:** Is there any retail at Highpoint?

**A:** There was an attempt to include retail as part of the project, but it was difficult to find interested parties. Existing retail is present near Highpoint on an adjacent arterial.

### **Zoning/Density**

#### **Questions**

**Q:** What is the current zoning?

A: Current zoning is SF 7200, but zoning does not need to be addressed in the reuse plan.

Q: What does current zoning allow in terms of number of residences?

A: Based on a rough analysis of zoning, approximately 304 residences would be permitted on the site. This subject will be covered at the next workshop.

Q: What is proposed number of residences?

A: This is not known at present.

Q: Is there an unstated goal of maximizing density?

A: Reuse planning will look at housing market, zoning options, available buildable area, and Army goals.

Q: What is actual buildable area of the site?

A: 31 acres includes steep slopes and wooded portions; the buildable area of the site has not yet been measured; the goal is to have this information for the next meeting.

Q: Do other housing projects shown as examples have much higher density than proposed for Fort Lawton?

A: In locations where other housing developments are situated, strong transit connections and other factors allow development to be at a greater density and still present a character appropriate for their communities.

Q: How much income does the Army want to get out of project? Will non-subsidized housing be high end?

A: Army would like a respectable return on the property but also has other requirements.

## **Design/Community Character**

### **Questions**

Q: Who maintains homes at High Point?

A: The Seattle Housing Authority maintains their own properties while owners or owners associations maintain private property.

Q: Who maintains open space at High Point?

A: The Seattle Housing Authority maintains their laws and open spaces and an Open Space Association (OSA) maintains other open spaces

Q: What does neighborhood interface mean? (Referring to Opportunities and Constraints map)

A: This highlights edges of the site where the base redevelopment will interface with the neighborhood.

## **Environmental / parks and open space**

### **Questions**

Q: What is a market garden?

A: It is a community garden that allows residents to sell what they grow. It serves as a money-source for some residents, particularly certain immigrant groups. P-patches could also be provided.

Q: Would native plants or lawns be used?

A: Probably a mixture. Some grass swales are provided at Highpoint where open play space is needed for children.

Q: Will any toxic waste cleanup be required?

A: Environmental review has not been completed at this point.

### **Circulation / Parking**

#### **Questions**

Q: How will neighborhood be designed so that there are community connections between existing and proposed development?

A: Options for making these connections will be studied in upcoming meetings.

### **Community Process**

#### **Questions**

Q: Will there continue to be recap meetings before workshops?

A: There was a recap meeting at 8:30 and there will continue to be recap meetings before each Saturday workshop so that the rest of the workshop can be most effective.

Q: What happened at the community meeting that took place earlier this week (Monday)?

A: The idea for a Community Relations Plan came out of that meeting. There will be other meetings in May and June. These meetings will be the forum for discussion of homeless housing, so that the Saturday meetings can focus on moving the reuse plan forward. Information is available on the website.

<http://www.seattle.gov/neighborhoods/fortlawton/brac>

Q: Does EDAW have a financial interest in the density of the project?

A: No, EDAW has no financial interest; EDAW was hired by the City to help facilitate an open planning process, and is developing the plan based on the City's objective of developing mixed-use housing.

Q: What are the City's goals and objectives?

A: The City's goals are included in the goals presented at this meeting

Q: Will there be any public vote?

A: The plan will be developed in consultation with the community and then go to City Council for approval. There will be no direct vote by the community.

## **Participant Comments**

### **Housing Program**

#### ***Comments***

- A partnership with the City to provide workforce housing for teachers, firefighters, etc. is desirable. (Response: the City is looking for creative development options and has existing workforce housing programs that could be integrated into or applied to this project.)
- A retirement component to the development, with community features, is desirable.
- The type of housing that would be preferred is housing for first-time homebuyers and working homeowners. This was not a high-end neighborhood ten years ago.
- Demographics in other areas where housing development have been located are closer to low-income; lower-income housing isn't a good fit for this neighborhood.
- The program for the site needs to take into account available school capacity, and not provide housing for families if there is not adequate capacity.

### **Zoning/Density**

#### ***Comments***

- High Point looks dense. (Response: Density varies within Highpoint. Some portions are dense, for example, due to elder housing, which consists of apartments.)
- Area cannot contain density – not enough access without Texas Way

### **Design/Community Character**

#### ***Comments***

- Building should be high quality and significant architecture.
- Architecture should be environmentally sensitive.
- The existing character of the area, particularly older buildings, is nice. This issue needs attention.
- Existing buildings are too dissimilar in their style and will be hard to reuse. One shouldn't be able to tell proposed buildings apart.
- Buildings or building materials should be reused.
- Smaller, higher quality development is preferred.
- Buildings should be no more than two stories tall.
- Would like development to be single family dwellings.
- In defense of mega homes, siting of these homes is the problem, not their size.

- The design should exhibit sensitivity to scale, particularly in the transition between FLARC and existing residential development.
- Buildings should use natural materials.
- The proposed development should fit the Magnolia and community character. Continuous development isn't wanted.
- There is too much paving on the existing site.
- A long common boundary exists between existing development (175 units according to neighbors estimate) and proposed development (300+ units?).
- Native artists should be used on-site. A longhouse is another possible feature.
- This neighborhood is very quiet compared to other Seattle neighborhoods, except for the occasional train.
- Some emblematic features on the existing site could be retained; building material reuse should be considered.

## **Environmental / parks and open space**

### ***Comments***

- City park (Kiwanis Ravine) should be indicated on maps.
- Huge trees exist between Texas Way and 36<sup>th</sup> Avenue West.
- Use of a park corridor to break up proposed development is a good idea to decrease visual impact. This would divide the residential development into two smaller (~150 dwelling) sections.
- Tree preservation is important.
- Connections to park from the development and park-style amenities would be nice.
- Connecting the Kiwanis Ravine to Discovery Park would provide a habitat connection.
- Use of native plants is desired.
- Preserve the Berm along Texas Way.
- Natural areas should not be disturbed. Development should stay within paved and developed areas.
- To the east of existing development is impassible forest; this area is generally isolated by green areas/lack of roads.
- Portions of the Fort not covered by the reuse plan shouldn't be mapped as green, as this looks like vegetation.
- Maps need to show more area to the east (heron habitat/ravine), to the west (Lawtonwood, Daybreak), and to the south (main park entrance; referred to as the "Olmstead plan area").

## **Circulation / Parking**

### ***Comments***

- There are traffic issues at the main entrance due to the number of intersecting roads. Plans to create a roundabout at this location have been proposed.
- Maps need to show park entrances and parking areas.
- Consider locating an entrance at NW corner of the site.
- On-street parking in the area is often used by park visitors.
- There is the opportunity to create structured parking near the large retaining wall on the site. This would hide the wall. (Response: This would be located on VA land.)
- Parking on the site will be used by park visitors.
- 36<sup>th</sup> Avenue West is a local road while Texas Way is a through-route to the Park and Lawtonwood. 36<sup>th</sup> Avenue West should not become a through-route.
- A route from West Government Way through the park to the back of site is desired.
- Many other options for access, besides access via Texas Way or 36<sup>th</sup> Avenue West, are possible.
- When there is a snow closure of roads in the park, residents from Lawtonwood travel via Texas Way.
- Texas Way should be moved further from 36<sup>th</sup> Avenue West.
- This neighborhood shouldn't include a high-speed thoroughfare, but access through the site should be permitted.

## **Community Process**

### ***Comments***

- A representative of the VA should attend meetings.
- Groups responsible for homeless housing should be briefed on the need for providing information to the public.
- Program for the VA facility (existing FLARC building) should be considered / acknowledged.

# Fort Lawton Reuse Plan Workshops

Saturday, April 26, 2008

Stakeholder Workshop Goals	Votes		Total
	Neighbors (Red)	Others (Green)	
<b>Housing Program</b>			
<b>Minimum New Housing:</b> As little development as possible	17	11	28
Do not build any housing at all	5	5	10
<b>Zoning:</b> Keep current zoning	19	2	21
<b>Enhance Entire Community:</b> Ensure all housing is planned and designed to enhance the entire community.	10	7	17
<b>Homeless Housing:</b> safe enough for small children to walk by	15	2	17
<b>Homeless Housing:</b> Provide <b>supportive services</b> for families and Native Americans.	2	14	16
<b>Intergenerational community</b> - Create	4	8	12
<b>Cluster housing</b> to maximize open space	0	8	8
<b>Take down old buildings</b>	4	4	8
<b>Community Space:</b> Appropriate for each housing type		8	8
<b>Self-help housing</b> for first time homeowners ;	2	4	6
<b>Affordable for-sale housing</b> targeting teachers, police officers, etc;	4	1	5
<b>Blended Housing:</b> All Housing types should blend together. Set high design standard to maximize value of market-	3	2	5
<b>Keep Harvey Hall</b>	3	2	5
<b>No Urban Village</b>	4	1	5
<b>Provide a mix of housing:</b>	1	3	4
<b>Build Green</b>	2	2	4
<b>Build open community</b> , not a "prison"	1	3	4
<b>Recognize all of Seattle</b> as a stakeholder with housing interests	1	3	4
Keep existing buildings for housing	1		1
Market-rate housing (variety of types);			0
<b>Community Impact</b>			
<b>Property Values:</b> Maintain home property values in this community	15		15
<b>Recreational Needs:</b> Acknowledge needs of nearby communities (Ballard, Queen Anne)	1	10	11
<b>Schools:</b> Evaluate impact on schools	4	3	7
<b>Local infrastructure/utilities</b> -- Evaluate impact	3	4	7
<b>Noise:</b> Keep daytime noise to a minimum		6	6
<b>Future generations:</b> Plan with them in mind	2	3	5
<b>Police Services:</b> Evaluate need for extra services	4		4
Create connections to Ballard Urban Village	1	1	2
Evaluate future impact and needs	2		2
Evaluate heat impact		1	1



# Fort Lawton Reuse Plan Workshops

Saturday, April 26, 2008

Stakeholder Workshop Goals	Votes		Total
	Neighbors (Red)	Others (Green)	
<b>Natural Environment/Open Space</b>			
Protect heron and wildlife habitat in area per Director's Rule requirements. (HHH)	14	20	34
Improve trees/vegetation across site; improve habitat	10	14	24
Repair site topography	8	13	21
Maintain tree and landscape barrier along 36th Ave. West with no access. (TNT)	19		19
More Open Spaces: Provide additional recreational and open spaces for new community.	13	5	18
Protect/preserve/enhance wildlife corridors. Promote / Connect Kiwanis Ravine with Discovery Park.	8	5	13
Consider surrounding ecology/habitat surrounding as stakeholder	4	8	12
Olmstead Design Concept: Implement	6	5	11
Improve overall stormwater quality to protect Wolfe Creek / Integrated Drainage Plan. (DPAC / HHH)	6	3	9
Provide a p-patch.	4	3	7
Minimize lighting impacts in on surroundings and wildlife. (TNT) (DPAC) (HHH)	4	3	7
Dedicate any existing open spaces and areas or buildings not reused as open space. (DPAC) (HHH)	3	3	6
Native plantings - All new (DPAC) (HHH)	1	3	4
Maximize protection of existing trees; conduct Magnolia Tree Census (HHH).	3		3
Parks for people of all ages and needs.		3	3
Control stormwater flow off of redeveloped site. (TNT)	1	1	2
Don't cut trees to create views		2	2
Protect natural buffer around cemetery (don't build there)	1	1	2
Do not relocate Texas Way		1	1
Dedicate all of Ft. Lawton to Discovery Park (TNT)			0
Protect areas with slopes > 40%. (DPAC / HHH) (City regulation)			
Dedicate protected areas to Parks Department.			
<b>Other Site Uses (as part of Fort Lawton)</b>			
Make sure local schools can support additional children from new community	29	2	31
Reduce impact of Veterans Building parking lot (underground parking or smaller lot?)	8	10	18
Police station	12	1	13
Build community meeting space	4	8	12
Community meeting space - reuse Harvey Hall	7	4	11
Build day care	5	3	8
Build community pool	7		7
Build school (or convert existing building at Ft. Lawton) to help meet local school needs	4		4

# Fort Lawton Reuse Plan Workshops

## Saturday, April 26, 2008

Stakeholder Workshop Goals	Votes		Total
	Neighbors (Red)	Others (Green)	
Provide neighborhood retail if feasible	2	1	3
Community meeting space - not in Harvey Hall	2	1	3
Medical	2		2
Neighborhood Service Station	1	1	2
School (possibly by reusing existing building)	1		1
<b>Circulation (Vehicular and Pedestrian)</b>			
On 36th Ave W., maintain restricted access to existing neighborhood only	23	2	25
Create pedestrian friendly, safe streets	12	12	24
Minimize impact on traffic flow and congestion on 36th Ave W.	20	1	21
Improve public transit	9	5	14
Create pedestrian trail leading to park	4	5	9
Use traffic calming strategies where appropriate	5	3	8
Close portion of Texas Way	3	4	7
Provide adequate parking	2	3	5









Community Relation Plan Meetings  
Sign-up Sheet

Name	Organization	Address	Email	Phone
Eden Mack	Neighbor	4211 24th Ave W 90144	EMERGER@DRIZILE.CO	206 246 6698
Alma Larson	Community			206-209-1272
Tom Cary	HABITAT FOR HUMANITY	319 30th Ave S.	tgaylord@seattle-habitat.org	206-5240-4111
Mandy Wicht	neighbor	4522 36th Ave W	dm_webb@msn.com	206-285-3672
Ruth Solnit	neighbor	3401 W. Lawton St.	RPSOLNITE@MSN.COM	206-217-0448
Julia N Allen	Discovery Park Advisory Council Friends of Discovery Park		DRJUNA@comcast.net	206-281-0988
Patrick Larson	NEIGHBOR	4437 35th Ave W	SPARSON@COMCAST.NET SPARSON@SEATTLESHOPS.ORG	206 282-9829
Carol Albert	neighbor		Carol@cccconsulting-wa.com	(206) 209-2087
Erica...	Habitat	7th Ave S		206-209-1272
Sarah Torgsted	Neighbor	3522 W. Lawton St Seattle WA 98148	juntingst@comcast.net	206-288-1060

Community Relation Plan Meetings  
Sign-up Sheet

Name	Organization	Address	Email	Phone
Christine Atkins	Neighborhood	4502 34th Ave. W. SP 29	ceopatkmsl@comcast.net	206-990-1907
Heidi Espinoza		14600 567th Blvd		206-478-8891
Lisa Kjaer-Schade	"	3515 W. Commodore Way	lkjaer@revenue-management.com	206-731-8118
Cydney Gillis	Real Change	2029 2nd Ave Seattle 98102	cgillis@realchangeus.org	399-7331 441-3247 x 209
Sarah Jane Tingstad	165 gator	3572 W. Camp St Seattle WA 98199	justingst@comcast.net	206-466-1060
Mearney	neighbor		Pranahie.rutledge.com	
Marla Master	neighbor	4574 36th	marla.pmasterdesign.ca	206 285 0590
DEN RAZ	Neighbor	4619 34th Ave. W	den.raz@kingcounty.gov	206-285 4083 206 510-0060(c)
KEN & TERESA HOBBS	Neighbor	4617 LAWSON AVE	kenandteresa@att.net kenandteresa@staffordfr.com	206-940-9900 Ken 206-940-9909 Teresa
Kevin Reynolds	Neighbor	4600 34th Ave W	kjreynolds@gloston.com	206 972 5489



Community Relation Plan Meetings  
Sign-up Sheet

Name	Organization	Address	Email	Phone
Tom Davis	Neighbor	5604 42ND AVE W SEATTLE 98199	tdavis47@hotmail.com	
Robin Budd	"	5630 40th Ave W SEA 98199	robudd@gmail.com	
CELIA BOWKER	"	3261 PERKINS LN.W. 98199	Bowker.Celia@gmail.com	
Diane Durnam	Neighbor	5400 42nd Ave W Seattle 98199	durnam@msn.com	
Barbara Downward	"	3100 W Coffey Seattle 98199	<del>tdavis</del>	

Community Relation Plan Meetings  
Sign-up Sheet

Name	Organization	Address	Email	Phone
Jiro Ramji		3801 34th Ave. W. #205	jiroramji@comcast.net	283-5702
DAVID SINCLAIR	FRIENDS DISCOVERY BANK		DF SINCLAIR@FHA.COM	499-1437
BARBARA HEIDE		3900 W Hooker	BHEIDE@COMCAST.NET	283-4430
ANNE BRASS			anncbrass@y.berkeley	206-284-1915
SARAH BRASS			Stellen.Brass@comcast.net	206-284-1915
Roschelle Burton		3518 W Lawton St	rserghini@aol.com	206-420-2724
Cheryl Dorman				
Wendy Dorman	very historical	2110 26th Ave N	center@comcast.net	206-284-2131
CRALG ALLEGRO		3855 32nd Ave W	CALLEGRO@JUNICOTT.COM	206-683-6620

**Fort Lawton Community Relations Plan**  
Questions and Comments  
May 19, 2008

*Note: this document lists only the questions and comments, not answers, conveyed by community members at the May 19 Community Relations Plan meeting.*

**CRP Process**

- Why can't we be involved in the determining the scope and structure of the homeless housing to determine the right mix for the community?
- What is the process to comment on the plan?
- Can we discuss issues to be addressed in Community Relations Plan, then draft a Community Relations Plan to be finalized at the time the reuse plan is completed?
- How many homeless housing units will be on the site?
- Can AHA and YWCA describe the "gist" of programs in the Community Relations Plan (e.g., population, services, staffing, day care, building configurations, unit sizes, etc.)?
- Will there be program transparency?
- How will the Community Relations Plan relate to the Discovery Park Master Plan?
- How will the long-term financial commitment of providers be ensured?
- Maintain a quality of life, many would not buy next to homeless housing.
- What is defined as extreme poverty and would the project lead to a concentration of poverty?
- The Community Relations Plan is an agreement between the homeless providers and neighborhood. The City serves as the facilitator.

**Community Involvement/Engagement**

- How do we keep the neighborhood and the new development family friendly?
- Provide opportunities for integration of new population with local groups, school kids, etc., and opportunities for local community to get involved in helping with programs.
- Want to ensure integration into the community, i.e., neighborhood kids of all incomes can play together in community areas.
- Encourage local involvement and interaction with churches, community groups, etc.
- Share with/get input on Community Relations Plan from local churches, community groups, etc.

**People**

- Would convicted sexual predators be housed here?
- What types of criminal backgrounds will potential residents have – violent crimes, felonies, child predators?
- In the case of residents of the YWCA program who are victims of domestic violence – how do we ensure the batterers don't show up at the residence/in the neighborhood?
- What constitutes a Native American elder?
- For the Native American elders, there must be an interface with Daybreak Star. What services can Daybreak Star provide to the elders – e.g., transportation to entertainment and services, culturally appropriate services that will be sensitive to Native American values?
- Clarify if Native American elders include veterans.

- What is the “level of impairment” in terms of mental illness of potential residents?
- What is the level of services that will be provided for the most difficult population?
- Are programs intended to get people back on their feet or just “warehouse” them?

### **Programs**

- Will education and other programs be provided?
- AHA units may need most services.
- What is the level of services to be provided?
- What are the staffing levels?
- Will/can there be on-site daycare?
- What about access to medical services?
- Will on-site services be for residents only?
- What is staff-to-resident ratio?
- Will there be scheduled activities to keep residents busy?
- Will there be transportation to off-site activities?

### **Management**

- Will the housing be clean and sober?
- Can guest policies be set and what are they?
- Will staff be onsite 24/7?
- Will there be enforceable rules? Strict legal policies? Eviction policies?
- Conduct policies relating to “curb appeal” or conduct while in neighborhood outside of housing. Legally-binding agreements signed by tenants which can be enforced as means for eviction.
- Strong, capable on-site managers are essential.
- Who can neighbors talk to if having problems with on-site management?
- Agency must provide a strong structure in regards to staff, policies and enforcement.
- What is hiring criteria for resident managers?
- Can there be performance targets? E.g., limits on level of occupancy until provider reaches certain performance targets?
- If agency (AHA, YWCA) is not working, what then?
- How do we ensure housing units and surrounding areas are maintained?
- Must address potential noise issues.
- Will there be on-site management?
- Can there be a signed, enforceable conduct policy?
- Who will maintain the homeless housing? Who is responsible for long-term upkeep?
- What are the policies for weapons, threats of violence and accusations of sexual abuse in their facilities?
- If someone is making violent threats, engages in physical altercations, or is suspected of committing sexual abuse, how is this dealt with? What sort of action is taken (reporting to authorities/other residents, increased services, eviction)?
- I’m interested in learning how the children who are coming out of abusive situations are supported such that they do not continue the cycle of violence. Are they provided with

appropriate services? If the children also have acted out, are the other residents informed and protected appropriately?

### **Tenant Behavior Concerns**

- Create a response process for dealing with problems.
- How to deal with inappropriate public behavior.
- How to prevent/deal with littering.

### **Crime**

- How do we keep from artificially increasing the level of crime in the neighborhood?
- Increased police presence?
- How do we deal with a possible increase in crime?
- How do we handle increased capacity, crime, drug use, traffic?
- Crime – what if these residents have or know drug dealers...will drug dealers follow them to the neighborhood? Will residents have friends who are criminals who will follow them to the neighborhood? What about domestic violence?
- How do we ensure the quality of life is maintained in the neighborhood?
- What about a stronger police presence/park rangers to keep problems out of park?

### **Building Security**

- What kind of security will there be at housing?
- Will there be security cameras onsite?
- Community input on design of structures.

### **Building Design**

- Community input on design of structures.
- Design review
- What does it mean to be Native American Housing?
- Will there be parking onsite? Don't want parking to overflow into neighborhood.

### **Schools**

- Can/how will school handle increased capacity?
- Can we ensure the children of additional families do not supersede spots for current population in local schools?

### **Transportation**

- Traffic, parking, bus routes to deal with increased capacity in an isolated area.

### **Planning Process**

- From the time the plans are presented to the Mayor, is it a done deal?
- What is the process to comment on the plans?
- Have the agencies provide an overview.
- Infrastructure issues – is there sufficient infrastructure to meet needs of increased capacity?
- Concerned with density – will it be too dense, create an “urban feel” in a mostly single-family, park-like area?

- Infrastructure.
- Will City Council need to buy off on investments needed to make plan work at the time of accepting the plan?
- Will there be low-income rental housing at site?
- What are examples of successful balances of mixes of income-levels?

**Misc.**

- Keep all of it parks/return to environment.
- It has been heard that Native American elders are resistant to entering these types of housing programs because of cultural reasons – what happens if there aren't enough Native American elders to fill the units? Who fills them then?
- What are “no action” alternatives?
- Will property be public or private?

# FORT LAWTON COMMUNITY RELATIONS PLAN

AGENDA 6/2/08

6:30-8:30

- I. Introduction 6:30
- II. Review of why we are here
  - a. HUD requirements for homeless housing
  - b. Community request for a Community Relations Plan
    - i. What Plan will accomplish
- III. Limitations of the Community Relations Plan
  - a. Some items were not addressed in the draft Plan, but will be as it is revised
  - b. Other items will be addressed as part of the Local Reuse Plan
- IV. Inclusion of community members' key interests and issues in the Community Relations Plan
  - a. Review critical issues that are addressed in the draft Plan
- V. Improving the Community Relations Plan 7:30
  - a. Share recommendations for improving the draft Plan
  - b. Opportunity to submit additional comments and Recommendations by Sunday, June 8, to [Chris.Jowell@seattle.gov](mailto:Chris.Jowell@seattle.gov)
  - c. Next steps in development of the Community Relations Plan
- VI. Reschedule/~~date~~ for next Community Relations Plan meeting 8:20
  - a. We have received requests from several community members to reschedule the June 16<sup>th</sup> meeting due to a conflict with another community meeting. Would June 17<sup>th</sup> or 19<sup>th</sup> work for the next Community Relations Plan meeting?

Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet

NOTE: This information is subject to public disclosure

Name	Affiliation	Email	Address
monica wooten	wy hist soc	wootens@comcast.net	3640 26th PW 201B 78199
TED GRAY		TED.GRAY@GAMEMEDICAL.COM	3514 W. LAWTON ST. SEATTLE, WA 98199
RUSSELL BUREW			
K in Reynolds	neighborhood		
Brenda Fowler	Prop Owner	Brenda.fowler@comcast.net	5659 AVE 5651 42nd Ave W.
Heidi Carpine	36th Neighborhood HOLD		4663 36th Ave W
Christine ATKINS	Neighborhood		4502 34th Ave W.
John Deaf	Neighborhood		5004 42nd AVE W.
Garnet Gredon	"		"
SIM BEHRENS	neighbor		5422 42 W CANCANT. NET

coopattors1@comcast.net  
gredon@hotmail.com



**Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet**

**NOTE:** This information is subject to public disclosure

Name	Affiliation	Email	Address
Laura Heller	Future Resident	laura@frostpar.com	2450 NW 57th St
DON RAZ	Neighborhood	don.raz@kingscounty.gov	4619 37th Ave W

*DRAFT*  
*RESPONSES 6/2/08*

(We will work to answer all questions, this is a work in progress)

**Fort Lawton Community Relations Plan**  
Questions and Comments  
May 19, 2008

**I. CRP PROCESS**

**1. Why can't we be involved in the determining the scope and structure of the homeless housing to determine the right mix for the community?**

Federal Law and regulation govern many aspects of the selection of homeless housing at Ft. Lawton. Within those parameters though, the City, as Local Reuse Authority is, through the Local Reuse Plan and the Community Relations Plan processes working with the community to address community questions and concerns about the homeless housing, the location of the homeless housing, and how the homeless housing balances with other aspects of the Local Reuse Plan, e.g. market rate housing, open space, preservation of heron habitat.

The follow excerpts from different Army manuals, describe the proscriptive nature of this process. The City, as Local Reuse Authority, was required to send out broad notice to organizations that provide homeless services or housing for people who are homeless and could not restrict applications to certain types of homeless housing or service providers. The following quote is from the Army Headquarters website:

Under the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the Defense Base Closure and Realignment Act of 1990, as amended, and other public benefit conveyance authorities, this surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless, and other interested parties located in the vicinity of any listed surplus property should be submitted to both the recognized Local Redevelopment Authority and Army point of contact as listed above, or where no Local Redevelopment Authority has been recognized, the notice of interest shall be submitted to the Army point of contact as listed. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Recognized Local Redevelopment Authorities, or the Army where no Local Redevelopment Authority has been recognized, shall assist interested parties in evaluating the surplus properties for the intended use. Deadlines for notices of interest shall be 90 days from the date a corresponding notice is published in a newspaper of general circulation in the vicinity of the installation.

<http://www.hqda.army.mil/acsim/brac/Screening.htm>

Federal Law does not contemplate that the public make determinations about which Notices of Interest the City selects and, in fact, limits information or the manner in which information about the homeless Notices of Interest may be made available to the public. For example the Army BRAC manual states:

Although the LRA may publicly disclose the identity of the representative of homeless who submitted a notice of interest, pursuant to the base closure law it may not release any information submitted to the LRA regarding the capacity of the representative of the homeless to carry out its program, a description of the organization, or the organization's financial plan for implementing the program without the consent of the representative of the homeless, unless such a release is authorized under Federal law and under the law of the State and communities in which the installation is located.

In 2007, the City, as Local Reuse Authority, selected from the Notices of Interest submitted based on the review specified under federal regulation. The City set up a Technical Advisory Committee, which included members of the community to provide input on the Notices of Interest. The City review committee, then selected from the Notices of Interest based on the review committee's technical expertise and experience with the performance and capacity of the various organizations that submitted applications and the issues specified by the federal Department of Housing and Urban Development. For example, the City as Local Reuse Authority is required to focus on the need for homeless housing as described in the City's Consolidated Plan, which is a federally mandated document.

In addition to federal laws or regulations pertaining to the Base Realignment and Closure Process, there are some aspects of the programs, such as restrictions on certain populations (age, race, religion, disabilities, etc.), that simply cannot be set by the community nor the City or providers because of fair housing laws. For example, it would be a violation of Fair Housing Law to limit access based on the presence of a mental disability including mental illness or to limit the housing to one gender.

**2. What is the process to comment on the plan?**

The City has scheduled a series of Community Relations Plan meetings between the homeless housing providers and the community. Information concerning these meetings can be found on the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac](http://www.seattle.gov/neighborhoods/fortlawton/brac).

**3. Can we discuss issues to be addressed in Community Relations Plan, then draft a Community Relations Plan to be finalized at the time the reuse plan is completed?**

Yes. AHA, YWCA, UIATF, and the neighborhood agree to revisit and finalize the Community Relations Plan upon completion of the Fort Lawton Reuse Plan.

**4. How many homeless housing units will be on the site?**

Between 66 and 100 units.

**5. Can AHA and YWCA describe the "gist" of programs in the Community Relations Plan (e.g., population, services, staffing, day care, building configurations, unit sizes, etc.)?**

All providers – AHA, YWCA and United Indians – will provide descriptions of the programs, including services, staffing, etc., in the draft Community Relations Plan.

**6. Will there be program transparency?**

Yes. AHA, YWCA, UIATF have agreed to continue to provide additional information on their respective programs. Their program descriptions are included in the draft Community Relations Plan.

**7. How will the Community Relations Plan relate to the Discovery Park Master Plan?**

**8. How will the long-term financial commitment of providers be ensured?**

Each project will undergo a rigorous financial underwriting by a number of lenders and investors. Each lender is evaluating a financial and/or social return on their investment over a 40-50 year term. The City will have a reversionary interest in the underlying property to facilitate a change in ownership in the unlikely event that one of the nonprofit housing providers is not successful. Additionally, the City provides ongoing asset management site inspections and reviews of financial documents of the organizations.

**9. What is defined as extreme poverty and would the project lead to a concentration of poverty?**

<b>Family Size</b>	<b>30%</b>
<b>1 Person</b>	\$ 17,100
<b>2 Persons</b>	\$ 19,500

Like housing for the formerly homeless elsewhere, the residents of the AHA/United Indians and YWCA developments to be sited at Fort Lawton will likely have incomes of 0-30% of area median income (AMI)

Snapshot of 2008 HUD income limits:

OH's current siting policies limit the total number of subsidized units serving extremely low income households (below 30% of AMI) to no more than 20% of the total units in the Census block group. Currently less than 1% of the units are subsidized units serving extremely low-income households. An additional 66-100 units would increase the overall percentage to 3-4%.

**10. The Community Relations Plan is an agreement between the homeless providers and neighborhood. The City serves as the facilitator.**

(This is a statement from the May 19 meeting, no answer needed).

**II. COMMUNITY INVOLVEMENT/ENGAGEMENT**

**11. How do we keep the neighborhood and the new development family friendly?**

The neighborhood will work to provide opportunities to integrate the formerly homeless households with local groups, organizations, school programs, etc. See draft Community Relations Plan.

**12. Provide opportunities for integration of new population with local groups, school kids, etc., and opportunities for local community to get involved in helping with programs.**

The neighborhood and providers will work collaboratively to find opportunities for community members to volunteer and work in the programs serving the formerly homeless households. See draft Community Relations Plan.

**13. Want to ensure integration into the community, i.e., neighborhood kids of all incomes can play together in community areas.**

The neighborhood will work to provide opportunities to integrate the formerly homeless households with local groups, organizations, school programs, etc. See draft Community Relations Plan.

**14. Encourage local involvement and interaction with churches, community groups, etc.**

The neighboring community will encourage the engagement of local churches and community organizations in the programs and facilities serving the formerly homeless households. See draft Community Relations Plan.

**15. Share with/get input on Community Relations Plan from local churches, community groups, etc.**

**III. PEOPLE**

The homeless housing units will house formerly homeless families and individuals. Households will have experienced homelessness resulting from a range of issues including fleeing domestic violence to simply not having sufficient financial resources to afford housing in the market. Households may have histories of substance abuse, mental illness, and/or physical disabilities that limit their housing options.

**16. Would convicted sexual predators be housed here?**

No. Sexual predators will be screened out. See next question and the draft Community Relations Plan.

**17. What types of criminal backgrounds will potential residents have – violent crimes, felonies, child predators?**

All adult applicants in a household will be screened for rental history, credit and criminal history, and general program eligibility prior to residency. Examples of the screening criteria include:

- Any conviction for any activity concerning sexual abuse or assault is grounds for denial. This includes, but is not limited to, any member of the household who is subject to a registration requirement under a state sex offender registration program.
- Any conviction within the past twenty (20) years for homicide is grounds for denial of residency.
- Any conviction within the past ten (10) years for any crime of violence, fraud, theft, or other crime which establishes that the applicant's tendency might constitute a direct threat to the health or safety of other individuals or result in the substantial physical damage to the property of others is grounds for denial.
- Any conviction within the past five (5) years for illegal drug use, manufacture or distribution of a controlled illegal substance is grounds for denial.
- *(Situations governing the acceptance of mitigating circumstances will be reviewed on a case-by-case basis.)*

**18. In the case of residents of the YWCA program who are victims of domestic violence – how do we ensure the batterers don't show up at the residence/in the neighborhood?**

The likelihood of families being pursued by battering spouses or others will be assessed as

part of the screening process. Those families deemed as not being pursued may be referred to the family housing project.

**19. What constitutes a Native American elder?**

Elder = 55+. Yet, while this may be the target population, fair housing laws keep us from restricting it. However, a special effort will be made to conduct outreach to Native American elders, and Native American veterans, who are chronically homeless.

**20. For the Native American elders, there must be an interface with Daybreak Star. What services can Daybreak Star provide to the elders – e.g., transportation to entertainment and services, culturally appropriate services that will be sensitive to Native American values?**

**21. Clarify if Native American elders include veterans.**

As noted above and in the draft Community Relations Plan, a special effort will be made to conduct outreach to Native American veterans who are chronically homeless.

**22. What is the “level of impairment” in terms of mental illness of potential residents?**

**23. What is the level of services that will be provided for the most difficult population?**

The supportive services model of the Fort Lawton project is to provide a high level of on-site supportive services to residents in their home environment. On-site services allow staff to be more pro-active in their response to resident needs. Needs can be more easily anticipated and responded to quickly; problems can be addressed before they escalate.

The case managers will work to engage and develop relationships with residents so that over time the stability, well-being and quality of life of residents will be increased. Building community among residents is essential to this support services model. When residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

**24. Are programs intended to get people back on their feet or just “warehouse” them?**

For the AHA/United Indians program, the support services provided will promote the residents’ housing stability and self-sufficiency by assisting residents in accessing financial benefits or employment; acquiring health care benefits and establishing a medical provider; completing eligibility documentation for housing subsidy, medical benefits, and financial benefits; preventing isolation through participation in community.

For residents looking for employment, AHA has a long-standing relationship with the providers of the Senior Community Service Employment Program sponsored by AARP. This program provides temporary work experience for low income people aged 55 and older.

For the housing for formerly homeless families program, YWCA services provided in downtown Seattle for Fort Lawton families will include: employment assessment and

training, job placement and retention services, health care access, and Dress for Success. Case management staff also will connect Fort Lawton residents with other providers for services such as legal assistance.

Families will complete a lengthy needs assessment and create an action plan suited for their circumstance. Action plans are focused on education, training, employment, wage progression, mental health, family stability and resource procurement, and liaison with the schools children attend. Case managers connect families with necessary support services offered by the YWCA or other providers.

#### **IV. PROGRAMS**

Supportive services will consist primarily of in-home case management for the residents. Counseling offices for staff and community space will be provided to support additional resident services and programming.

**25. Will education and other programs be provided?**

Yes. See the draft Community Relations Plan.

**26. AHA units may need most services.**

The services to be provided by AHA are outlined in the draft Community Relations Plan.

**27. What is the level of services to be provided?**

The level of services to be provided is outlined in the draft Community Relations Plan.

**28. What are the staffing levels?**

**29. Will/can there be on-site daycare?**

There are no current plans to site a daycare facility at Fort Lawton. The YWCA does provide childcare off site and there is daycare at Daybreak Star.

**30. What about access to medical services?**

**31. Will on-site services be for residents only?**

On-site services provided in the program for formerly homeless individuals will be for residents only.

**32. What is staff-to-resident ratio?**

For the YWCA program, planned staffing levels average one case manager per 15 households overall, with families supported at a 1:10 ratio for the first several months.

**33. Will there be scheduled activities to keep residents busy?**

For the AHA/United Indians project, there will be activities coordinated with Daybreak Star. The overall program includes a daily on-site meal program together with scheduled traditional meals and events within the Native community of Puget Sound. The on-site meal program, while addressing the dietary needs of residents, will also be a powerful tool for

establishing relationships among residents and building community. Connecting with cultural services, programs and events through United Indians is another tool in this model to establish community relationships promoting an enhanced quality of life.

**34. Will there be transportation to off-site activities?**

Yes. Limited transportation services will be available to residents for the purpose of accessing off-site service providers, cultural events and related resources.

**V. MANAGEMENT**

**35. Will the housing be clean and sober?**

**36. Can guest policies be set and what are they?**

A visitation/guest policy will be established holding residents accountable for the actions of their guests.

**37. Will staff be onsite 24/7?**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. In addition front desk staff will provide information and referrals to residents, respond to medical emergencies, intervene in conflict situations, and ensure the safety of the residents' living environment.

**38. Will there be enforceable rules? Strict legal policies? Eviction policies?**

Upon move-in tenants sign leases requiring them to accept responsibility for their actions and those of individual household members, their guests, or other persons on the premises with their consent. No tenant, no member of the tenant's family or household nor a guest or any other person visiting a tenant shall engage in criminal activity on or near the apartment complex, including drug-related criminal activity, or other criminal activity or drug and alcohol abuse that threatens the health and safety of the tenants or staff or hinders the peaceful enjoyment of the housing premises.

**39. Conduct policies relating to "curb appeal" or conduct while in neighborhood outside of housing. Legally-binding agreements signed by tenants which can be enforced as means for eviction.**

See the draft Community Relations Plan. It has been found that when residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

**40. Strong, capable on-site managers are essential.**

The City, YWCA, AHA and UIATF concur. One of the reasons these agencies were selected was because of their strong property management.

**41. Who can neighbors talk to if having problems with on-site management?**

Twenty-four hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood.

**42. Agency must provide a strong structure in regards to staff, policies and enforcement.**

See # 39 above, plus the draft Community Relations Plan.



**43. What is hiring criteria for resident managers?**

**44. Can there be performance targets? E.g., limits on level of occupancy until provider reaches certain performance targets?**

**45. If agency (AHA, YWCA) is not working, what then?**

**46. How do we ensure housing units and surrounding areas are maintained?**

Maintenance of the housing units and the property the units are sited on is the responsibility of the providers, AHA/United Indians and YWCA. The Seattle Office of Housing's Asset Management staff monitors existing projects, which will include the units at Fort Lawton, to ensure that City-funded units are healthy and livable for tenants. Monitoring also includes an annual review of operations.

**47. Must address potential noise issues.**

**48. Will there be on-site management?**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security.

**49. Can there be a signed, enforceable conduct policy?**

See #39 above, plus the draft Community Relations Plan.

**50. Who will maintain the homeless housing? Who is responsible for long-term upkeep?**

The providers, AHA/United Indians and YWCA, will maintain their properties. See also #47 above, plus the draft Community Relations Plan.

**51. What are the policies for weapons, threats of violence and accusations of sexual abuse in their facilities?**

See #39 above, plus the draft Community Relations Plan.

**52. If someone is making violent threats, engages in physical altercations, or is suspected of committing sexual abuse, how is this dealt with? What sort of action is taken (reporting to authorities/other residents, increased services, eviction)?**

See the draft Community Relations Plan.

**53. I'm interested in learning how the children who are coming out of abusive situations are supported such that they do not continue the cycle of violence. Are they provided with appropriate services? If the children also have acted out, are the other residents informed and protected appropriately?**

Case management, including children's domestic violence counseling, is part of the YWCA's program. See the draft Community Relations Plan for more detail.

## **VI. TENANT BEHAVIOR CONCERNS**

**54. Create a response process for dealing with problems.**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. Further, 24-hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood. See also the draft Community Relations Plan.

**55. How to deal with inappropriate public behavior.**

**56. How to prevent/deal with littering.**

**VII. CRIME**

**57. How do we keep from artificially increasing the level of crime in the neighborhood?**

**58. Increased police presence?**

The City has been in discussions with the Seattle Police Department about the possible need for an increased presence in the area. The Police Department will be evaluating need and options just as it would when there is an influx of people elsewhere in the city.

**59. How do we deal with a possible increase in crime?**

**60. How do we handle increased capacity, crime, drug use, traffic?**

**61. Crime – what if these residents have or know drug dealers...will drug dealers follow them to the neighborhood? Will residents have friends who are criminals who will follow them to the neighborhood? What about domestic violence?**

**62. How do we ensure the quality of life is maintained in the neighborhood?**

See #9, #39 and #55 above, plus the draft Community Relations Plan.

**63. What about a stronger police presence/park rangers to keep problems out of park?**

**VIII. BUILDING SECURITY**

**64. What kind of security will there be at housing?**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security.

**65. Will there be security cameras onsite?**

It is undetermined at this time. This will be determined as part of the design phase for the buildings, which the community will be invited to participate in through the Design Review Process.

**66. Community input on design of structures.**

AHA and its partners will actively seek community input on the design and/or rehabilitation of the structures it develops at the Fort Lawton site.

## **IX. BUILDING DESIGN**

### **67. Community input on design of structures.**

See #66 above.

### **68. Design review**

While the community will have the opportunity to provide input as part of the overall Reuse Plan Workshops (see #67 above), there will also be an opportunity help “guide and review the design of multifamily development projects” (the housing for formerly homeless individuals and families) aside from the reuse planning process as part of the City’s regular Design Review Program. The program requires that certain new construction projects undergo a discretionary review of their siting and design characteristics, based on a set of citywide design guidelines. This process is part of the Master Use Permit (MUP) application and is administered by the Department of Planning & Development (DPD). For more on Design Review, visit [www.seattle.gov/dpd/Planning/Design\\_Review\\_Program](http://www.seattle.gov/dpd/Planning/Design_Review_Program) or download DPD’s Client Assistance Memo #238, *Design Review: General Information, Application Instructions, and Submittal Requirements*, at [www.seattle.gov/dpd/publications/cam/cam238.pdf](http://www.seattle.gov/dpd/publications/cam/cam238.pdf)

### **69. What does it mean to be Native American Housing?**

### **70. Will there be parking onsite? Don’t want parking to overflow into neighborhood.**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City’s website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

## **X. SCHOOLS**

### **71. Can/how will school handle increased capacity?**

The City has been in discussions with Seattle Public Schools about the potential need for increased capacity. The school system will be evaluating need and options just as it would when there is an influx of people elsewhere in the city.

### **72. Can we ensure the children of additional families do not supersede spots for current population in local schools?**

No preference will be sought from the Seattle School District for children living in the family housing project that prioritizes their placement in local schools above those of other children in the community.

## **XI. TRANSPORTATION**

### **73. Traffic, parking, bus routes to deal with increased capacity in an isolated area.**

The City has been in discussions with King County Metro about increased bus routes and service to the area and King County has committed to increased services for this area AHA and its partners will advocate for adequate public transportation at the site and provide limited transportation necessary for residents to access public services and community resources including, but not limited to medical services, Daybreak Star, and the grocery

store. The building design(s) will include adequate parking onsite limiting any potential overflow into the neighborhood.

The broader issue of transportation, parking and bus routes will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

## **XII. PLANNING PROCESS**

### **74. From the time the plans are presented to the Mayor, is it a done deal?**

The draft plan will be presented to City Council after the Mayor has approved it. City Council then will hold public hearings to gather comment on Aug. 21 and Sept. 4, 2008, before voting on the plan, tentatively scheduled for late September 2008.

### **75. What is the process to comment on the plans?**

The Army named the City of Seattle the Local Reuse Authority (LRA) in July 2006, making the City responsible for the redevelopment of Fort Lawton. A series of public meetings were held in 2006 and 2007 to inform the public of the process and receive input from the community. Beginning in 2008 the City has held a number of planning workshops on the development of the reuse plan for Fort Lawton which will continue through July of this year. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

The draft reuse plan will be sent to the Mayor in July and City Council in August. City Council then will hold public hearings to gather comment on Aug. 21 and Sept. 4, 2008.

Besides providing comment at any of the public meetings, comments can also be sent via email to Chris Jowell at [chris.jowell@seattle.gov](mailto:chris.jowell@seattle.gov).

### **76. Have the agencies provide an overview.**

See the draft Community Relations Plan.

### **77. Infrastructure issues – is there sufficient infrastructure to meet needs of increased capacity?**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

### **78. Concerned with density – will it be too dense, create an “urban feel” in a mostly single-family, park-like area?**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

### **79. Infrastructure.**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

**80. Will City Council need to buy off on investments needed to make plan work at the time of accepting the plan?**

**81. Will there be low-income rental housing at site?**

No.

**82. What are examples of successful balances of mixes of income-levels?**

Yes, High Point, Rainier Vista and New Holly are a few examples of successful mixed income communities.

### **XIII. MISC.**

**83. Keep all of it parks/return to environment.**

As part of this BRAC, the Army has informed the city that in the Local Reuse Plan we must "achieve a balance between meeting the needs of the homeless, approving public benefit conveyances [e.g., parks, Habitat for Humanity], and meeting [the city's] economic redevelopment while obtaining fair market value for the Army." The ultimate vision for the future of the Fort Lawton site is to create a livable and diverse mixed-income community that fits into the surrounding neighborhood.

**84. It has been heard that Native American elders are resistant to entering these types of housing programs because of cultural reasons – what happens if there aren't enough Native American elders to fill the units? Who fills them then?**

**85. What are "no action" alternatives?**

**86. Will property be public or private?**

All of the housing will be private property. Habitat for Humanity and market-rate homes will be owned by the homeowners, while the housing for formerly homeless will be owned by the providers



## **FORT LAWTON HOUSING FOR FORMERLY HOMELESS COMMUNITY RELATIONS PLAN**

The Magnolia Community Relations Work Group comprised of neighbors and interested Magnolia residents volunteered to participate in the production of a written Community Relations Plan that specifies the responsibilities of the parties to the plan: AHA, YWCA, UIATF, AI and the neighborhood. Meetings have been convened by the City of Seattle Office of Housing.

The purpose of the Community Relations Plan is for the housing provider, their supportive services partners and neighborhood to work together and to commit to ensure that the housing is successful in the neighborhood.

### **BACKGROUND**

The Archdiocesan Housing Authority (AHA) has been selected by the City Seattle, through a Notice of Interest (NOI) process, as the lead developer to develop housing for formerly homeless individual and families as part of the redevelopment of Fort Lawton. AHA is pursuing this development in partnership with the YWCA of Seattle-King County-Snohomish County (YWCA), United Indians of All Tribes Foundation (UIATF) and Alesek Institute (AI). AHA will develop and manage all of the homeless housing at Ft. Lawton and the YWCA and United Indians of All Tribes Foundation will provide services and case management for the tenants.

### **NUMBER OF HOMELESS HOUSING UNITS**

As part of the Base Realignment and Closure process at Ft. Lawton, the City was required to provide notice to homeless housing and service providers to let them know that property at Ft. Lawton was available at no cost for homeless housing or services. The federal department of Housing and Urban Development will review the City's plan to determine whether the City has provided sufficient homeless housing on site. Based on discussions with HUD and other federal agencies, the City has determined providing homeless housing in the range of 66-100 units will satisfy this requirement. The homeless housing to be developed on the site will consist of two projects totaling no more than 100 units of affordable permanent supportive for formerly homeless individuals and families. The 66 unit baseline comes from a statement of legislative intent in the city council's ordinance purchasing the Capehart property in Discovery Park, which will remove Navy housing and create additional park space within Discovery Park. The project descriptions are as follows:

### **HOUSING PROGRAM**

*Note: The following descriptions of services, staffing levels and tenant selection criteria are the sponsors' best efforts to describe their plans for the project. However, the actual program design, staffing and tenant eligibility rules will be dependent on the level of funding available at the time the project is completed and the requirements that funders may have for the use of funds and the plan specific details may likely vary from what is presented here.*

## **Housing for Formerly Homeless Individuals**

### *Program Summary*

The AHA and its partners, UIATF and the AI, will provide housing with supportive services, primarily, to chronically homeless Native elders and other seniors from the Seattle and King County region. AHA will function as the sponsoring developer/owner and will provide property management services once the project is complete. UIATF, in collaboration with AI, will provide support services to this cohort of the Fort Lawton community.

Most residents will be over 55 and most will have disabilities ranging from persistent health problems, alcoholism, mental illness or a combination of disorders. Special effort will be made to conduct outreach to Native veterans who are chronically homeless.

### *Supportive Services Summary*

The supportive services model of the Fort Lawton project is to provide a high level of on-site supportive services to residents in their home environment. On-site services allow staff to be more pro-active in their response to resident needs. Needs can be more easily anticipated and responded to quickly; problems can be addressed before they escalate.

The case managers will work to engage and develop relationships with residents so that over time the stability, well-being and quality of life of residents will be increased. Building community among residents is essential to this support services model. When residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

Where drug and alcohol services are needed residents will have on-site and off-site services provided by United Indians of all Tribes and by Seattle Indian Health Board. Service providers will work closely with case managers to support treatment plans.

The program includes a daily on-site meal program together with scheduled traditional meals and events within the Native community of Puget Sound. The on-site meal program, while addressing the dietary needs of residents, will also be a powerful tool for establishing relationships among residents and building community. Connecting with cultural services, programs and events through United Indians is another tool in this model to establish community relationships promoting an enhanced quality of life. Limited transportation services will be available to residents for the purpose of accessing off-site service providers, cultural events and related resources.

The support services provided will promote the residents' housing stability and self-sufficiency by assisting residents in accessing financial benefits or employment; acquiring health care benefits and establishing a medical provider; completing eligibility documentation for housing subsidy, medical benefits, and financial benefits; preventing isolation through participation in community.



Linkages with other agencies and service delivery systems that residents can access will be accomplished by establishing relationships between project staff and government and community organizations. Staff will develop contacts in the local DSHS offices with financial workers, SSI facilitators, and ADATSA screeners. The Resident Services Manager will coordinate efforts with chemical dependency and mental health providers such as Seattle Indian Health Board to develop treatment plans for residents needing assistance in these areas to maintain housing. Staff will also coordinate health care for residents through the Alesek Institute and the Seattle Indian Health Board and other local medical facilities. For residents looking for employment, AHA has a long-standing relationship with the providers of the Senior Community Service Employment Program sponsored by AARP. This program provides temporary work experience for low income people aged 55 and older.

### **Housing Program - Housing for Formerly Homeless Families**

#### *Program Summary*

AHA, in partnership with the YWCA, will provide housing and supportive services for homeless families. AHA will serve as the developer and property manager. The YWCA will contract with AHA to provide outreach, screening, intake, needs assessment and case management for the families.

The target population is homeless families, defined as households with at least one parent and one minor child that are deemed homeless using the HUD definition. The YWCA will partner with UIATF and AI to do specific outreach to Native American families and expect that a large number of residents at Fort Lawton will be from that community. In all other respects, the YWCA expects the demographic profile for families entering this housing program will resemble that of the 1,200+ other homeless families the YWCA serves each year:

- Single-parent household (88%), usually female (95%) with a mean age of 33
- Mean household size of 3
- All extremely low income, often unemployed (89%)
- 69% with mental health issues
- 68% with history of domestic violence
- 39% with major health or medical issue
- 35% with history of chemical dependency
- 33% homeless for more than a year

#### *Supportive Services Summary*

The YWCA plans to provide core case management and other related services on site. Case management will be intensive, home-based and focused on clients' goals and barriers. Families will complete a lengthy needs assessment and create an action plan suited for their circumstance. Action plans are focused on education, training, employment, wage progression, mental health, family stability and resource procurement, and liaison with the schools children attend. Case managers connect families with necessary support services offered by the YWCA or other providers. Planned staffing levels average one case manager per 15 households overall, with families supported at a 1:10 ratio for the first several months. Case management, domestic violence advocacy

and children’s domestic violence counseling will occur predominately in the families’ homes, while mental health and chemical dependency counseling, life skills classes, and children’s programming will be provided in YWCA offices and shared community spaces on the Fort Lawton campus.

YWCA services provided in downtown Seattle for Fort Lawton families will include: employment assessment and training, job placement and retention services, health care access, and Dress for Success. Case management staff also will connect Fort Lawton residents with other providers for services such as legal assistance.

The YWCA works closely with homeless assistance programs throughout Seattle and King County, e.g. Women’s Referral Center, Health Care for the Homeless, the Homelessness Intervention Project (specialized employment services for homeless persons), and other providers of affordable housing, domestic violence shelters and related services for homeless women and families in the Seattle area. The YWCA looks forward to creating a network of referral and support for the homeless families coming to rebuild their lives at Fort Lawton.

The holistic, coordinated development proposed for this site will be critical to the success of the homeless families the YWCA intends to serve. The YWCA’s experience with transition-in-place supported housing for homeless families in Edmonds and other communities makes it clear that socially integrated neighborhoods that offer a continuum of housing options help families maintain housing stability and move forward with their lives. Children in particular benefit from stability in school and the social support network they and their parents are able to build when they maintain their housing in a single community.

The staff of the Fort Lawton project will work as a team to provide an array of services to residents. Supervised by the Program Director, services will be provided by the Resident Services Manager, the Business Manager, the Community Support Coordinator, the Front Desk staff, and a contracted food service provider. Services will be located on site in private staff offices, a common dining room, and community activity rooms.

## **COMMITMENTS**

The community, the housing provider, and their partners agree to the following commitments.

### **Community Involvement**

- AHA, YWCA, UIATF, AI, and the neighborhood agree to revisit and finalize the Community Relations Plan upon completion of the Fort Lawton Reuse Plan.

### **Tenant Screening Criteria**

AHA will function as the sponsoring developer/owner and will provide property management services at the completion of both projects. The YWCA, UIATF, and AI will participate in the tenant screening process helping determine eligibility, readiness, and individual service plans.

All adult applicants in a household will be screened for rental history, credit and criminal history, and general program eligibility prior to residency. Examples of the screening criteria include:

- Any conviction for any activity concerning sexual abuse or assault is grounds for denial. This includes, but is not limited to, any member of the household who is subject to a registration requirement under a state sex offender registration program.
- Any conviction within the past twenty (20) years for homicide is grounds for denial of residency.
- Any conviction within the past ten (10) years for any crime of violence, fraud, theft, or other crime which establishes that the applicant's tendency might constitute a direct threat to the health or safety of other individuals or result in the substantial physical damage to the property of others is grounds for denial.
- Any conviction within the past five (5) years for illegal drug use, manufacture or distribution of a controlled illegal substance is grounds for denial.  
*(Situations governing the acceptance of mitigating circumstances will be reviewed on a case-by-case basis.)*
- The likelihood of families being pursued by battering spouses or others will be assessed as part of the screening process. Those families deemed as not being pursued may be referred to the family housing project.

### **Building Security**

- Twenty-four hour front desk staff will be provided at the formerly homeless individual facility whose primary responsibility will be security. In addition front desk staff will provide information and referrals to residents, respond to medical emergencies, intervene in conflict situations, and ensure the safety of the residents' living environment.
- A visitation/guest policy will be established holding residents accountable for the actions of their guests.

### **Tenant Behaviors**

- Upon move-in tenants sign leases requiring them to accept responsibility for their actions and those of individual household members, their guests, or other persons on the premises with their consent. No tenant, no member of the tenant's family or household nor a guest or any other person visiting a tenant shall engage in criminal activity on or near the apartment complex, including drug-related criminal activity, or other criminal activity or drug and alcohol abuse that threatens the health and safety of the tenants or staff or hinders the peaceful enjoyment of the housing premises.

- Twenty-four hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood.

### **School Issues**

No preference will be sought from the Seattle School District for children living in the family housing project that prioritizes their placement in local schools above those of other children in the community.

### **Transportation**

AHA and its partners will advocate for adequate public transportation at the site and provide limited transportation necessary for residents to access public services and community resources including, but not limited to medical services, Daybreak Star, and the grocery store.

### **Building Design**

- AHA and its partners will actively seek community input on the design and/or rehabilitation of the structures it develops at the Fort Lawton site.
- The building design(s) will include adequate parking onsite limiting any potential overflow into the neighborhood.

### **Community Engagement**

- The neighborhood will work to provide opportunities to integrate the formerly homeless households with local groups, organizations, school programs, etc.
- The neighborhood and providers will work collaboratively to find opportunities for community members to volunteer and work in the programs serving the formerly homeless households.
- The neighboring community will encourage the engagement of local churches and community organizations in the programs and facilities serving the formerly homeless households.

**Fort Lawton Community Relations Plan**  
Questions and Comments  
June 2, 2008

Underlying key interests and issues

- Involvement in planning  
Type of housing, population, type of programs  
Accountability? Responsiveness? Transparency?  
Clear communication
- Integration with Community  
Residents contribute to community  
How will there be integration – negative/positive impacts?  
Has City had experience with this type of integration?  
Concerns about changing nature of community from park-like/SF setting to urban
- Understand comparable projects
- Neighbors want City to provide analysis used to determine 66-100 units as correct number for successful projects
- Will there be sufficient money to support the buildings/programs/services at the level needed for the long term?
- Infrastructure – access, parking, traffic, congestion, grocery, school, medical, police, fire
- Evaluation of site – appropriate number of units for site in regards to:
  1. housing for homeless
  2. community as a whole

Comments on draft Community Relations Plan

- Comment: Inconsistency in terms “homeless” vs. “formerly homeless”  
  
Specific suggestion: Use “formerly homeless”
- Comment: Clarify “alphabet soup” used to refer to agencies
- Comment: “Neighborhood” vague  
  
Specific suggestion: Identify “neighborhood” as including residents, businesses, infrastructure, etc.
- Comment: Clarify who is developing housing

- Comment: Clarify who is managing programs
- Comment: Some terms not familiar to general public

Specific suggestion: Include a Glossary of Terms

- Comment: Lacks general background/description of providers

Specific suggestion: Include a description of providers in an Appendix

- Question: Is City Council's commitment of 66 units to be included at the Fort Lawton site as a replacement for the Capehart housing being demolished in Discovery Park a binding commitment?

- Comment: Italicized section under Housing Program on pg. 1 reads as if commitments in regards to programs (specifically services, staffing levels and tenant selection criteria) outlined in the Community Relations Plan can be changed by the providers after the Plan is finalized and without community input.

Answer: This section is being rewritten to clarify the commitment on the providers part to ongoing inclusion of community in further refining Community Relations Plan to address the possible changes in programs caused by level of funding, and the requirements of that funding, available at the time the actual projects are complete. Essentially, the providers have committed to involving the community in reworking the Plan as needed.

- Comment: In the Housing for Formerly Homeless Individuals Program Summary, there is no description of other seniors who may be served in the program in the case that they are not Native American elders.

Specific suggestion: Describe example population similar to how the YWCA breaks down its population in the Housing for Formerly Homeless Families Program Summary.

- Comment: Would like to see detailed description of facility and house rules

Specific suggestions: No alcohol in public places. No illegal drugs anywhere. No weapons.

- Comment: Outreach efforts will target Native American elders/veterans for the housing for formerly homeless individuals, but will they accept the housing?
- Comment: If not clean and sober, is this a harm reduction model?
- Comment: Clarify "Common Areas."

Specific suggestions: What will common areas look like? What are internal/onsite uses? What are greater community uses?

Answer: Common areas will likely consist of a cafeteria and/or community room in the housing for individuals, plus offices.

- Comment: Concern of the term “limited” transportation services in paragraph 6 on pg. 2.

Specific suggestion: Remove the term “limited.”

- Comment: Strengthen Community Engagement section.

Specific suggestion: How do we integrate existing community with new community and vice versa? Give examples, describe specific integration strategies in the Community Relations Plan.

- Comment: Better describe staff/staff levels in Community Relations Plan.

Specific suggestions: What does staff look like, e.g., are they nurses, security, etc.? Are they on-site or off-site? When are they there? What are they doing there?

- Comment: Consistently use the phrase “alcohol and other drug”
- Questions: Is there a protocol for filling vacancies in the housing for individuals? If the next person on the waiting list is not a Native American elder, and the services are designed to serve that population, how do you serve a population with different needs?

Specific suggestion: Include services/service providers for people who may not be Native American elders.





**Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet**

NOTE: This information is subject to public disclosure

Name	Affiliation	Email	Address
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Kevin Reynolds	Resident	reynoldskj@yahoo.com	
DON RAZ	Resident	don.raz@kingcounty.gov	
George Smith	resident	guid1031@comcast.net	

**Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet**

**NOTE:** This information is subject to public disclosure

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Mrs Ladde Smith	"	ladde.smith@comcast.net	
Jim McIntosh	Friends of Discovery Park	MagnoliaNet@Clearwire.com	

## ***DRAFT RESPONSES 6/16/08***

**(We will work to answer all questions, this is a work in progress)**

### **Fort Lawton Community Relations Plan**

Questions and Comments

May 19, 2008

#### **I. CRP PROCESS**

##### **1. Why can't we be involved in the determining the scope and structure of the homeless housing to determine the right mix for the community?**

Federal law and regulations govern many aspects of the selection of homeless housing at Fort Lawton. Within those parameters, though, the City, as Local Reuse Authority, is working with the community through the Local Reuse Plan and the Community Relations Plan processes to address community questions and concerns about the homeless housing, the location of the homeless housing, and how the homeless housing balances with other aspects of the Local Reuse Plan, e.g., market-rate housing, open space, preservation of heron habitat.

The following excerpts from different Army manuals describe the proscriptive nature of this process. The City, as Local Reuse Authority, was required to send out broad notice to organizations that provide homeless services or housing for people who are homeless and could not restrict applications to certain types of homeless housing or service providers. The following quote is a from the Army Headquarters website:

Under the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the Defense Base Closure and Realignment Act of 1990, as amended, and other public benefit conveyance authorities, this surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless, and other interested parties located in the vicinity of any listed surplus property should be submitted to both the recognized Local Redevelopment Authority and Army point of contact as listed above, or where no Local Redevelopment Authority has been recognized, the notice of interest shall be submitted to the Army point of contact as listed. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Recognized Local Redevelopment Authorities, or the Army where no Local Redevelopment Authority has been recognized, shall assist interested parties in evaluating the surplus properties for the intended use. Deadlines for notices of interest shall be 90 days from the date a corresponding notice is published in a newspaper of general circulation in the vicinity of the installation.

[www.hqda.army.mil/acsim/brac/Screening.htm](http://www.hqda.army.mil/acsim/brac/Screening.htm)

Federal law does not contemplate that the public make determinations about which Notices of Interest the City selects and, in fact, limits information or the manner in which information about the homeless Notices of Interest may be made available to the public. For example the Army BRAC manual states:

Although the LRA may publicly disclose the identity of the representative of homeless who submitted a notice of interest, pursuant to the base closure law it may not release any information submitted to the LRA regarding the capacity of the representative of the homeless to carry out its program, a description of the organization, or the organization's financial plan for implementing the program without the consent of the representative of the homeless, unless such a release is authorized under Federal law and under the law of the State and communities in which the installation is located.

How the providers were selected: In 2007, the City, as Local Reuse Authority, selected from the Notices of Interest submitted based on the review specified under federal regulation. The City set up a Technical Advisory Committee, which included members of the community, to provide input on the Notices of Interest. The City review committee then selected from the Notices of Interest based on the review committee's technical expertise and experience with the performance and capacity of the various organizations that submitted applications and the issues specified by the federal Department of Housing and Urban Development. For example, as Local Reuse Authority, the City is required to focus on the need for homeless housing as described in the City's Consolidated Plan, which is a federally mandated document.

The City received applications for 304 units of homeless housing from five different nonprofit organizations and selected three organizations to work in partnership to create the housing for homeless families and individuals.

In addition to federal laws or regulations pertaining to the Base Realignment and Closure Process, there are some aspects of the programs, such as restrictions on certain populations (age, race, religion, disabilities, etc.), that simply cannot be set by the community nor the City or providers because of fair housing laws. For example, it would be a violation of fair housing law to limit access based on the presence of a mental disability including mental illness or to limit the housing to one gender.

**2. What is the process to comment on the Plan?**

The City has scheduled a series of Community Relations Plan meetings (May 19, June 2, June 19) between the homeless housing providers and the community. Information concerning these meetings can be found on the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac](http://www.seattle.gov/neighborhoods/fortlawton/brac). If you cannot attend a meeting or would prefer submit your comments in writing, you can email them to Chris Jowell at [chris.jowell@seattle.gov](mailto:chris.jowell@seattle.gov).

Future revisions to the Plan, which will be considered once the Reuse Plan is finalized and when funding allocations are decided or at least underway, will involve the community.

**3. Can we discuss issues to be addressed in Community Relations Plan, then draft a Community Relations Plan to be finalized at the time the reuse plan is completed?**

Yes. Archdiocesan Housing Authority (AHA), YWCA, United Indians of All Tribes Foundation (UIATF), and the neighborhood agree to revisit and finalize the Community Relations Plan upon completion of the Fort Lawton Reuse Plan.

**4. How many homeless housing units will be on the site?**

As part of the Base Realignment and Closure process at Fort Lawton, the City was required to provide notice to homeless housing and service providers to let them know that property at Fort Lawton was available at no cost for homeless housing or services. The federal department of Housing and Urban Development will review the City's plan to determine whether the City has sufficiently balanced the need for homeless housing on site. Based on discussions with HUD and other federal agencies, the City has determined providing homeless housing in the range of 66-100 units will satisfy this requirement. The homeless housing to be developed on the site will consist of a stand alone building for Native American Elders and other seniors and housing for families

that will be intermixed in clusters with market rate housing. The 66 unit baseline comes from a statement of legislative intent in the city council's ordinance purchasing the Capehart property in Discovery Park, which will remove Navy housing and create additional park space within Discovery Park. A more detailed discussion of the policies and rationale that will determine the actual number of homeless units is included in Appendix A to the Community Relations Plan.

**5. Can AHA and YWCA describe the “gist” of programs in the Community Relations Plan (e.g., population, services, staffing, day care, building configurations, unit sizes, etc.)?**

All providers – AHA, YWCA and UIATF – will provide descriptions of the programs, including services, staffing, etc., in the draft Community Relations Plan.

**6. Will there be program transparency?**

Yes. AHA, YWCA and UIATF have agreed to continue to provide additional information on their respective programs. Their program descriptions are included in the draft Community Relations Plan.

**7. How will the Community Relations Plan relate to the Discovery Park Master Plan?**

The Fort Lawton Army Reserve base is adjacent to Discovery Park. The City has submitted a Notice of Interest to the federal government asking that two areas of the Army Reserve base be deeded to the City as park property. These additional park areas are intended to create connections to a wildlife corridor between Discovery Park and the wildlife habitat in the Kiwanis ravine.

**8. How will the long-term financial commitment of providers be ensured?**

Each project will undergo a rigorous financial underwriting by a number of lenders and investors. Each lender is evaluating a financial and/or social return on their investment over a 40-50 year term. The City will have a reversionary interest in the underlying property to facilitate a change in ownership in the unlikely event that one of the nonprofit housing providers is not successful. Additionally, the City provides ongoing asset management site inspections and reviews of financial documents of the organizations.

**9. Maintain a quality of life, many would not buy next to homeless housing.**

The ultimate vision for the future of the Fort Lawton site is to create a livable and diverse mixed-income community that fits into the surrounding neighborhood. The process for developing the reuse plan, with community input, will ensure this goal is met by addressing the integration of the housing for the formerly homeless in relation to the existing neighborhood, Discovery Park, current wildlife habitat and open space, plus all other components of the redevelopment plan – open space, wildlife habitat, self-help housing (Habitat for Humanity) and market-rate homes. The exact location of the homeless housing within Fort Lawton will be determined with input from the community. Additionally, numerous studies have found that the presence of homeless housing does not affect property values in an existing neighborhood.

**10. What is defined as extreme poverty and would the project lead to a concentration of poverty?**

Like housing for the formerly homeless elsewhere, the residents of the AHA/UIATF and YWCA developments to be sited at Fort Lawton will likely have incomes of 0-30% of area median income (AMI). For 2008, HUD set the 30% AMI limit at \$17,100 for a single-person household and \$19,500 for a two-person household.

The Office of Housing's current siting policies limit the total number of subsidized units serving extremely low-income households (below 30% of AMI) to no more than 20% of the total units in the Census block group. Currently less than 1% of the low-income units in the Census blocks that comprise Magnolia are subsidized units serving extremely low-income households. An additional 66-100 units would increase the overall percentage to 3-4%. A map showing the Census tracts plus the current unit count is available for download on the Fort Lawton website at [www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft\\_lawton\\_low\\_income\\_housing.pdf](http://www.seattle.gov/neighborhoods/fortlawton/brac/pubs/ft_lawton_low_income_housing.pdf)

**11. The Community Relations Plan is an agreement between the homeless providers and neighborhood. The City serves as the facilitator.**

This statement is correct.

**II. COMMUNITY INVOLVEMENT/ENGAGEMENT**

**12. How do we keep the neighborhood and the new development family friendly?**

This, in part, will be addressed through the reuse planning process. Designing safe streets and community gathering spaces like parks will provide opportunities for families to interact and develop a sense of community.

**13. Provide opportunities for integration of new population with local groups, school kids, etc., and opportunities for local community to get involved in helping with programs.**

The Community Relations Plan encourages engagement between the community and formerly homeless households. This may be accomplished in a number of different ways including making space and programs provided to the formerly homeless households available to the entire community, providing volunteer opportunities for the community, and outreach and participation in community programs and activities.

**14. Want to ensure integration into the community, i.e., neighborhood kids of all incomes can play together in community areas.**

As noted in #12, this can be addressed somewhat through design, but it will also happen organically through school, little league, church and/or other programs.

**15. Encourage local involvement and interaction with churches, community groups, etc.**

The Community Relations Plan encourages such engagement and outreach.

**16. Share with/get input on Community Relations Plan from local churches, community groups, etc.**

There are several community groups and members of local churches engaged in the Community Relations Plan process. In addition, the City provided notice to the Interfaith Task Force on Homelessness and Church Council of Greater Seattle regarding the Community Relations Plan and LRA processes.

**III. PEOPLE**

The homeless housing units will house formerly homeless families and individuals. Households will have experienced homelessness resulting from a range of issues including fleeing domestic violence to simply not having sufficient financial resources to afford housing in the market. Households may have histories of substance abuse, mental illness, and/or physical disabilities that limit their housing options.

**17. Would convicted sexual predators be housed here?**

No. Sexual predators will be screened out. See answer to next question and the draft Community Relations Plan.

**18. What types of criminal backgrounds will potential residents have – violent crimes, felonies, child predators?**

All adult applicants in a household will be screened for rental history, credit and criminal history, and general program eligibility prior to residency. Examples of the screening criteria include:

- Any conviction for any activity concerning sexual abuse or assault is grounds for denial. This includes, but is not limited to, any member of the household who is subject to a registration requirement under a state sex offender registration program.
- Any conviction within the past twenty (20) years for homicide is grounds for denial of residency.
- Any conviction within the past ten (10) years for any crime of violence, fraud, theft, or other crime which establishes that the applicant's tendency might constitute a direct threat to the health or safety of other individuals or result in the substantial physical damage to the property of others is grounds for denial.
- Any conviction within the past five (5) years for illegal drug use, manufacture or distribution of a controlled illegal substance is grounds for denial.
- Situations governing the acceptance of mitigating circumstances will be reviewed on a case-by-case basis.

**19. In the case of residents of the YWCA program who are victims of domestic violence – how do we ensure the batterers don't show up at the residence/in the neighborhood?**

The likelihood of families being pursued by battering spouses or others will be assessed as part of the screening process. Those families deemed as not being pursued may be referred to the family housing project.

**20. What constitutes a Native American elder?**

Elder = 55+. Yet, while this may be the target population, fair housing laws keep us from placing restrictions on the housing based on age, race, religion, etc. However, a special effort will be made to conduct outreach to Native American elders, and Native American veterans, who are chronically homeless.

**21. For the Native American elders, there must be an interface with Daybreak Star. What services can Daybreak Star provide to the elders – e.g., transportation to entertainment and services, culturally appropriate services that will be sensitive to Native American values?**

Culturally competent and appropriate services are a goal of the housing program. United Indians of All Tribes Foundation and Alesek Institute will link residents to the programs and services at Daybreak Star.

**22. Clarify if Native American elders include veterans.**

As noted above and in the draft Community Relations Plan, a special effort will be made to conduct outreach to Native American veterans who are chronically homeless.

**23. What is the “level of impairment” in terms of mental illness of potential residents?**

Under fair housing laws, having a disability cannot be grounds for denying applicants. However appropriateness and readiness are part of the screening process. AHA’s screening criteria are included as an attachment to the Community Relations Plan.

**24. What is the level of services that will be provided for the most difficult population?**

The supportive services model of the Fort Lawton project is to provide a high level of on-site supportive services to residents in their home environment. On-site services, including case management, allow staff to be more pro-active in their response to resident needs. Needs can be more easily anticipated and responded to quickly; problems can be addressed before they escalate.

The case managers will work to engage and develop relationships with residents so that over time the stability, well-being and quality of life of residents will be increased. Building community among residents is essential to this support services model. When residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

**25. Are programs intended to get people back on their feet or just “warehouse” them?**

Housing for formerly homeless individuals and families is intended to help them reach and maintain stability. For the AHA/UIATF program, the support services provided will promote the residents’ housing stability and self-sufficiency by assisting residents in accessing financial benefits or employment; acquiring health care benefits and establishing a medical provider; completing eligibility documentation for housing subsidy, medical benefits, and financial benefits; and preventing isolation through participation in community.

For residents looking for employment, AHA has a long-standing relationship with the providers of the Senior Community Service Employment Program sponsored by AARP. This program provides temporary work experience for low income people aged 55 and older.

For the housing for formerly homeless families program, YWCA services provided in downtown Seattle for Fort Lawton families will include: employment assessment and training, job placement and retention services, health care access, and Dress for Success. Case management staff also will connect Fort Lawton residents with other providers for services such as legal assistance.



Families will complete a lengthy needs assessment and create an action plan suited for their circumstance. Action plans are focused on education, training, employment, wage progression, mental health, family stability and resource procurement, and liaison with the schools children attend. Case managers connect families with necessary support services offered by the YWCA or other providers with the intention of helping them reach and maintain stability.

#### **IV. PROGRAMS**

Supportive services will consist primarily of in-home case management for the residents. Counseling offices for staff and community space will be provided to support additional resident services and programming.

#### **26. Will education and other programs be provided?**

Yes. Residents will develop individual program plans with their case managers that address their goals and needs. Case managers will assist and support residents in accessing services in the community, including education, that are identified in the residents individualized plan.

#### **27. AHA units may need most services.**

The services to be provided by AHA/UIATF for the formerly homeless individuals are outlined in the draft Community Relations Plan.

#### **28. What is the level of services to be provided?**

The level of services will vary between residents based on their individualized goals and presenting needs. At a minimum, all residents will have case management services. The range of other services will include support services provided to promote the residents' housing stability and self-sufficiency by assisting residents in accessing financial benefits or employment; acquiring health care benefits and establishing a medical provider; completing eligibility documentation for housing subsidy, medical benefits, and financial benefits; and preventing isolation through participation in community.

#### **29. What are the staffing levels?**

Staffing and case management will differ due to the nature of the formerly homeless individual and family programs. The formerly homeless individual housing program is more of a facility-based team approach with multiple staff having contact with residents onsite, including meal services. The typical case management ratio is 1:25 in this program.

The formerly homeless family program offers more intensive individual case management and for that reason the case management ratios are lower ranging between 1:10 and 1:15 based on resident needs.

#### **30. Will/can there be on-site daycare?**

There are no plans to provide on-site daycare at Fort Lawton. YWCA case managers will work to link eligible residents to DSHS childcare subsidies as needed, allowing residents to find childcare in the community or near their workplaces.

#### **31. What about access to medical services?**

Accessing medical services is among the priorities and skill set of the case managers. This includes knowledge of the benefit and entitlement programs residents have or may access. Further, case managers will assist residents in finding transportation – whether it be public transit, dial-a-ride transportation, or some other means.

**32. Will on-site services be for residents only?**

On-site services provided in the program for formerly homeless individuals will be for residents only. YWCA will provide in-home case management for the formerly homeless families.

**33. What is staff-to-resident ratio?**

See #29.

**34. Will there be scheduled activities to keep residents busy?**

Some residents will be working, others in school and/or caring for children while others will be working on programs that have been developed with their case managers. For the AHA/UIATF project, there will be activities coordinated with Daybreak Star. The overall program includes a daily on-site meal program together with scheduled traditional meals and events within the Native community of Puget Sound. The on-site meal program, while addressing the dietary needs of residents, will also be a powerful tool for establishing relationships among residents and building community. Connecting residents with cultural services, programs and events through United Indians is another tool in this model to establish community relationships promoting an enhanced quality of life.

**35. Will there be transportation to off-site activities?**

Residents will use a combination of public transit, agency provided transportation, and in some instances their personal vehicles to access services and activities off-site.

**V. MANAGEMENT**

**36. Will the housing be clean and sober?**

The housing will not be clean and sober in the strictest sense, however program rules and policies will be established that promote a substance-free environment. This may include rules limiting the presence of alcohol in the building, rules governing behavior, and policies prohibiting guests from bringing alcohol on the premises.

**37. Can guest policies be set and what are they?**

Guest policies will be established for the formerly homeless housing at Fort Lawton. Guest policies typically include limitations on the number of overnight visits by guests as well as guest behavior. Please see the Community Relations Plan for further details.

**38. Will staff be onsite 24/7?**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. In addition front desk staff will provide information and referrals to residents, respond to medical emergencies, intervene in conflict situations, and ensure the safety of the residents' living environment.

The housing for formerly homeless families will not be in the form of a multifamily building, but more likely townhomes, and therefore will not have on-site staff 24/7. However, YWCA will provide in-home case management on a daily/weekly basis and will have an 24/7 contact line.

**39. Will there be enforceable rules? Strict legal policies? Eviction policies?**

Yes. Upon move-in tenants sign leases requiring them to accept responsibility for their actions and those of individual household members, their guests, or other persons on the premises with their consent. No tenant, no member of the tenant's family or household nor a guest or any other person visiting a tenant shall engage in criminal activity on or near the apartment complex, including drug-related criminal activity, or other criminal activity or drug and alcohol abuse that threatens the health and safety of the tenants or staff or hinders the peaceful enjoyment of the housing premises. Violation of the lease may be grounds for eviction.

As property manager of both projects, AHA will be responsible for enforcing leases.

**40. Conduct policies relating to "curb appeal" or conduct while in neighborhood outside of housing. Legally-binding agreements signed by tenants which can be enforced as means for eviction.**

See the draft Community Relations Plan. It has been found that when residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

**41. Strong, capable on-site managers are essential.**

The City, YWCA, AHA and UIATF concur. One of the reasons these agencies were selected was their strong property management.

**42. Who can neighbors talk to if having problems with on-site management?**

Twenty-four hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood.

**43. Agency must provide a strong structure in regards to staff, policies and enforcement.**

See #38 and #39 above, plus the draft Community Relations Plan.

**44. What is hiring criteria for resident managers?**

AHA endeavors to recruit competent and qualified staff for all of its programs including resident managers and makes training opportunities available to staff.

**45. Can there be performance targets? E.g., limits on level of occupancy until provider reaches certain performance targets?**

The City of Seattle and other funders and investors in the project have active asset management programs that routinely monitor and inspect the projects they finance. The regulatory agreements signed by AHA will include penalties and recourse in the event of poor performance. It is unlikely this will include limitations on occupancy.

**46. If agency (AHA, YWCA) is not working, what then?**

The City will have a reversionary interest in the underlying deed or lease that AHA will have when the property is transferred to AHA from the federal government. This will enable the City to take over the property and transfer it to another provider in the unlikely event that there was a problem with one of the selected providers that could be resolved only by taking over the property. In addition, the Office of Housing's Asset Management staff conducts building inspections and regular audits of all housing that the City funds.

**47. How do we ensure housing units and surrounding areas are maintained?**

Maintenance of the housing units and the property the units are sited on is the responsibility of the providers, AHA/UIATF and YWCA. The Seattle Office of Housing's Asset Management staff monitors existing projects, which will include the units at Fort Lawton, to ensure that City-funded units are healthy and livable for tenants. Monitoring also includes an annual review of operations.

**48. Must address potential noise issues.**

Issues related to noise and the peaceful enjoyment of the premises will be covered in the resident lease.

**49. Will there be on-site management?**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. The housing for formerly homeless families will not be in the form of a multifamily building, but more likely townhomes, and therefore will not have on-site staff 24/7. However, YWCA will provide in-home case management on a daily/weekly basis and will have an 24/7 contact line.

**50. Can there be a signed, enforceable conduct policy?**

Yes, please see #38 and #39 above, plus the draft Community Relations Plan.

**51. Who will maintain the homeless housing? Who is responsible for long-term upkeep?**

The providers, AHA/UIATF and YWCA, will maintain their properties. See also #47 above, plus the draft Community Relations Plan.

**52. What are the policies for weapons, threats of violence and accusations of sexual abuse in their facilities?**

Weapons will not be permitted. See also #38 and #39 above, plus the draft Community Relations Plan.

**53. If someone is making violent threats, engages in physical altercations, or is suspected of committing sexual abuse, how is this dealt with? What sort of action is taken (reporting to authorities/other residents, increased services, eviction)?**

Leases will contain behavioral requirements. When leases are being violated and/or laws are being broken, management will respond accordingly to ensure the safety of residents and the community. This may include serving tenants with the appropriate legal notices up to initiating an eviction if necessary and reporting or alerting the police when necessary.

**54. I'm interested in learning how the children who are coming out of abusive situations are supported such that they do not continue the cycle of violence. Are they provided with**

**appropriate services? If the children also have acted out, are the other residents informed and protected appropriately?**

Case management, including children's domestic violence counseling, is part of the YWCA's program. See the draft Community Relations Plan for more detail.

**VI. TENANT BEHAVIOR CONCERNS**

**55. Create a response process for dealing with problems.**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security. Further, 24-hour contact information will be provided to neighbors to respond to issues that may arise in the neighborhood. See also the draft Community Relations Plan.

**56. How to deal with inappropriate public behavior.**

AHA will provide 24-hour contact information to the community to report any problems that may arise requiring a response. This contact will have emergency contact information to reach additional staff as needed.

If community members encounter threatening or otherwise emergent behavior; contact 911 initially for an immediate response.

**57. How to prevent/deal with littering.**

Tenant leases cover behavior on or near the facility. Report littering to property management so that it may be addressed.

**VII. CRIME**

**58. How do we keep from artificially increasing the level of crime in the neighborhood?**

The City has been in discussions with the Seattle Police Department about the possible need for an increased presence in the area. The Police Department will be evaluating need and options just as it would when there is an influx of people elsewhere in the city.

**59. Increased police presence?**

See #58.

**60. How do we deal with a possible increase in crime?**

See #37, #38, #39, #53 and #59.

**61. How do we handle increased capacity, crime, drug use, traffic?**

See #59 re: crime. See #74, #78, #79 and #80 re: traffic/transportation.

**62. Crime – what if these residents have or know drug dealers...will drug dealers follow them to the neighborhood? Will residents have friends who are criminals who will follow them to the neighborhood? What about domestic violence?**

See #37, #38, #39, #53 and #59.

**63. How do we ensure the quality of life is maintained in the neighborhood?**

See #9, #39 and #55 above, plus the draft Community Relations Plan.

**64. What about a stronger police presence/park rangers to keep problems out of park?**

See #58.

**VIII. BUILDING SECURITY**

**65. What kind of security will there be at housing?**

At the formerly homeless individual facility, 24-hour front desk staff will be provided whose primary responsibility will be security.

**66. Will there be security cameras onsite?**

It is unknown what security features the buildings will include until the design process begins. The Community Relations Plan includes outreach to the community for input on the design of the project.

**67. Community input on design of structures.**

AHA and its partners will actively seek community input on the design and/or rehabilitation of the structures it develops for housing for formerly homeless families and individuals at the Fort Lawton site.

**IX. BUILDING DESIGN**

**68. Community input on design of structures.**

See #66 above.

**69. Design review**

While the community will have the opportunity to provide input as part of the overall Reuse Plan Workshops (see #67 above), there will also be an opportunity to help “guide and review the design of multifamily development projects” (the housing for formerly homeless individuals and families) aside from the reuse planning process as part of the City’s regular Design Review Program. The program requires that certain new construction projects undergo a discretionary review of their siting and design characteristics, based on a set of citywide design guidelines. This process is part of the Master Use Permit (MUP) application and is administered by the Department of Planning & Development (DPD). For more on Design Review, visit [www.seattle.gov/dpd/Planning/Design\\_Review\\_Program](http://www.seattle.gov/dpd/Planning/Design_Review_Program) or download DPD’s Client Assistance Memo #238, *Design Review: General Information, Application Instructions, and Submittal Requirements*, at [www.seattle.gov/dpd/publications/cam/cam238.pdf](http://www.seattle.gov/dpd/publications/cam/cam238.pdf)

**70. What does it mean to be Native American Housing?**

Culturally competent and appropriate services are a goal of the housing for formerly homeless individuals program. United Indians of All Tribes Foundation and Alesek Institute will link residents to the programs and services at Daybreak Star. The overall program includes a daily on-site meal program together with scheduled traditional meals and events within the Native community of Puget Sound. The on-site meal program, while addressing the dietary needs of

residents, will also be a powerful tool for establishing relationships among residents and building community. Connecting residents with cultural services, programs and events through United Indians is another tool in this model to establish community relationships promoting an enhanced quality of life.

**71. Will there be parking onsite? Don't want parking to overflow into neighborhood.**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/). See also #74 below. In addition, it is not likely that many of the residents who are formerly housing will have cars.

**X. SCHOOLS**

**72. Can/how will school handle increased capacity?**

The City has been in discussions with Seattle Public Schools about the potential need for increased capacity. The school system will be evaluating need and options just as it would when there is a new development any place in the city. We note as well that the children of the families in the Capehart housing will no longer be in the schools since the Capehart Housing will be demolished and turned into park land.

**73. Can we ensure the children of additional families do not supersede spots for current population in local schools?**

No preference will be sought from the Seattle School District for children living in the housing for formerly homeless families that prioritizes their placement in local schools above those of other children in the community.

**XI. TRANSPORTATION**

**74. Traffic, parking, bus routes to deal with increased capacity in an isolated area.**

The City has been in discussions with King County Metro about increased bus routes and service to the area and King County has committed to increased services for this area. In addition, AHA and its partners will provide limited transportation necessary for residents to access public services and community resources including, but not limited to medical services, Daybreak Star, and the grocery store. The building design(s) will include adequate parking onsite limiting any potential overflow into the neighborhood.

The broader issue of transportation, parking and bus routes for redevelopment of the entire Fort Lawton site will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at [www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

**XII. PLANNING PROCESS**

**75. From the time the plans are presented to the Mayor, is it a done deal?**

The draft plan will be presented to City Council after the Mayor has approved it. City Council then will hold public hearings to gather comment on Aug. 21 and Sept. 4, 2008, before voting on the plan, tentatively scheduled for late September 2008.

**76. What is the process to comment on the plans?**

The Army named the City of Seattle the Local Reuse Authority (LRA) in July 2006, making the City responsible for the redevelopment of Fort Lawton. A series of public meetings were held in 2006 and 2007 to inform the public of the process and receive input from the community.

Beginning in 2008 the City has held a number of planning workshops on the development of the Reuse Plan for Fort Lawton which will continue through July of this year. The schedule for the remaining planning workshops can be found at the City's website at

[www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

The draft reuse plan will be sent to the Mayor in July and City Council in August. City Council then will hold public hearings to gather comment on Aug. 21 and Sept. 4, 2008.

Besides providing comment at any of the public meetings, comments can also be sent via email to Chris Jowell at [chris.jowell@seattle.gov](mailto:chris.jowell@seattle.gov).

**77. Have the agencies provide an overview.**

See the draft Community Relations Plan.

**78. Infrastructure issues – is there sufficient infrastructure to meet needs of increased capacity?**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at

[www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

**79. Concerned with density – will it be too dense, create an “urban feel” in a mostly single-family, park-like area?**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at

[www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/) Note that existing zoning for the site would allow at least 300 units of housing to be developed.

**80. Infrastructure.**

This issue will be addressed as part of the overall Reuse Plan Workshops. The schedule for the remaining planning workshops can be found at the City's website at

[www.seattle.gov/neighborhoods/fortlawton/brac/](http://www.seattle.gov/neighborhoods/fortlawton/brac/)

**81. Will City Council need to buy off on investments needed to make plan work at the time of accepting the plan?**

The intent of the planning process is to achieve a reuse plan in which the market rate housing is able to pay for the necessary infrastructure costs.

**82. Will there be low-income rental housing at site?**

No.



**83. What are examples of successful balances of mixes of income-levels?**

Yes, High Point, Rainier Vista and New Holly, all developed by the Seattle Housing Authority, are a few examples of successful mixed-income communities. More information can be found on SHA's website at [www.seattlehousing.org/Development/development.html](http://www.seattlehousing.org/Development/development.html)

Another example similar to Fort Lawton is Sand Point in the Laurelhurst neighborhood where there are currently 100 units of housing for homeless families, single adults and youth, with another 100 units in the development phase.

**XIII. MISC.**

**84. Keep all of it parks/return to environment.**

As part of this Base Realignment and Closure process, the Army has informed the city that in the Local Reuse Plan we must "achieve a balance between meeting the needs of the homeless, approving public benefit conveyances [e.g., parks, Habitat for Humanity], and meeting [the city's] economic redevelopment while obtaining fair market value for the Army." The ultimate vision for the future of the Fort Lawton site is to create a livable and diverse mixed-income community that fits into the surrounding neighborhood has open space and habitat preservation.

Incorporating the Fort Lawton site into Discovery Park, "returning it to the environment" is not an option as the Army has indicated it expects to receive "value" for the property and HUD requires housing for the formerly homeless be included in the redevelopment plan.

**85. It has been heard that Native American elders are resistant to entering these types of housing programs because of cultural reasons – what happens if there aren't enough Native American elders to fill the units? Who fills them then?**

United Indians has verified that this is a unfounded rumor. The housing for single adults will be marketed in the Native American community, but will not exclusively be for Native American seniors. AHA will fill units with other elderly people who meet their screening criteria (see Community Relations Plan) and who are homeless.

**86. What are "no action" alternatives?**

The federal government has verified that if the City were to not act, Department of Defense would step in, select the homeless housing providers and dispose of the property through sale so as to get value for the Army. The City believes that we can achieve a community that meets many more community objectives and is better integrated into the existing community by undergoing the planning process with the community which is currently underway.

**87. Will property be public or private?**

All of the housing will be private property. Habitat for Humanity and market-rate homes will be owned by the homeowners, while the housing for formerly homeless will be owned by the providers. The property dedicated as park will be owned by the city.



FORT LAWTON HOUSING FOR HOMELESS HOUSEHOLDS  
COMMUNITY RELATIONS PLAN MEETING

AGENDA 6/19/08  
6:30 pm to 8:30 pm

- I. Introductions 6:30 pm
- II. Reminder of upcoming Planning Workshop 6:35 pm
  - a. June 21, 8:30 am-1:00 pm, at Liesy Center at Fort Lawton
- III. Review and improve the Community Relations Plan 6:40 pm
  - a. Review Plan section by section: start where we left off at the last meeting, and then return to review earlier sections that have been discussed before and revised accordingly
    - i. Resident screening and security (20 min.)
      - 1. Building security
      - 2. Tenant behaviors
    - ii. Community integration (5 min.)
    - iii. Infrastructure and quality of life (10 min.)
      - 1. School issues
      - 2. Transportation
      - 3. Building design
    - iv. Accountability (10 min.)
    - v. Overview
      - 1. Community involvement (5 min.)
      - 2. Selection of partners and NOI partner agency descriptions (5 min.)
      - 3. Determining the number of homeless housing units (20 min.)
    - vi. Housing program (30 min.)
      - 1. Housing for homeless individuals
      - 2. Housing for homeless families
  - b. Opportunity to submit additional comments and recommendations about the Community Relations Plan to [Chris.Jowell@seattle.gov](mailto:Chris.Jowell@seattle.gov) by June 27, 2008
- IV. Next steps 8:25 pm

**Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet**

NOTE: This information is subject to public disclosure

Name	Affiliation	Email	Address
Teresa Moore	↓		4623 Lawton Ln W
Heidi Carpin	36th Neighborhood		4663 36th Ave W
Christine Atkins	"		4562 34th Ave. W.
Hilene Karch			4556 34th Ave W
Jivo Ramji			3801-34th Ave. W.
Juliana Allen	DPAC FODP	DrJNA@comcast.net	
Cydnox Gillis	Real Change	cylis@realchangeus.org	2129 2nd 99124
Lisa Gustawson		gustawson@comcast.net	4255 William SW
Caroline Petersen	36th St. Neighborhood 4023		
Ed Page	SATANE W.	edwardseaf14@hotmail.com	4023 34th W.

Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet

NOTE: This information is subject to public disclosure

Name	Affiliation	Email	Address
Monice Wooten	MHS	wootens@comcast.net	3640 26 Pk W 201B See WA 98199
George Smith	resident	guido1031@comcast	See 98199
Ruth Schuet	neighbor	RPSOLNIT@MSN.COM	3401 W. Lawton St. Seattle, 98199
Eda Muck	neighbor		
Pam Lewis	Sustainable Magnolia neighbor	pam@mvgrypnon.com	
Jim BEHRENS	Resident	JPB@BEHRENS.COM	NT
Eric Jordan	UNITED WANTS	ejordan@unitedwants.org	
Laura Heller	Resident	Laura@frostpanc	
Geoffrey Heller	Resident	GEOFFREY@FROSTPAN.COM	
Susanne Kromberg	resident	skromberg@msn.com	

**Fort Lawton Community Relation Plan Meeting  
Sign-in Sheet**

**NOTE:** This information is subject to public disclosure

Name	Affiliation	Email	Address
ANNY LOW	resident	anny.low@ymmb.com	2577 29th Ave W
PATRICK LARSON	RES	PATSON@SEATTLE-SPEAKERS.NET	4457 35th W.
D. CRISTINE	RES	lidsail@aol.com	4624 LAWTON AVE W
S. Gonzalez	Res.	scmgonzalez@comcast.net	
Melissa Hyatt	neighbor	Mali.bhyatt@comcast.net	3402 3200 AVE W
Meredith Webb	..	dm-webb@msn.com	4577 36th Ave W
ERICA Samir	neighbor	elijamie@comcast.net	4426 36th Ave W
Elizabeth Jull	Alesch/Ui		
Nancy Gellas	resident	nancygellas@comcast.net	3634 W. Lawton St.

**FORT LAWTON HOUSING FOR HOMELESS HOUSEHOLDS  
COMMUNITY RELATIONS PLAN  
June 16, 2008**

**I. OVERVIEW**

**Community Involvement**

The Magnolia Community Relations Work Group comprised of neighbors adjacent to Fort Lawton and interested Magnolia residents volunteered to participate in the production of a written Community Relations Plan in advance of the development of housing for homeless individuals and families at Fort Lawton. The Community Relations Plan specifies the responsibilities of the parties to the plan related to housing and services for homeless individuals and families at Fort Lawton: Archdiocesan Housing Authority, YWCA of Seattle-King County-Snohomish County (YWCA), United Indians of All Tribes Foundation (United Indians) and the Magnolia community. Community Relations Plan Meetings were convened by the City of Seattle Office of Housing for the purpose of receiving and incorporating input from the community. Workgroup meeting to develop and define the Community Relation Plan were held on the following dates and locations:

May 19, 2008 – Catharine Blaine Elementary  
June 2, 2008 – Catharine Blaine Elementary  
June 19, 2008 – Catharine Blaine Elementary

The purpose of the Community Relations Plan is for the housing provider, their supportive services partners and the Magnolia community to work together and commit to ensure that the housing for homeless individuals and families at Fort Lawton is successful in the community. The Archdiocesan Housing Authority, United Indians and the YWCA are committed to the provisions of the Community Relations Plan and working with the community in the future to finalize the plan. If unforeseen circumstances require significant changes to the provisions of the Plan, the Archdiocesan Housing Authority, United Indians and the YWCA will work with the community on revisions to the Plan.

**Selection of Partners**

The Archdiocesan Housing Authority was selected by the City of Seattle, through a Notice of Interest (NOI) process, as the lead developer to develop housing for homeless individuals and families as part of the redevelopment of Fort Lawton. The Archdiocesan Housing Authority is pursuing this development in partnership with the YWCA and United Indians. The Archdiocesan Housing Authority will serve as developer of the housing for homeless individuals and families at Fort Lawton and provide supportive services, and property management services. United Indians and the YWCA will provide related supportive services for the homeless individuals and families at Fort Lawton. The Archdiocesan Housing Authority and its partners were selected to develop and operate the housing for homeless individuals and families at Fort Lawton based on their experience, capacity and strength as organizations, as well as the other criteria listed in the Notices of Interest.

## **NOI Partner Agency Descriptions**

### **Archdiocesan Housing Authority**

Established in 1981, the Archdiocesan Housing Authority (AHA) provides a continuum of care for homeless and low-income persons. Twenty-nine day centers, emergency shelters and transitional housing programs offer a warm, safe refuge from the streets, providing homeless men, women and children with a place to bathe, launder clothes, and receive medical attention, alcohol and drug treatment, and job counseling. AHA provides more than 1,850 housing units in 39 programs, serving individuals, families, seniors and persons with special physical and mental needs throughout Western Washington.

<http://www.ccsww.org/>

### **YWCA of Seattle · King County · Snohomish County**

The YWCA's roots can be traced to 1894 when Mrs. Rees P. Daniels moved to Seattle from Washington DC. Mrs. Daniels had been active in the Washington D.C. YWCA and saw the need for such an institution in Seattle. Today the YWCA serves nearly 44,000 women and families every year with programs to end homelessness, create jobs, care for children and youth and prevent violence. Without a home, it's difficult for employers to reach job seekers for an interview. Without a job, it's nearly impossible to get a home. Not having both is a crisis for women and families. The YWCA works with women in need to address multiple challenges and move toward independence, self-sufficiency, safety and dignity for them and their families.

<http://www.ywcaworks.org/>

### **United Indians of All Tribes Foundation**

United Indians of All Tribes Foundation (UIATF) is a 501c3 non-profit organization founded in Seattle, Washington in 1970. The mission of United Indians is to foster and sustain a strong sense of identity, tradition, and well-being among the Indian people in the Puget Sound area by promoting their cultural, economic, and social welfare. This is accomplished through the development and operation of educational, social, economic, and cultural programs and activities benefiting local Native Americans, and by maintaining a strong link with Indian tribes and other urban Indian organizations throughout the State of Washington.

<http://www.unitedindians.org/>

### **Number of Homeless Housing Units**

As part of the Base Realignment and Closure process at Fort Lawton, the City was required to provide notice to homeless housing and service providers to let them know that property at Fort Lawton was available at no cost for homeless housing or services. The federal department of Housing and Urban Development will review the City's plan to determine whether the City has sufficiently balanced the need for homeless housing on site. Based on discussions with HUD and other federal agencies, the City has



determined providing homeless housing in the range of 66-100 units will satisfy this requirement. The homeless housing to be developed on the site will consist of a stand alone building for Native American Elders and other seniors and housing for families that will be intermixed in clusters with market rate housing. The 66 unit baseline comes from a statement of legislative intent in the city council's ordinance purchasing the Capehart property in Discovery Park, which will remove Navy housing and create additional park space within Discovery Park. A more detailed discussion of the policies and rationale that will determine the actual number of homeless units is included in Appendix A to the Community Relations Plan.

The housing descriptions are as follows:

## **II. HOUSING PROGRAM**

The provision of a robust supportive services program has been identified as a key issue in ensuring the success of the housing serving both the homeless individuals and families at Fort Lawton. The following program and supportive services summaries describe the level of services Archdiocesan Housing Authority and its service partners will provide to the residents.

As noted in the Community Relations Plan meetings, this Plan is being drafted at a very early stage of the process. Generally, Community Relations Plans are drafted at the time of funding. The Archdiocesan Housing Authority, United Indians and the YWCA are provided the most complete information that they are able to at this stage of the process. The following program descriptions, descriptions of services, staffing levels and tenant selection criteria are the sponsors' best efforts to describe their plans for the housing at this time. The final program descriptions, descriptions of services, staffing levels and tenant selection criteria will be determined at the time applications are made for funding. When the government and other funders make a funding commitment for this type of housing, the funding is a long-term commitment. For example, the City of Seattle makes twenty-year commitments for operating funds. The Archdiocesan Housing Authority and its partners commit to an open and transparent process with the Magnolia community and pledge to inform and discuss with the community any proposed modifications to the program descriptions, descriptions of services, staffing levels and tenant selection criteria represented in the Community Relations Plan.

### **Housing for Homeless Individuals**

#### *Program Summary*

The Archdiocesan Housing Authority and its partner United Indians will provide housing with culturally appropriate supportive services, primarily to homeless Native American Elders and other seniors from the Seattle and King County region. Special outreach and marketing will be made to Native American Elders and Native American Veterans to take advantage of cultural opportunities presented at the site including the proximity of Daybreak Star Indian Cultural Center. Most residents will be over 55 and most will have disabilities ranging from persistent health problems, alcoholism, mental illness or a combination of disorders.

The Archdiocesan Housing Authority will function as the sponsoring developer/owner and provide a baseline of supportive services and property management services once the housing is complete. United Indians will provide culturally appropriate support services to this cohort at the Fort Lawton community.

#### *Supportive Services Summary*

The supportive services model of the Fort Lawton housing is to provide a high level of on-site supportive services to residents in their home environment. On-site services allow staff to be more pro-active in their response to resident needs. Needs can be more easily anticipated and responded to quickly; problems can be addressed before they escalate. Case managers will work to engage and develop relationships with residents so that over time the stability, well-being and quality of life of residents will be increased. Building community among residents is essential to this support services model. When residents experience their living environment as their home they become more invested in contributing to a safe and quality place to live.

The program includes a daily on-site meal program together with scheduled traditional meals and events within the Native American community of Puget Sound. The on-site meal program, while addressing the dietary needs of residents, will also be a powerful tool for establishing relationships among residents and building community within the facility. Connecting with cultural services, programs and events through United Indians is another tool in this model to establish community relationships promoting an enhanced quality of life. Limited transportation services will be available to residents for the purpose of accessing off-site service providers, cultural events and related resources.

Where alcohol and other drug services are needed residents will receive on-site and off-site services from partner agencies including United Indians and Seattle Indian Health Board. Service providers will work closely with case managers to support treatment plans.

The support services provided will promote the residents' housing stability and self-sufficiency by assisting residents in accessing financial benefits or employment; acquiring health care benefits and establishing a medical provider; completing eligibility documentation for housing subsidy, medical benefits, and financial benefits; and preventing isolation through participation in community.

#### *Program Linkages*

Linkages with other agencies and service delivery systems that residents can access will be accomplished by establishing relationships between Archdiocesan Housing Authority, United Indians, and the YWCA staff and government and community organizations. Staff will develop contacts in the local Department of Social and Health Services (DSHS) offices with financial workers, Supplemental Security Income (SSI) facilitators, and Alcohol and Drug Abuse Treatment and Support Act (ADATSA) screeners. The Resident Services Manager will coordinate efforts with chemical dependency and mental health providers such as Seattle Indian Health Board to develop treatment plans for

residents needing assistance in these areas to maintain housing. Staff will also coordinate health care for residents through the Alesek Institute and the Seattle Indian Health Board and other local medical facilities. For residents looking for employment, AHA has a long-standing relationship with the providers of the Senior Community Service Employment Program sponsored by the American Association of Retired Persons (AARP). This program provides temporary work experience for low income people aged 55 and older. AHA and its partners will develop transportation plans for residents to access off-site services.

### *Staffing*

Archdiocesan Housing Authority staff at the Fort Lawton housing for Native American Elders and other seniors will work as a team to provide an array of services to residents. Supervised by the Program Director, services will be provided by the Resident Services Manager, the Business Manager, the Community Support Coordinator, the Front Desk staff, and a contracted food service provider. Services will be located on site in private staff offices, a common dining room, and community activity rooms.

The Resident Services Manager and the Community Support Coordinator will provide case management services to residents; evaluating residents' needs, providing advocacy and linkages to community resources, intervening in crisis situations, and encouraging participation in meaningful activities. The Archdiocesan Housing Authority's typical case management ratio 1:25. The Business Manager will process tenant leases and apply screening criteria to determine eligibility and compliance with funding requirements. Twenty-four hour Front Desk Staff's primary responsibility will be security. In addition they will provide information and referrals to residents, respond to medical emergencies, intervene in conflict situations, and ensure the safety of the residents' living environment. The meal service program will provide three meals a day to residents. The food service contractor will plan weekly menus to meet the dietary needs of the residents and encourage good eating habits.

## **Housing Program - Housing for Homeless Families**

### *Program Summary*

The Archdiocesan Housing Authority, in partnership with the YWCA, will provide housing and supportive services to homeless families defined as households with at least one parent and one minor child that are deemed homeless using the HUD definition. The YWCA will partner with United Indians and to do specific outreach to Native American families and expect that a large number of residents at Fort Lawton will be from the Native American community. In all other respects, the YWCA expects the demographic profile for families entering this housing program will resemble that of the 1,200+ other homeless families the YWCA serves each year:

- Single-parent household (88%), usually female (95%) with a mean age of 33
- Mean household size of 3
- All extremely low income, often unemployed (89%)
- 69% with mental health issues
- 68% with history of domestic violence
- 39% with major health or medical issues

- 35% with history of chemical dependency
- 33% homeless for more than a year

The Archdiocesan Housing Authority will serve as the developer of the housing and property manager for the family housing. The YWCA will enter into an agreement with the Archdiocesan Housing Authority to provide outreach, screening, intake, needs assessment and case management for the families.

#### *Supportive Services Summary*

The YWCA plans to provide core case management and other related services on site. Case management will be intensive, home-based and focused on clients' goals and barriers. Families will complete a lengthy needs assessment and create an action plan suited for their circumstance. Action plans are focused on education, training, employment, wage progression, mental health, family stability and resource procurement, and address children's schooling and childcare. Case managers connect families with necessary support services offered by the YWCA or other providers. Case management, domestic violence advocacy and children's domestic violence counseling will occur predominately in the families' homes, while mental health and chemical dependency counseling, life skills classes, and children's programming will be provided in YWCA offices and shared community spaces provided by the Archdiocesan Housing Authority on the Fort Lawton campus.

YWCA services provided in downtown Seattle for Fort Lawton families will include: employment assessment and training, job placement and retention services, health care access, and Dress for Success. Case management staff also will connect Fort Lawton residents with other providers for services such as legal assistance.

The holistic, coordinated development proposed for this site will be critical to the success of the homeless families the YWCA intends to serve. The YWCA's experience with transition-in-place supportive housing for homeless families makes it clear that socially integrated neighborhoods that offer a continuum of housing options help families maintain housing stability and move forward with their lives. Children in particular benefit from stability in school and the social support network they and their parents are able to build when they maintain their housing in a single community.

#### *Program Linkages*

The YWCA works closely with homeless assistance programs throughout Seattle and King County, e.g. Women's Referral Center, Health Care for the Homeless, the Homelessness Intervention Project (specialized employment services for homeless persons), and other providers of affordable housing, domestic violence shelters and related services for homeless women and families in the Seattle area. The YWCA looks forward to creating a network of referral and support for the homeless families coming to rebuild their lives at Fort Lawton. YWCA case managers will work with families to develop transportation plans to access off-site services.

### *Staffing*

Planned staffing levels at Fort Lawton will average one case manager per 15 households overall, with families supported at a 1:10 ratio for the first several months. Case managers will report to a Housing Program Manager located in the YWCA's Seattle offices.

### **III. RESIDENT SCREENING AND SECURITY**

The Archdiocesan Housing Authority and its partners are committed to ensuring the safety and security of the housing for homeless households at Fort Lawton. The Archdiocesan Housing Authority will make available to the community an onsite contact who will be available twenty-four hours a day, seven days a week.

The Archdiocesan Housing Authority will develop and own both the housing for homeless individuals and homeless families and provide property management services at both the individual and family housing. The YWCA and United Indians will make appropriate referrals and provide related supportive services to residents. Applicant households will be screened for rental history, credit and criminal history, and general program eligibility prior to residency. Upon move-in tenants sign leases requiring them to accept responsibility for their actions and those of individual household members, their guests, or other persons on the premises with their consent.

Examples of the Archdiocesan Housing Authority's screening criteria include the following (a complete sample screening criteria as Attachment A):

- Any conviction for any activity concerning sexual abuse or assault is grounds for denial. This includes, but is not limited to, any member of the household who is subject to a registration requirement under a state sex offender registration program.
- Any conviction within the past twenty (20) years for homicide is grounds for denial of residency.
- Any conviction within the past ten (10) years for any crime of violence, fraud, theft, or other crime which establishes that the applicant's tendency might constitute a direct threat to the health or safety of other individuals or result in the substantial physical damage to the property of others is grounds for denial.
- Any conviction within the past five (5) years for illegal drug use, manufacture or distribution of a controlled illegal substance is grounds for denial.
- The YWCA agrees to screen the likelihood of families being pursued by battering spouses or others as part of the referral process.

#### **Building Security**

- Twenty-four hour front desk staff will be provided at the homeless individual facility whose primary responsibility will be security. In addition front desk staff will

provide information and referrals to residents, respond to medical emergencies, intervene in conflict situations, and ensure the safety of the residents' living environment. The Archdiocesan Housing Authority is also committed to providing a high level of security and response to emergencies at the homeless family facility.

- A visitation/guest policy will be established holding residents accountable for the actions of their guests.
- The Archdiocesan Housing Authority maintains a “no weapons” policy at its program sites which will be extended to Fort Lawton.

### **Tenant Behaviors**

- No tenant, no member of the tenant's family or household nor a guest or any other person visiting a tenant shall engage in criminal activity on or near the apartment complex, including drug-related criminal activity, or other criminal activity or drug and alcohol abuse that threatens the health and safety of the tenants or staff or hinders the peaceful enjoyment of the housing premises.
- Twenty-four hour emergency contact information will be provided to neighbors to respond to issues that may arise in the neighborhood.

### **IV. Community Integration**

There is a strong sense of community in Magnolia and an expressed concern regarding the impacts, positive and negative, of integrating homeless individuals and families in the community. To help ensure the successful integration of the homeless individual and families within the community, the Archdiocesan Housing Authority, its supportive services partners and Magnolia community agree to the following commitments:

- The Archdiocesan Housing Authority intends to develop community space as part of their senior housing to be used primarily for programs and services for the residents. The Archdiocesan Housing Authority is agreeable to making the community space available to the greater community when it is not otherwise being used. The Archdiocesan Housing Authority encourages community uses that engage the homeless residents.
- The Archdiocesan Housing Authority, YWCA, and United Indians will identify volunteer coordinators as points of contact for community members interested in volunteering in the programs serving homeless individuals and families.
- The community may work to provide opportunities to integrate the homeless households with local groups, organizations, school programs, etc.
- The community may encourage the engagement of local churches and community organizations in the programs and facilities serving the homeless households.

- Some community members have expressed an interest in creating a community garden so that all residents and neighbors may have an opportunity to garden together.

## **V. INFRASTRUCTURE AND QUALITY OF LIFE**

The impacts of the redevelopment of Fort Lawton on existing infrastructure and other quality of life issues are being addressed as part of the parallel reuse planning process. However, specific impacts of the housing for the homeless households may be addressed here within the Community Relations Plan.

### **School Issues**

No preference will be sought from the Seattle School District for children living in the homeless family housing that prioritizes their placement in local schools above those of other children in the community.

### **Transportation**

The Archdiocesan Housing Authority and its partners will advocate for adequate public transportation at the site and provide limited transportation necessary for residents to access public services and community resources including, but not limited to medical services, Daybreak Star, and the grocery store.

### **Building Design**

- The Archdiocesan Housing Authority and its partners will actively seek community input on the design and/or rehabilitation of the structures it develops for housing for homeless households at the Fort Lawton site.
- The building design(s) will include adequate parking onsite limiting any potential parking overflow into the neighborhood.

## **VI. ACCOUNTABILITY**

Oversight of the Community Relations Plan will be conducted by the City of Seattle Office of Housing. In addition to the Community Relations Plan, the various public and private funders and investors will execute regulatory agreements and covenants with the Archdiocesan Housing Authority and its partners governing the operations of the housing for homeless households and families. The regulatory agreements may have terms extending up to fifty-years.

The Office of Housing and other funders and investors have active asset management teams that will oversee, monitor, and inspect the operations and performance of the housing discussed in this Community Relations Plan. The regulatory agreements will include penalties and recourse provisions in the event the Archdiocesan Housing Authority and its partners fail to perform under any agreement related to the housing that they are operating at Fort Lawton.

## **Appendix**

### **Unit Determination Process**

In determining the number of housing units for the homeless at the Fort Lawton site, the City of Seattle must balance the following factors:

1. The regulations of the Base Realignment and Closure (BRAC) process and its requirements for responsiveness to notices of interest from homeless housing providers;
2. The City's commitment to the King County 10 Year Plan to End Homelessness;
3. The policies outlined in the City's consolidated plan that determine how federal funds are allocated;
4. The policies outlined in the City's comprehensive plan that determines land use;
5. The City's policies related to the siting of low-income units;
6. The financial realities of creating a successful mixed income community and of funding and operating successful housing for the homeless.

The following discussion outlines how each of the six factors contributes to determining the final number of homeless units.

#### **BRAC and Homeless Needs**

Disposition of property via the Base Realignment and Closure process is controlled by federal law that identifies priorities for disposal. Federal agencies have priority for reusing existing federal facilities. Next in order are representatives of the homeless. The BRAC law expressly states that the federally designated local reuse authority ("LRA", City of Seattle) must actively solicit notices of interest from homeless housing providers. The City of Seattle did so in Fall 2006 and received requests for 304 housing units for homeless, serving populations ranging from chronically mentally ill to homeless families. In reviewing these requests, the City, in its capacity as LRA, is charged with balancing the number and type of requests for housing for the homeless with additional eligible requests for property (in this case, self-help housing and open space). The Department of Housing and Urban Development has made clear that LRAs are to be responsive to the notices of interest received from homeless housing providers.

In addition, the Department of Defense has made clear that they are seeking to receive value for the properties they are surplussing in BRAC 2005. Reuse plans submitted by LRAs that do not provide value will potentially be returned as unacceptable and could result in the Army taking control of the reuse process.

As a result, while the City would not be expected to accept all notices of interest, it cannot refuse them all either. Creating between 66 and 100 units is less than 30% of the total requested but does achieve a balance between the needs of the homeless and those of the Army.



### **10 Year Plan to End Homelessness**

The City of Seattle has made a commitment to the 10-Year Plan to End Homelessness. Approved in 2005, the Plan calls for 9,500 units (a mix of new and existing) to be created for homeless individuals and families throughout King County. A large number of these units will be created within the City of Seattle. To date, the City has helped fund over 800 units, but many more are needed. The expectation is that these units will be spread throughout the city.

### **Comprehensive Plan**

The City of Seattle's Comprehensive Plan determines land use policies in the City and identifies a number of policies and goals that relate to the siting and development of affordable housing. According to the Plan, the City shall

“Promote a broader geographical distribution of subsidized rental housing by generally funding projects in areas with less subsidized rental housing and generally restricting funding for projects in neighborhoods outside of downtown where there are high concentrations of subsidized rental housing”

In evaluating and eventually funding a portion of the housing for the homeless to be constructed at Fort Lawton, the City must consider the comprehensive plan policies. As the attached map demonstrates, Magnolia presently has a low number of subsidized rental housing as compared to other neighborhoods in Seattle.

### **Consolidated Plan**

The City of Seattle Consolidated Plan identifies policies and strategies for how the City will use its federal funds, including housing funds. Based on the 2000 census and identified in the 2005-2008 consolidated plan, the greatest housing need in the City of Seattle is for extremely low income households (0-30% Area Median Income), of which the homeless are the greatest number. The City is required to address this need via its allocation of federal funds for affordable housing.

In addition, the Consolidated Plan identifies “Good Neighbor Guidelines” that are designed to ensure the success of affordable housing throughout the City. They include

“It is the policy of the City of Seattle that OH funding of affordable housing not be refused solely on the basis of concerns expressed by neighbors; the City supports and is committed to promoting diversity in Seattle neighborhoods.”

### **Siting Policies**

The Consolidated Plan also includes the City's siting policies for extremely low income housing, which includes homeless individuals and families. The siting policy states that the Office of Housing will not fund or certify as consistent with the Consolidated Plan

any housing that brings the total number of units of extremely low income housing in any census block group to more than 20%.

Fort Lawton is located in Census Block Group 57, which presently has 26 units of housing for extremely low income households, out of a total of 2,941 (0.9% of the total). Adding between 66 and 100 units will bring the total to between 92 and 126. This will be between 3.1% and 4.3% of the total units in the block group. Please see the attached sheet that identifies the Magnolia census block groups and the number of very low income housing units in each group.

### **Financial Viability**

The final factor in considering the appropriate mix and number of units at the For Lawton site is the financial feasibility of both the overall development as well as the housing for the homeless. In creating a successful mixed income community, it is important to balance the types of unit. Achieving the correct mix of units (townhouses, multi-family, single family homes, etc) is key to the financial success of the development.

Regarding the homeless housing, obviously developments that are too large can have a negative impact on residents and the neighboring community. However, experience both nationally and locally has shown that programs that are too small also suffer because of decreased financial feasibility. This feasibility is driven by the need to develop enough units to achieve economy of scale, on both the construction side and the operating side in order for the housing to be successful long-term. In building affordable housing, there are a number of fixed costs that must be spread across all units, including architecture, legal fees, and certain financing costs. Having too few units means that the cost of developing any single unit is prohibitively expensive. There is also a scale requirement for the buildings and programs to be operated effectively. Too few units increases costs for on-site management and counseling as well as basic building operations.

### **Conclusion**

Considering all six factors, creating between 66 and 100 units of housing for the homeless accomplishes the following:

- is consistent with the City's commitment to the 10 Year Plan to End Homelessness;
- is in line with the policies outlined in the City's Consolidated Plan and Comprehensive Plan;
- complies with the City's siting policy;
- is responsive to the number of units requested via the NOI process under BRAC while also balancing other requests and the Army's need for value, and;
- ensures the success of the proposed housing by achieving the economies of scale necessary for financial and operating viability.

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**SAMPLE FORT LAWTON SCREENING\REJECTION CRITERIA**

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All adult applicants in a household will be screened for rental history, credit and criminal history, and general program eligibility prior to residency. This includes police officers or security personnel living on-site. The screening of live-in aides at initial occupancy, and the screening of persons or live-in aides to be added to the tenant household after initial occupancy involve similar screening activities. Both live-in aides and new additions to the tenant household will be screened for drug abuse and other criminal activity. An application may be rejected for any one of the following reasons:

- ♦ The applicant/family is not eligible based on program requirements.
- ♦ Submission of false or untrue information on the application, or failure to cooperate in the verification process.
- ♦ The applicant has a history of unacceptable or unsatisfactory credit or criminal history as reported by a credit agency or other organization. *Please see Credit Criminal Screening Criteria for more information.*
- ♦ Negative reference from current or previous landlord, including but not limited to late rent, NSF (non-sufficient funds) checks, lease violations, evictions, etc.
- ♦ The household (including a Live In Aide) size is not appropriate for this unit. *Please refer to Unit Size Standards & Guidelines.*
- ♦ Failure to sign designated or required forms and/or documents upon request.
- ♦ The applicant cannot pay the appropriate security deposit at move-in.
- ♦ This will not be the applicant's only residence and he/she will pay an assisted rent.
- ♦ The applicant has repeatedly (more than twice) been offered a housing unit and, for other than a verified medical reason, he/she has refused to take the unit offered.
- ♦ The applicant is not a Citizen, National or eligible non-Citizen (as defined by HUD).
- ♦ The applicant is not capable of fulfilling the lease, with or without assistance.
- ♦ A negative criminal history as defined in the *Criminal or Drug-Related Activity*.
- ♦ By HUD formula, the applicant cannot show a need for the subsidy assistance,

(where applicable) or the household income exceeds the **HUD** limits.

- ♦ The applicant was unable to provide proof of SSNs as required by HUD and management policy.

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## **CRIMINAL OR DRUG-RELATED ACTIVITY**

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Upon move-in tenants sign leases requiring them to accept responsibility for the actions of individual household members, their guests, or other persons on the premises with their consent. No tenant, no member of the tenant's family or household nor a guest or any other person visiting a tenant shall engage in criminal activity on or near the apartment complex, including drug-related criminal activity, or other criminal activity or drug and alcohol abuse that threatens the health and safety of the tenants or staff or hinders the peaceful enjoyment of the housing premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act).

No tenant, nor member of the tenant's household or family, nor any guest or other person shall engage in any act intended to facilitate criminal activity, drug-related activity on or near the apartment complex.

No tenant, nor members of the tenant's household or family will permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, family or a guest.

No tenant, nor members of the tenant's household or family will engage in the manufacture, sale or distribution of illegal drugs on or near the apartment complex or elsewhere.

No tenant, nor shall any member of the tenant's household or family, guest or other person, engage in acts of violence, including, but not limited to, the unlawful discharge of firearms on or near the apartment complex.

Violation of the above provisions shall be a material noncompliance violation of the lease and good cause for termination of the lease. A single violation of any of these provisions shall be deemed a serious violation and material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

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## **RENTAL, CREDIT, & CRIMINAL SCREENING CRITERIA**

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### Landlord References:

1. If a prior landlord reported the applicant(s) damaged property or lease violations the applicant can be denied. This includes lease violations, disturbing the peace, harassment, poor house keeping habits, improper conduct or other negative reference against the household.
2. Any eviction within the past three (3) years is automatically grounds for denial. This includes any household members who have been evicted from Federally-assisted housing within the last three years for drug-related criminal activity. If the evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exist, management will review on a case-by-case basis.
3. Management may accept a rental history of no more than two (2) late payments of rent in a six (6) month period, with verification of all charges paid and no more than one (1) NSF check in a one (1) year period. Anything beyond this specification can be grounds for denial.
4. Any evidence of illegal activity including drugs, gangs, weaponry, etc., will be grounds for denial.
5. Grossly unsanitary or hazardous housekeeping habits can be grounds for denial.
6. Any debt balance owing to a prior management company or housing complex may need to be paid prior to move-in.
7. Lack of rental history is not grounds for denial.
8. In some cases, a payee-ship will be required for Fort Lawton Housing to accept the potential resident. Refusal to obtain a payee-ship would be grounds for denial.

### Case Management References:

1. If a prior landlord reported the applicant(s) damaged property or lease violations the applicant can be denied. This includes lease violations, disturbing the peace, harassment, poor house-keeping habits, improper conduct or other negative reference against the household.
2. Any evidence of illegal activity including drugs, gangs, weaponry, etc., will be grounds for denial.

3. Grossly unsanitary or hazardous housekeeping habits can be grounds for denial.
4. In some cases, a payee-ship will be required for Fort Lawton Housing to accept the potential resident. Refusal to obtain a payee-ship would be grounds for denial.

Credit Criteria:

1. Applicants with more than two (2) accounts in negative standing within the past two (2) years will be denied. Examples of negative standing are late payments, collections, bad credit status, etc., unless health or disability concerns are affecting the applicant and are causing the financial debt.
2. Public records such as collections and judgments are included as negative accounts.
3. Each bankruptcy item or foreclosure proceeding within the past five (5) years is rated as the worst account and counted individually.
4. Federal and State Tax liens within the past three (3) years are counted as a negative account. Prior to the three (3) year period we may request proof of payment/release on any Lien over \$1000.00 that is still on the applicant's credit history.
5. Financial Aid or School Loans in negative standing are counted.
6. Any amount showing owed to a prior management company can be grounds for denial. We reserve the right to ask for proof of payment.
7. Any other item(s) that appear on the credit report, which would reflect negatively on the applicant, will be reviewed and a decision will be made based on the date, source, and amount of the action.
8. Lack of credit history is not grounds for denial.

Criminal Background Criteria:

1. Any conviction for arson is grounds for denial.
2. Any conviction within the past twenty (20) years for homicide is grounds for denial.
3. Any conviction within the past five (5) years for illegal drug use, manufacture or

distribution of a controlled illegal substance is grounds for denial.

4. Any conviction within the past ten (10) years for any crime of violence, fraud, theft, or other crime which establishes that the applicant's tendency might constitute a direct threat to the health or safety of other individuals or result in the substantial physical damage to the property of others is grounds for denial.
5. Any conviction for any activity concerning sexual abuse or assault is grounds for denial. This includes, but is not limited to, any member of the household who is subject to a registration requirement under a state sex offender registration program.
6. Any other felony conviction within the past five (5) years can be grounds for denial.
7. Any household member who is currently engaging in illegal drug use is grounds for denial. This can included a pattern of illegal drug use that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other tenants.
8. Any household member who has a pattern of alcohol abuse that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other tenants is grounds for denial.

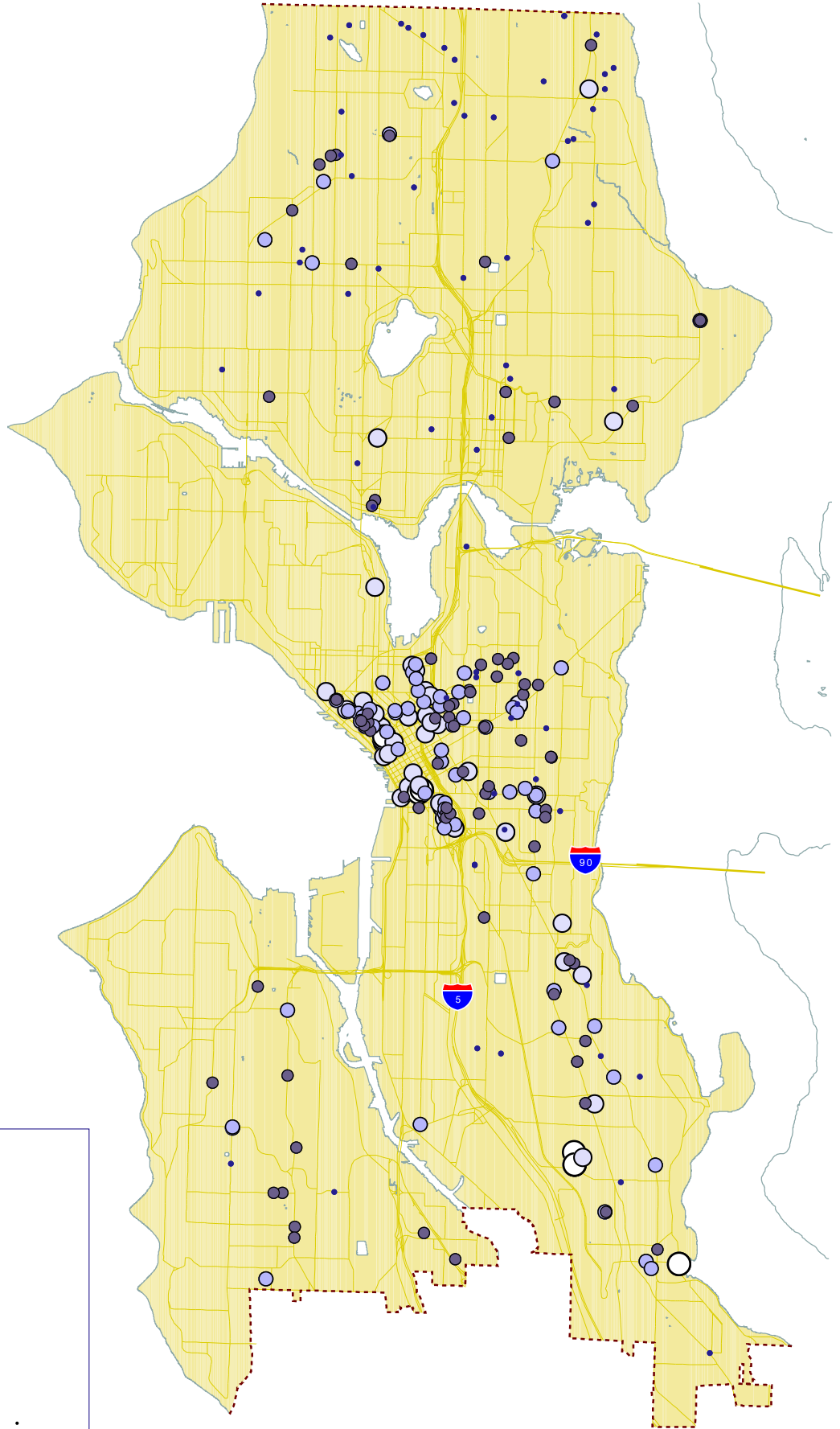
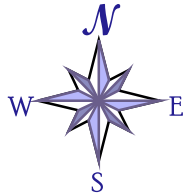
### Mitigating Circumstances

Situations governing the acceptance of mitigating circumstances will be reviewed on a case-by-case basis. Examples allowing for such reviews include:


- Controlled substance possessions – less than three (3) years since conviction, with an active case management or completed drug rehabilitation program.
- Felonies involving property only – less than two (2) years since conviction, with a probation officer or case manager.
- Felonies involving weapons and/or person – less than five (5) years since conviction, with case management or greater than five (5) years since conviction with (5) years free of criminal activities.

**NOTE: All applicants in a household will be processed as one approval or denial for an apartment. If any one of the applicants has negative rental history, negative credit history or negative criminal history all applicants will be denied.**

# DISTRIBUTION OF LOW-INCOME HOUSING UNITS FUNDED BY CITY OF SEATTLE



- 1 - 10 units
- 11 - 30 units
- 31 - 60 units
- 61 - 175 units
- 176 - 366 units
- City Limits

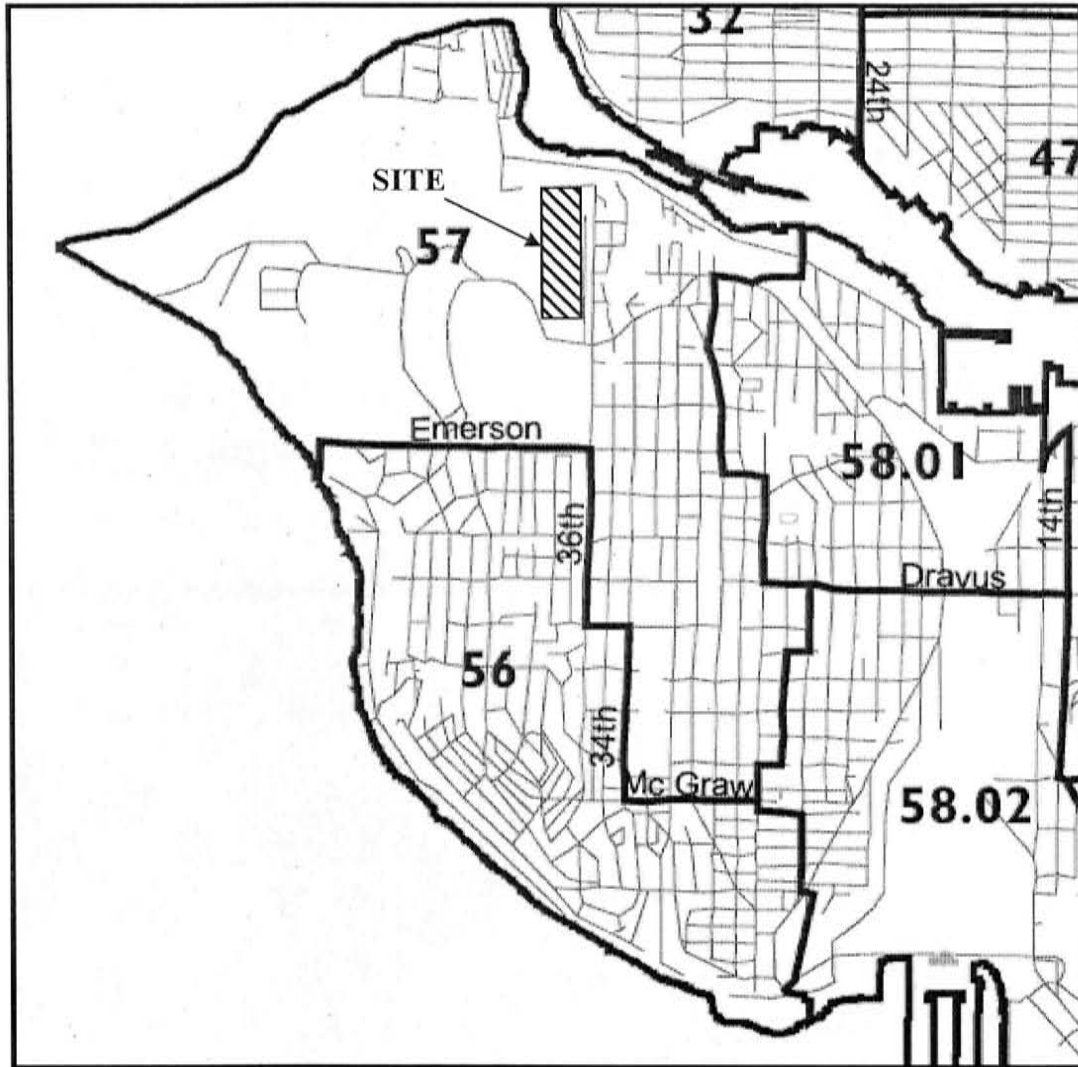
 PREPARED BY  
City of Seattle  
Office of Housing  
JUNE 16, 2008





# VERY LOW INCOME HOUSING IN MAGNOLIA

## Total Units and Percentage



Census Tract	# of Units < 30% AMI	Total # of Units in Tract	Percent of Total	% of Total w/ Additional Homeless Units*
56	0	2,785	0%	N/A
57	26	2,941	0.9%	3.1% - 4.3%
58.01	2	2,701	0.1%	N/A
58.02	10	2,668	0.4%	N/A
<b>TOTAL</b>	<b>38</b>	<b>11,095</b>	<b>.3%</b>	<b>1.2%</b>

\*NOTE: This reflects percentages based on a range of homeless units from 66 to 100.

**Fort Lawton Community Relations Plan**  
Questions and Comments  
June 19, 2008

Comments on draft Community Relations Plan

**III. RESIDENT SCREENING AND SECURITY**

- Question: Can housing providers screen juveniles for felony convictions?
- Comment: Clarify legality of screening juveniles.
- Comment: “grounds for denial” vs. “actual denial”.
- Comment: Clarify “likelihood” of families being pursued by batterers.
- Question: What is the number of 24 hour staff at the individual facility?
- Comment: Provide security cameras at entrance to individual facility.
- Comment: Entrance doors to the individual facility should remain locked, tenants enter via a key or key card, and visitors must be let in by residents or staff.
- Comment: No free access for guests/guests must be escorted through building.
- Comment: Clarify resident and guest access during the day vs. evening hours.
- Comment: Clarify individuals in one building versus families scattered through the entire site.
- Comment: Providers need to enforce rules.
- Comment: Clarity security provisions for family housing.
- Question: Where will 24 hour contact information be posted? Onsite, YWCA & AHA offices, or responsible staff?
- Question: How many people vs. the number or units?
- Question: Who will control the keys?

Answer: This will be a function of property management.

- Question: Who is responsible for criminal activity by the residents? What does “on or near” the facility mean? What is the consequence for engaging in criminal activity?

Will the providers investigate any criminal activity by residents reported, regardless of where it happens?

#### IV. COMMUNITY INTEGRATION

- Comment: Bring in other programs/people to integrate in activities with elder housing.
- Clarify “community agrees to commitments” (tone down).
- Question: What is the impact of the homeless housing on surrounding property values?

#### V. INFRASTRUCTURE AND QUALITY OF LIFE

- Comment: School issues must keep with the law and McKinney Act requirements.
- Comment: Is the “school issues” bullet necessary?
- Question: Is there a guarantee for increased public transit?
- Question: Will residents have cars?
- Comment: “Limited” transportation-adequate? appropriate? or remove adjective?
- Comment: Daycare? Onsite or addressed as part of overall plan.
- Comment: Cost of transportation. Can residents afford the cost?
- Comment: Daybreak Star daycare option.

#### VI. ACCOUNTABILITY

- Question: What does verification/audit process look like? Include a summary.

#### I. OVERVIEW

- Question: Who are providers accountable to?
- Question: Why is Habitat for Humanity not included?

#### GLOSSARY

- BRAC definition of “homeless”
- 30% AMI

#### COMMENTS ON THE NUMBER OF HOMELESS UNITS

- Welcome it to Magnolia, spread it out of downtown.
- Strongly support Native American projects, what are the activities to provided?
- Will Habitat be included in the financial analysis? Why is it not included in the 66-100 range?
- Based on financial viability, what is the minimum number of units?
- Not comfortable.
- Support Native Americans, but not homeless.
- Financial boondoggle.
- Pleased with opportunity to have a mixed income community.
- 40 units to AHA for elder housing, YWCA doesn't seem to have a minimum for viability, provide minimal number of units. Sixty-six is arbitrary.
- Want Census Tract data-is Capehart number included/subtracted.
- Density of Site-too much?
- Crimes committed/abuse/alcoholism-acknowledge it and address it.
- Not a neighborhood issue, it's a community issue-not just Magnolia.
- Chance to do groundbreaking things-schools, architecture, parks.
- Density, rezoning, other things not pursued that may be better for site. Maybe elsewhere in Magnolia.
- Support project, wish there were more housing for more people. Compare number of people leaving (Capehart) with the number coming in. Other large projects going up elsewhere in Magnolia. Can make a difference in people's lives.

- A “hell of a chapter” in next Magnolia historic book.
- Worst thing that could happen: Army could sell to private developer who could do more development.
- 66-100 should not be concrete.
- Concerned about rezone making it possible for more units.
- Less density for all income-levels in area.
- Too much density on site.
- Less density, focus on Native Americans.
- Happy with 1/3 of population covered in CRP, worried about other 2/3 of new population.
- Developers will continue to increase density.
- Don’t want Magnolia to turn into other communities where “things run amok”.
- As density increases, number at Fort Lawton will look small.
- Not willing to give up equity in home. Prospective buyers won’t want to pay as much next to homeless housing.
- People who are homeless have not contributed to society, why are taxpayer obligated to provide free housing to these people.
- 8,000 homeless in King County is a “shame”
- Where it gets spread throughout the City is not up for debate, thinking through and creating good programs is.
- 2/3 of families in Gates Foundation program cycle out, found permanent housing.
- Daycare and early learning are very important.



# Fort Lawton Redevelopment Plan

## How Would You Balance These Priorities at Fort Lawton?

- open space
- heron habitat
- market-rate housing
- housing for formerly homeless individuals and families

## Fort Lawton Redevelopment Planning Workshop – May 31

The Army has named the City of Seattle as the local reuse authority for the redevelopment of Fort Lawton. The City will be incorporating all of the above features into a redevelopment plan.

You're invited to join the City, its partners, stakeholder groups and individual citizens for a series of workshops to shape a plan that ensures Fort Lawton becomes a livable and diverse mixed-income community, balancing all of the priorities while appropriately fitting into the surrounding neighborhood.

The workshop will be held in the Leisy Center at Fort Lawton, 4570 Texas Way W. (park in south parking lot and follow the signs). Future workshops will be held at the same location on June 21 and July 19, also 9 a.m.-1 p.m. This will be the final postcard reminder for these remaining previously scheduled meetings (notice will still be included in the Magnolia News).

For more info visit [www.seattle.gov/neighborhoods/fortlawton/brac](http://www.seattle.gov/neighborhoods/fortlawton/brac) or contact Christa Dumpys at (206) 684-4812 or [christa.dumpys@seattle.gov](mailto:christa.dumpys@seattle.gov).

### You're Invited!

**Fort Lawton Redevelopment  
Planning Workshop  
Saturday, May 31  
9 a.m.-1 p.m.  
Leisy Center in Fort Lawton  
4570 Texas Way W.**

A summary of the base closure process and a recap of the previous workshop will be held at 8:30 a.m.

# Fort Lawton Redevelopment Plan

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# Fort Lawton Community Workshop

Fort Lawton Leisy Hall

May 31, 2008

## Meeting Agenda

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### Planning Process

8:30 – 9:00 Process to date review

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### Background

9:00 – 9:15	Welcome, introductions, agenda review
9:15 – 9:45	Parks Overview with Kevin (Q&A)
9:45 – 10:20	Site Analysis and Background Information (Group feedback)
10:20 – 11:00	Building Program (feedback)
11:00 – 11:15	Break

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### Planning and Program Options

11:15 – 11:25	Building Location Options (feedback)
11:25 – 11:50	Open Space Options (feedback)
11:50 – 12:15	Site Access Options (feedback)
12:15 – 12:35	Internal Circulation Options (feedback)
12:35 – 12:50	36 <sup>th</sup> Avenue Treatments (feedback)
12:55 – 1:00	Next Steps / Adjourn



# Fort Lawton Community Workshop

April 26, 2008

with date May 31st

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
Mike Brand	12228 Densmore Ave N	782-9311	MBRAND@GMAIL.COM
Eden Mack	4211 29th Ave W	206 240 6648	emack@prizze
JOHN DAVIS	5604 42nd Ave W	206-906-9883	jcdavis47@hotmail.com
Terry Hobbs	4617 Lawton Ln W	284 0692	kenandtom@hobbs.name
Rachel Solnit	3401 W. Lawton St	206-217-0448	RPSOLNIT@MSN.COM
Diane Durnam	5400 42nd Ave W	206 281-9845	
W. Wooton	3640 26th Pl W	206 284-2430	wootons@comcast
Julian Allen	Dr JNA@Comcast.net		
Michelle Fiegel	4611 34th Ave W		robertfiegel@yahoo.com
JEFF Lawson	3207 36th Ave W	<del>206-281-1908</del>	jlawson1973@hotmail.com
Christine Aten	4522 34th Ave W	206-1908	ceopattus1@comcast.net
Kathleen Smith	5635 42nd Ave W	2836012	kadde.smith@comcast.net
MARK GRIBBONS	4519 35th Ave W	206 219 1115	M.Gribbons@hotmail.com
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Heidi Calpine	4663 36th W	284-6489	
Shannan Corbin	3522 W. Lawton Street MA		scorbin@u.washington.edu
Tiffany Ranta	3508 W. McCord Pl	283-203	TiffanyRanta@comcast
Amy Thompson	5443 45th Ave W	282-4007	amy44@comcast.net

City of Seattle

Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

# Fort Lawton Community Workshop Meeting Summary

May 31, 2008

## 8:30 Pre-Meeting

### **Background of Fort Lawton Reuse Planning**

Linda Cannon of the City of Seattle Intergovernmental Relations, Mark Ellerbrook of the City of Seattle Office of Housing, and Scott McKean, Base Transition Coordinator, welcomed 5 attendees and provided them with the background and schedule to date on the Fort Lawton BRAC (Base Realignment and Closure) process. The City of Seattle is designated as the Local Reuse Authority (LRA) for the site, and therefore is leading the reuse process.

No questions were asked of the City of Seattle on the process during the Q&A period. Attendees were encouraged to ask questions one-on-one of staff during the break.

## 9:00 Community Meeting

### **Introduction**

Linda Cannon of the City of Seattle Intergovernmental Relations and Mark Ellerbrook of the City of Seattle Office of Housing welcomed attendees. Brian Scott of EDAW presented an overview of how the public's input can help shape the reuse of the Fort Lawton site. The following elements provide a summary of the feedback heard at the meeting by topic area.

### **Potential Park Acquisition – Comments and Questions**

The City of Seattle Department of Parks will put in an application to acquire two parcels: 1) the north wooded slope and 2) the south wooded area adjacent to Texas Way on the east. Questions included:

- Why did the Parks Department decide on those two parcels? Didn't need the parking lots and buildings, just wanted the wooded areas as additions to Discovery Park.
- Doesn't Long Range Master Plan have policies that encourage the City to buy back as much of the army parcels as possible? Yes, within the park boundaries.
- If the Parks Department acquired the site, would it be managed as it does Discovery Park? Yes – it can be transferred through the National Park Service.
- Will the cemetery be retained by the federal government? Yes.
- How will the Parks Master Plan change? It will not change.
- Which areas is the park considering acquiring? The north and south wooded parcels.
- How does the Parks Department acquisition affect the site planning underway? It is currently included in the planning.
- Was the decision on which parcels to acquire an internal decision or one with a public process? Internal - Ken Bounds Park Director made the call with other City staff.
- Why did the Parks Department not consider taking on restoration of a site with buildings as it has done with other sites? The Federal government mandated that homeless housing was a value, so decisions were made based on getting housing on the site.

- Why don't you use Harvey Hall as a Seattle Parks Building and move the homeless housing to Denny Park downtown? For t Lawton is not a convenient location for Parks headquarters.

### **Process Comments and Questions**

Brian Scott gave an overview of the BRAC process. Questions included:

- How does the community relations plan with the homeless housing component fit in with the final plan? The community relations plan will be included in the reuse plan that is submitted to the Army and HUD.
- Will the community relations process help decide how many units and the nature of the program for homeless housing? The community relations process is designed to address both concerns from both the neighborhood and the homeless housing providers to ensure that the homeless housing is successful.
- Where is the contingency plan and mitigation plan? We do not have a contingency or mitigation plan.
- Who is acquiring the property and financing this process? It has not been determined who will acquire the property as part of this process.
- How much does the Army want for the land? The City doesn't know yet.
- Has DPD been involved in determining the appropriate process for the land? Yes, DPD has been consulted.
- Can the City acquire the property and fulfill the homeless housing mandate by building the housing offsite? While the City can build the housing off-site, it must be done at its own cost rather than receiving land or building for free at the Fort Lawton site.
- How did the 66 unit threshold get decided between the last meeting and this one? The 66 threshold is a result of a statement of legislative intent from council action related to Capehart housing in the park.
- What is the mix of services for affordable/low-income housing? A variety of services will be provided to the formerly homeless families and individuals, including case management, drug and alcohol treatment, on-site meal program, vocational training, educational programs.
- What is going on with the moratorium? Per a letter from the Mayor on June 17, the City is not considering a moratorium.

### **Site Analysis Comments and Questions**

- What is the bus route now and where is the stop located? The bus route has varied recently. Final routing needs to be coordinated with Metro.
- How many acres are buildable? 27 acres are developable
- Are the developable areas included the Park parcels of interest? No.
- Will there be impacts on properties down slope of the property? The site will be developed better than it is now. Current stormwater regulations are more stringent than what was in place when the site was previously developed.

### **Cultural**

- How will the built memorials be handled on the site? Proper disposition of built memorials is being considered by the military. That will vary depending on context.
- Has anyone done an archeological survey on the area? No.

- How will Native American culture be addressed? Team is meeting with them shortly to look for ways to gain input from the Native Community.

### ***Veterans Administration Building***

- When will the additional VA trips occur? Weekend or during the week? That is unknown at this point given information released by the VA.

## **Program Elements**

### ***Building Program***

#### *Unit Types and Counts*

- Will there be rental or home ownership? Other than the housing for formerly homeless, the building program does not currently anticipate rental housing.
- Will the market rate for the single family homes be diminished by low-income and homeless housing? The site program needs to be defined to understand this.
- Has the housing consultant provided a report that will be made publicly available? A slide show was provided to the City and will be made available.
- Can the community have input on the number of low income housing? The 66 threshold is a set low end number and needed to make the rest of the site work.
- Isn't the market rate housing data provided low for view properties? This is the analysis by a Seattle based housing economist.
- What is the market impact on this mix of housing types? The site program needs to be defined to understand this.
- What is the target mix of housing? This will be further defined at future meetings.
- Will you provide a study that indicates that the mix of market and affordable/low-income housing will be appropriate and alleviate potential social impacts for the existing, small neighborhood? Yes.
- Which homes will pay taxes? All homes but the housing for formerly homeless will pay taxes.
- Will you provide an estimate of population on site? While it is difficult to know the total number of people on site for certain, the total number of units will be further refined at future meetings.
- Could Harvey Hall have additional stories? Probably not.
- What does "elder" mean? 55 or over.
- Will there be sufficient funding to build new facilities for elder housing? Can that funding be used for integrated facilities? Yes, there will be sufficient funding to build the housing.
- Will all services for elder housing be in the building or on the site? What off site services will there be? There will not be an additional ancillary building providing only services.

#### *Traffic Counts*

- What is the traffic capacity of the site with housing? Some traffic data was provided at the meeting and additional information will be provided at the following meetings
- Was the type of unit considered in the total traffic trips calculated? Yes, and it will be for future calculations.

#### *Existing Buildings*

- Could Harvey hall have additional stories? Probably not.
- Will the auditorium be retaining in Harvey Hall? It could.

- What is the incentive to reuse versus demolish? Cost, product, location, appropriate use, and sustainability.
- Will Harvey Hall be demolished if it isn't used for elder housing? Yes.

#### *Zoning*

- Could Harvey hall have additional stories? Probably not.
- Does the density bonus provided by a PRD increase single family homes or total unit? Total units.

#### **Location of AHA Elder Housing Comments**

- Integration of homeless housing is important – don't set it aside as a “do not go to” zone.
- Reusing Harvey Hall across from existing single family housing may not be a good idea.
- Sharing facilities with children and the mentally ill may not be a good idea.

#### **Open Space Options**

##### Questions

- Is the City thinking about cutting down tree stands at the north end of site and south? No.
- Why is the park acreage set aside limited? Parks is only interested in acquiring portions of the site that will add habitat or forested areas to Discovery Park.
- How will the parks be managed? Open space on site will be managed by an homeownership association. Land that is deeded to the parks department will be managed by Seattle Parks.

##### Comments

- Magnolia has no pea patch and could use a larger community garden.

#### **Site Access Options**

##### Questions

- Will there need to be a stoplight at the site entrance at Government Way? The transportation consultant will review this.
- Do any options involve taking down existing trees? No.
- Will the options meet fire safety standard? Yes.
- Have you reviewed the Gibson report that identifies safety issues and noise impacts of Texas Street? Uncertain.

##### Comments

- Plan C will greatly improve safety for existing residential area and children, allow for improvements to wildlife corridor, and provide opportunity to keep bus off of 36<sup>th</sup> Ave.
- Consider past traffic study that encouraged a traffic circle at Government Way.
- Plan A looks like it accommodates emergency vehicles best, especially as needed for homeless housing.
- The S curve along Texas Way (to the west) is dangerous (glare and slippery).
- 4 votes for A, 4 votes for B, 34 for C

### **Internal Circulation Options**

#### Questions

- Will there need to be a stoplight at the site entrance at Government Way? See above.
- Have you considered all of the existing traffic that will want to drive on 36<sup>th</sup> Avenue going south? Site circulation will be further considered at the next meetings.

#### Comments

- Focus should be less on auto dependent and more on pedestrian. Greenway feel would be great.
- Social integration can be integrated with pedestrian connections.
- Option A seems overwhelming
- Voting A = 6, B = 30, C = 1, D = 3

### **36<sup>th</sup> Avenue Character**

#### Questions

- Will there need to be a stoplight at the site entrance at Government Way? See response above.
- Will street improvements take from the existing properties or be done solely within the existing ROW? In the existing ROW.

#### Comments

- Capturing stormwater runoff within the street ROW would be a good thing.
- Existing property owners do not want sidewalks.
- Sidewalks on both sides of the street are great for kids.
- Traffic calming is very important. Speed of access is unimportant.
- Lots of comments on liking the "green streets" concept.
- Tranquil streets are good.
- Sidewalks take away from existing properties.
- Would like to see more bike paths.
- Vote for A = 7, B = 18, C = 2

### **Next Steps**

Attendees' feedback will be used to develop three site plan alternatives. The three alternatives will be presented at the next workshop on June 21.

# 2008 City Council Actions on Proposed Ft. Lawton Reuse Plan

## August

August 6th  
Housing Committee  
Briefing (9:30 am)

August 20th  
Housing Committee  
Discussion (9:30 am)

August 21st  
Public Hearing  
(5:30 pm)

## September

September 3rd  
Housing Committee  
Discussion (9:30 am)

September 4th  
Public Hearing  
(5:30 pm)

September 18th  
Housing Committee  
Final Vote (Noon)

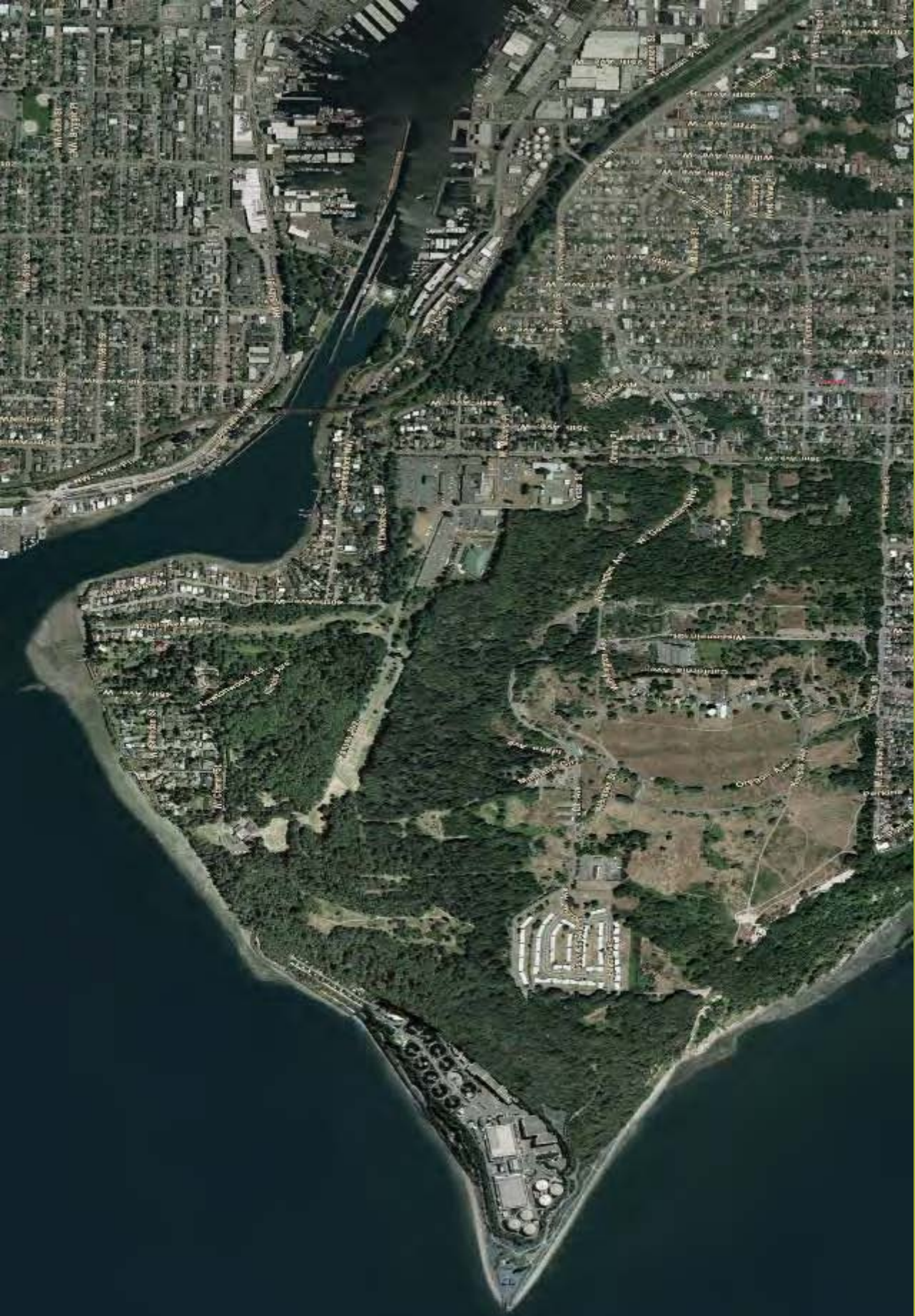
September 22 or 29  
Full Council Vote  
(2:00 pm)



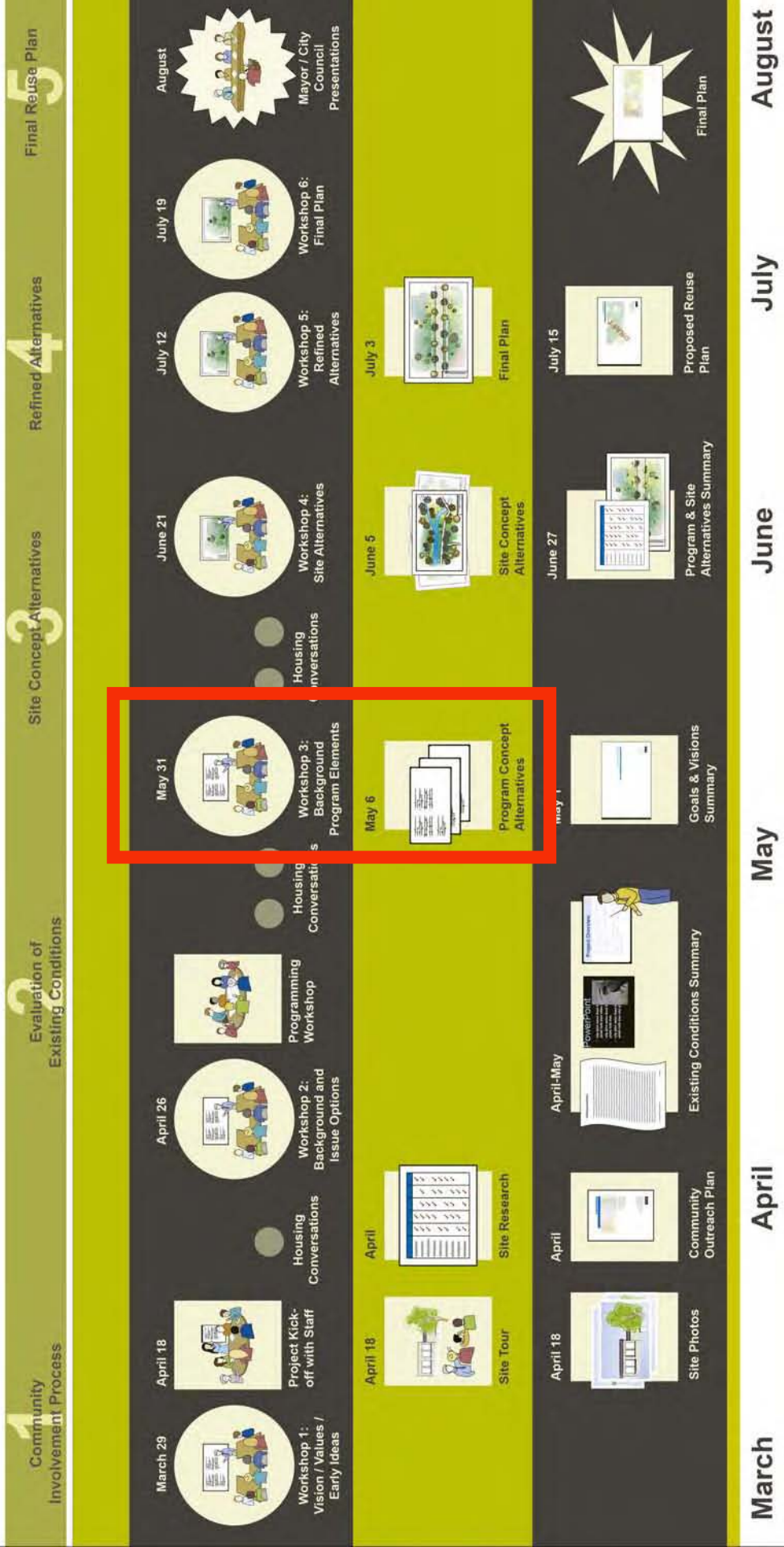
# Overview

- ▶ Process Review
- ▶ Site Analysis & Background Data
- ▶ Program Elements
  - » Building program
  - » Elder building location
  - » Open space
  - » Site access
  - » Internal circulation
  - » 36<sup>th</sup> Avenue Character





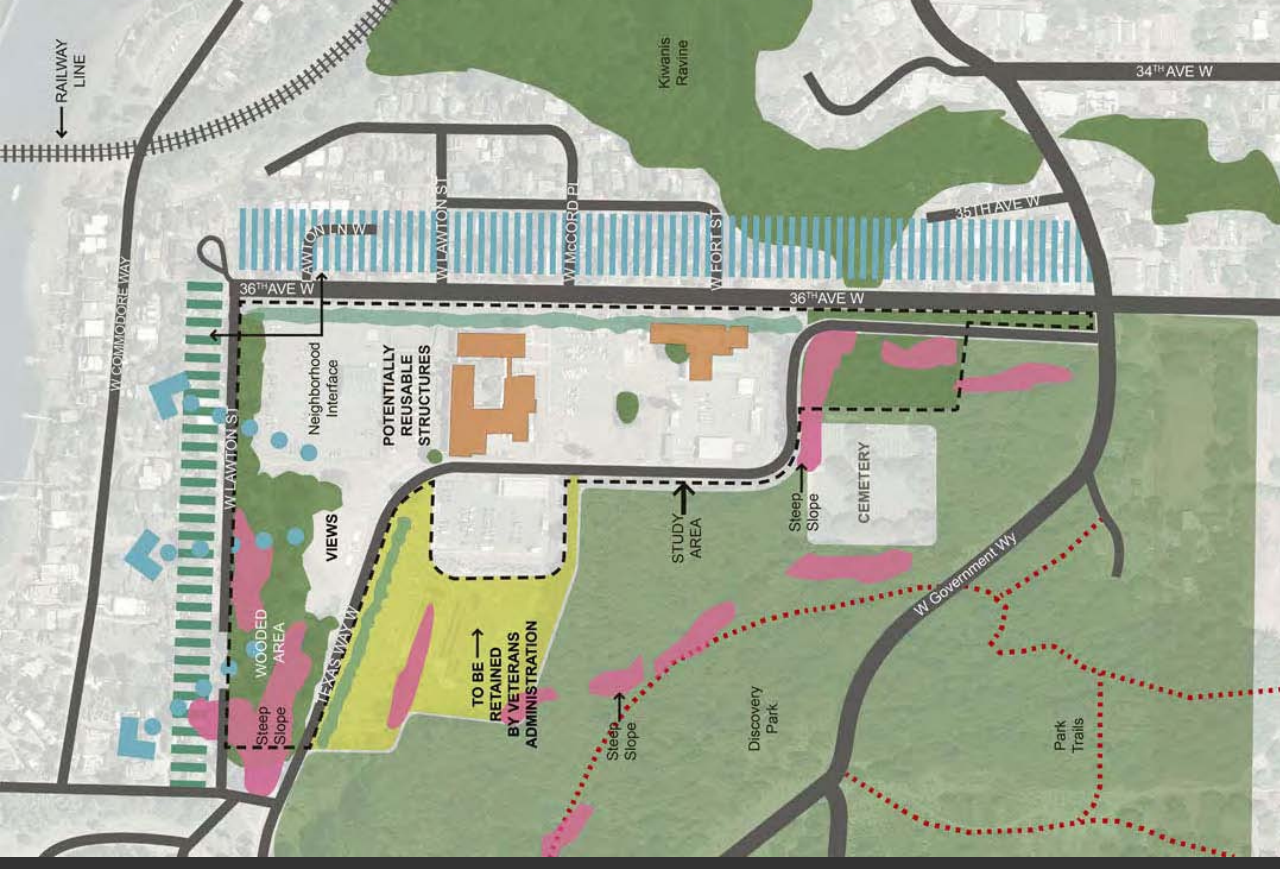




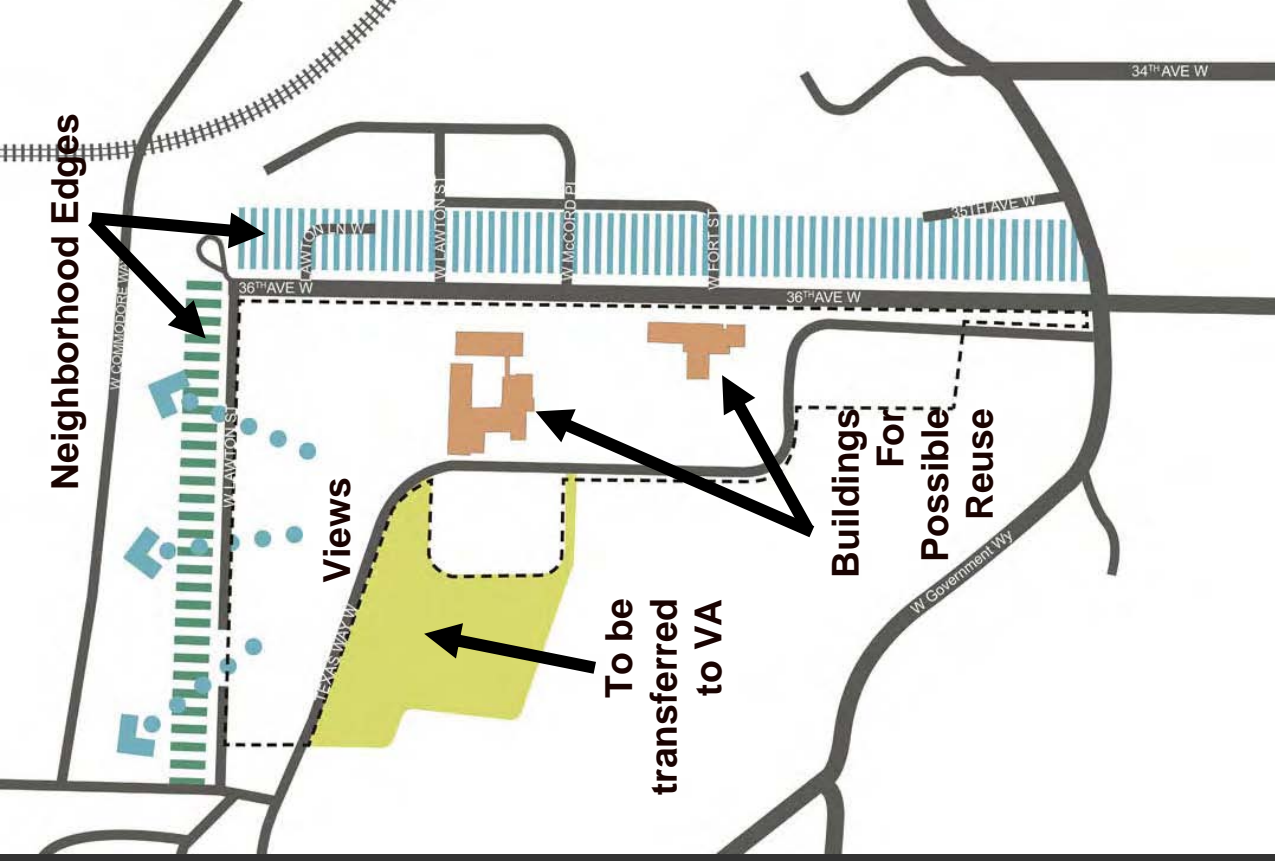
# Fort Lawton Reuse Planning Process

# Issues Investigated

- ▶ **Cultural**
  - » Veterans Administration
  - » Existing Buildings
  - » Views
  - » Neighborhood Edges
  - » Underground Infrastructure
- ▶ **Circulation**
  - » Through Streets
  - » Bus Routes
  - » Bicycle Routes
  - » Trails
- ▶ **Natural**
  - » Forested Areas
  - » Habitat Connections
- ▶ **Geology / Topography**
  - » Topography
  - » Existing Site Grading
  - » Steep Slopes
  - » Soil Profile

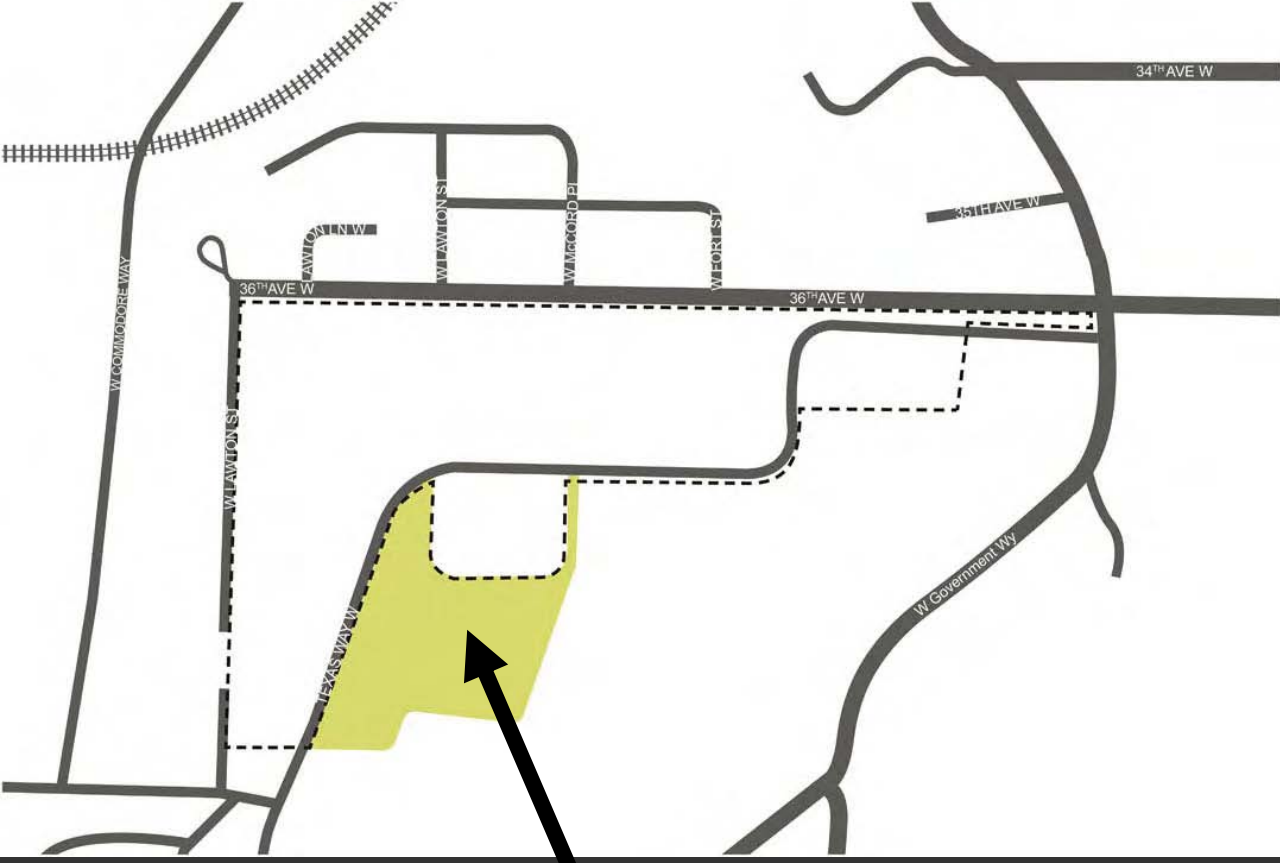


# Cultural Features



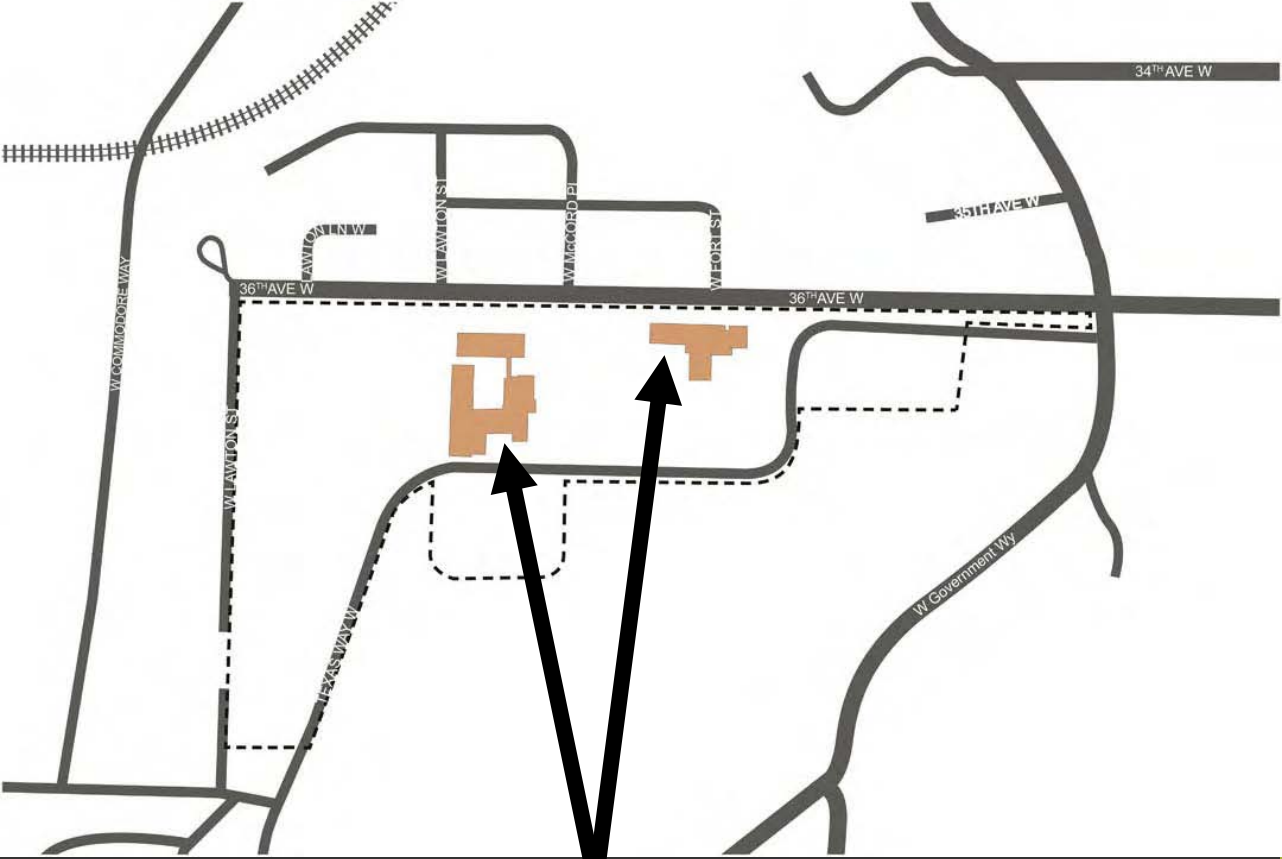
**Property Not Included**

**To be transferred to  
Veterans Administration**



# Existing Structures

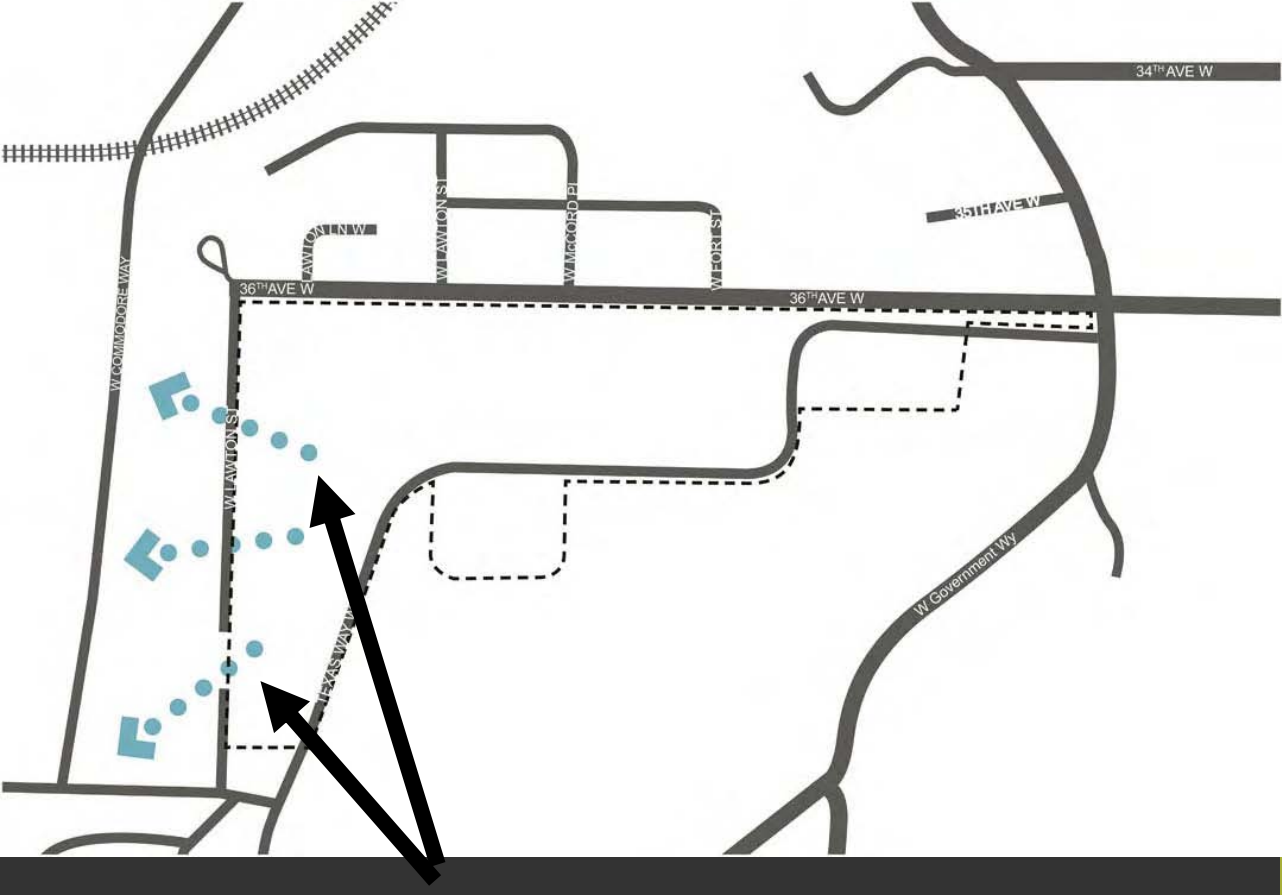
Existing Buildings  
for possible reuse





# Views

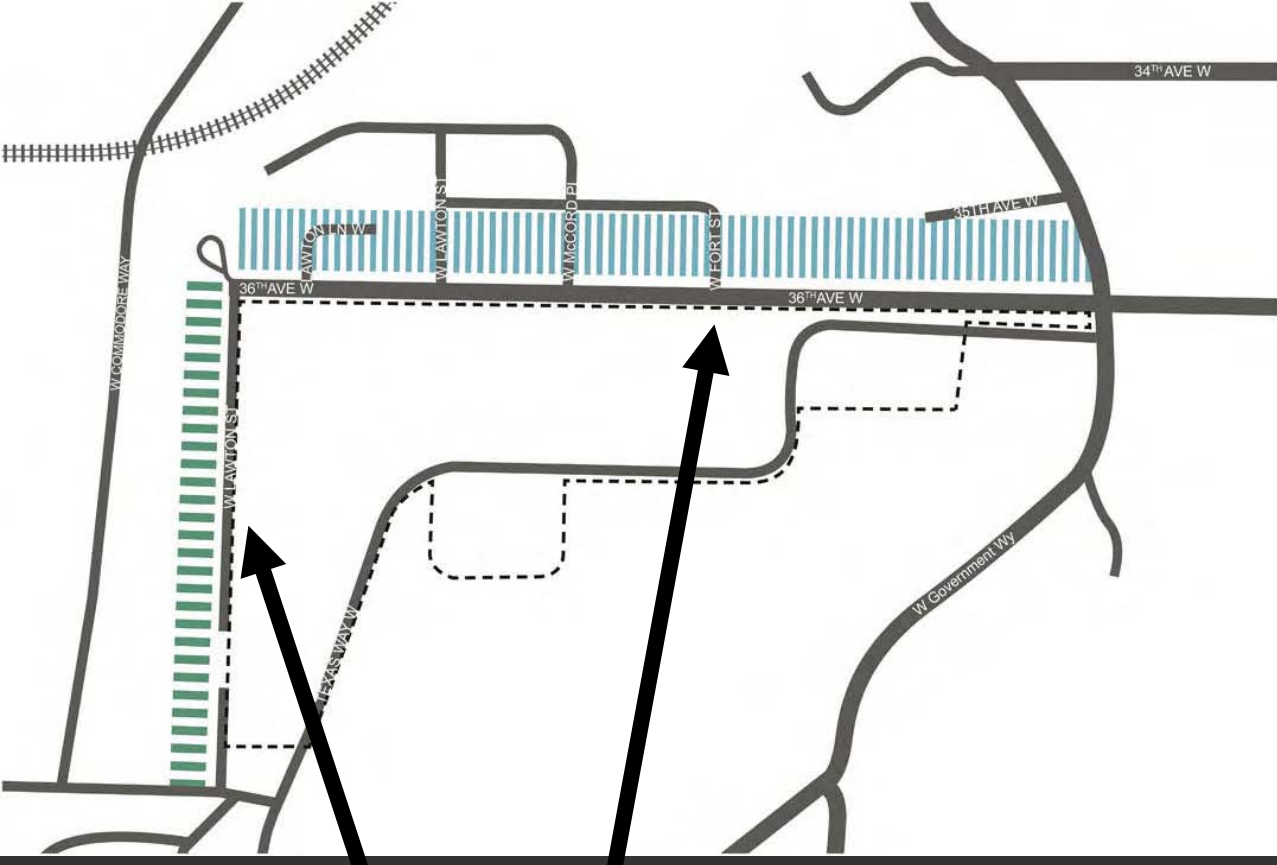
Views to the north



# Neighborhood Edges

West Lawton Street

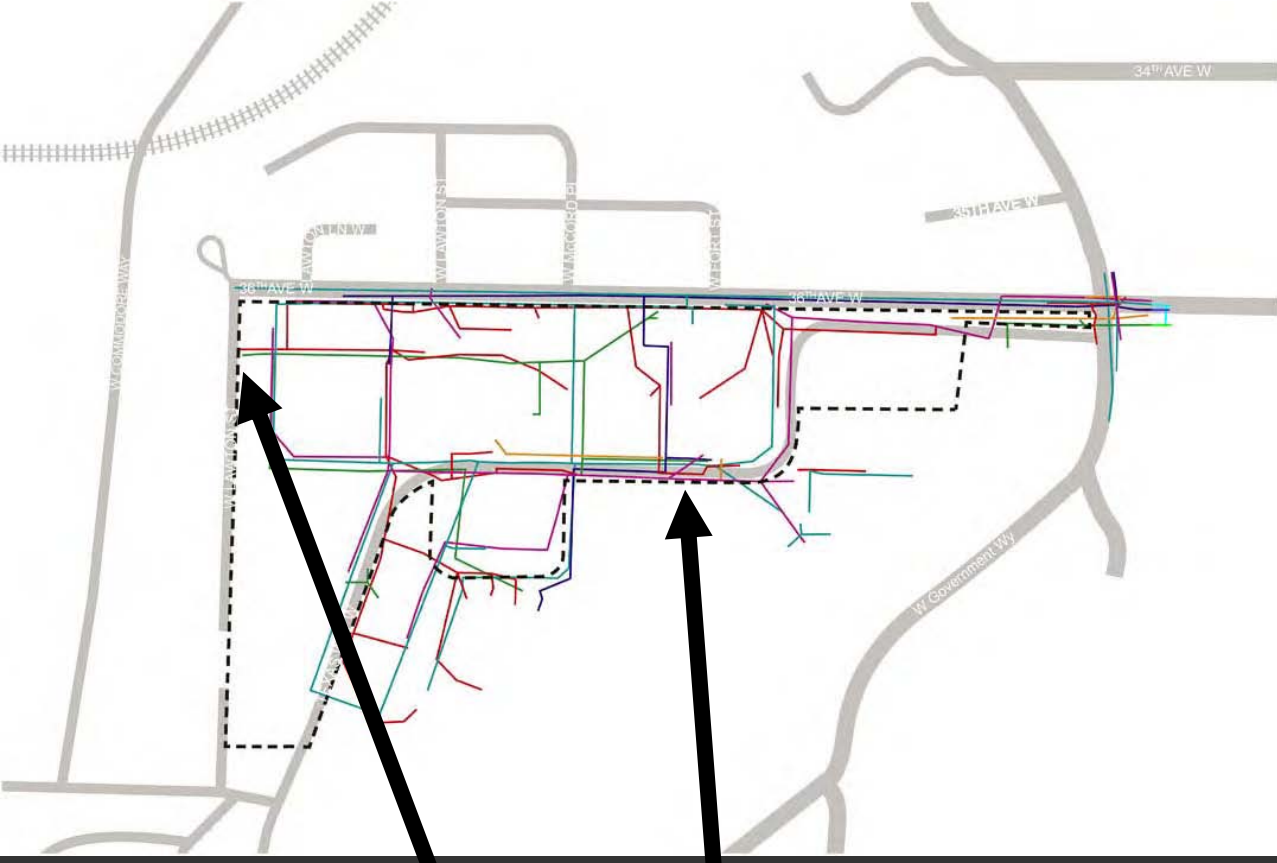
36th Avenue West



# Underground Infrastructure

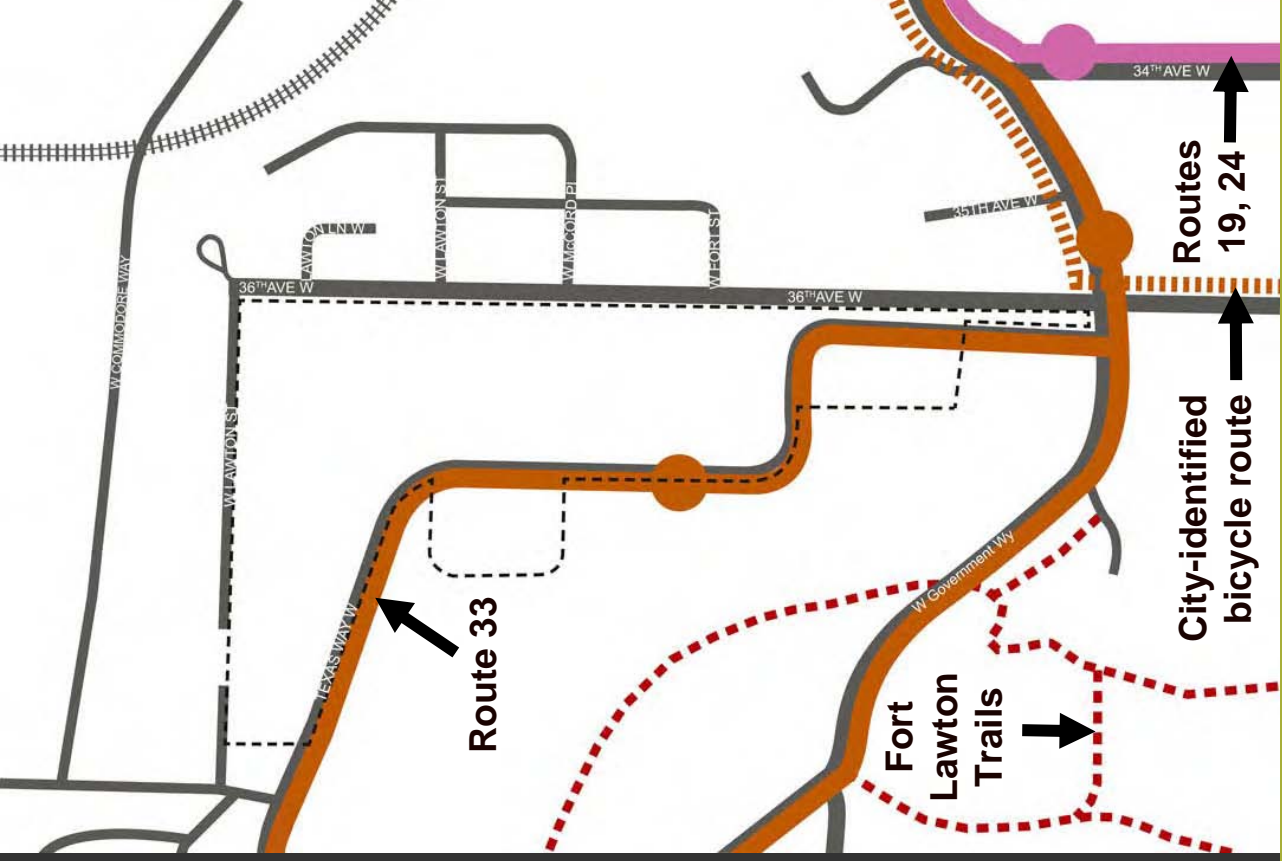
Sewer/stormwater  
Outfall

Main utilities along  
Texas Way West

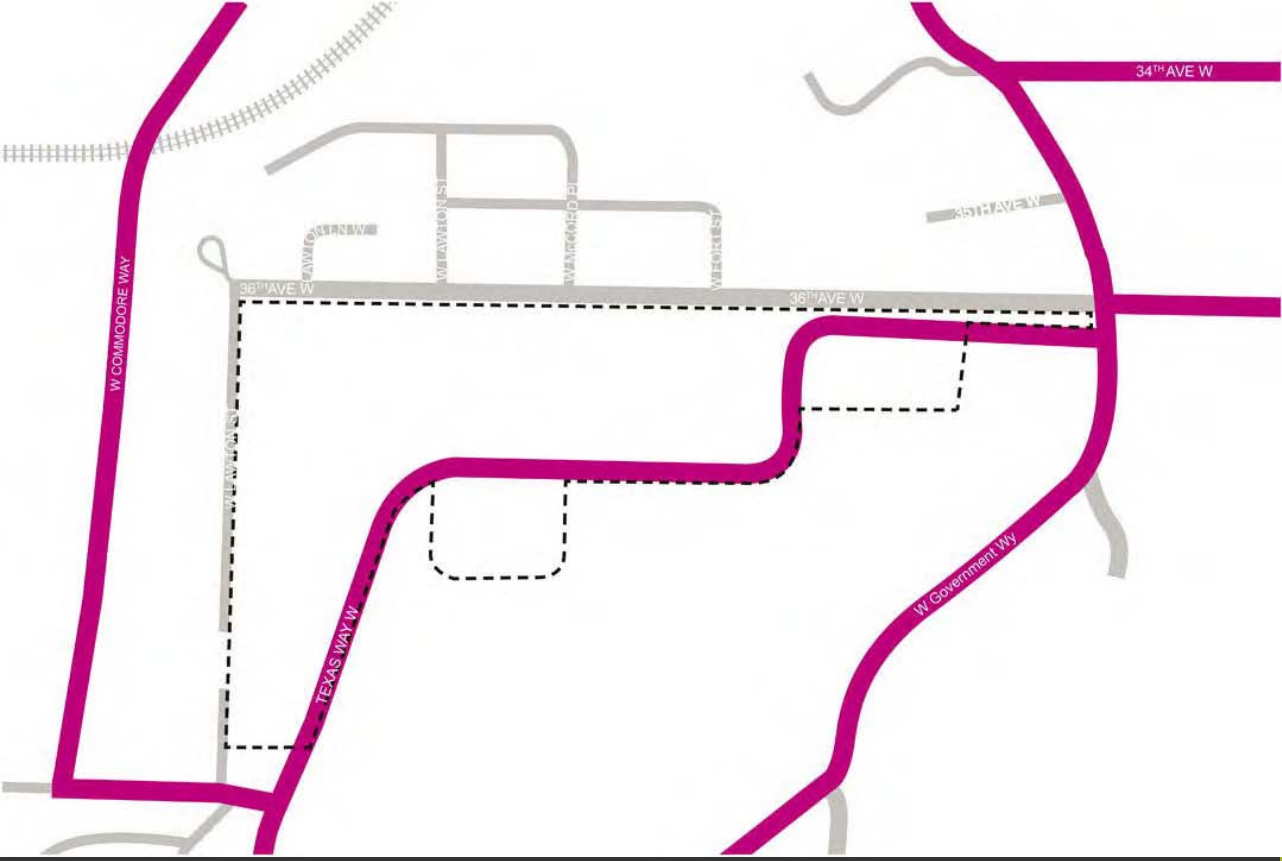




# Circulation



# Through Streets



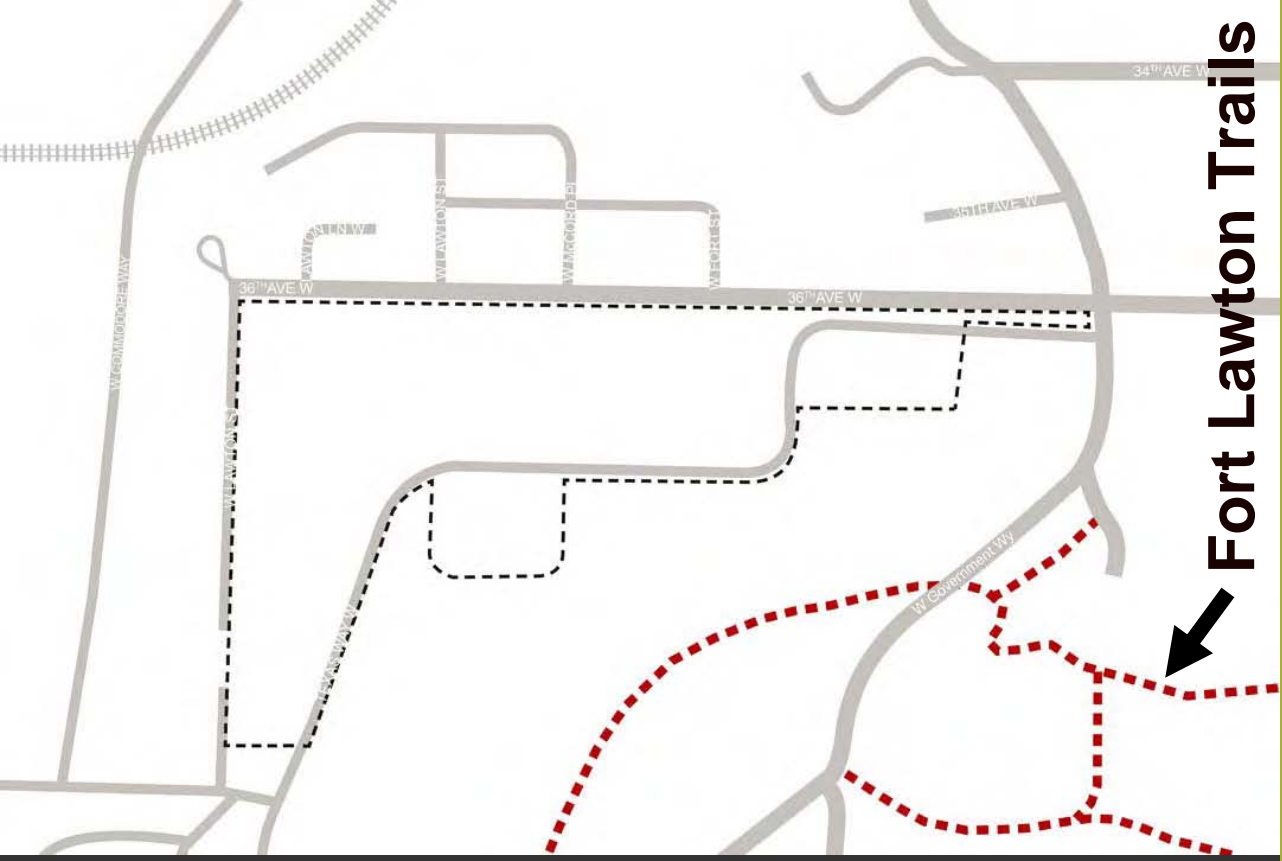
# Bus Routes



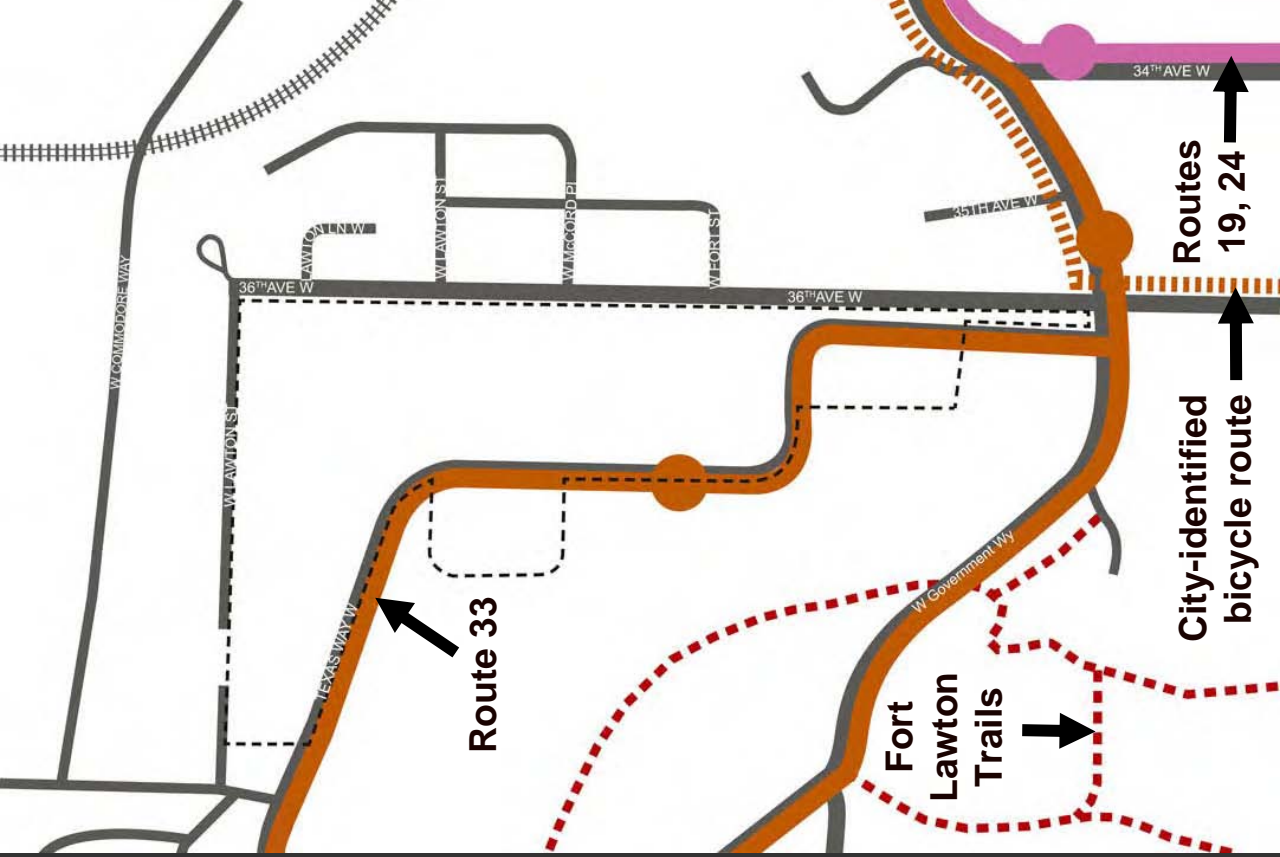




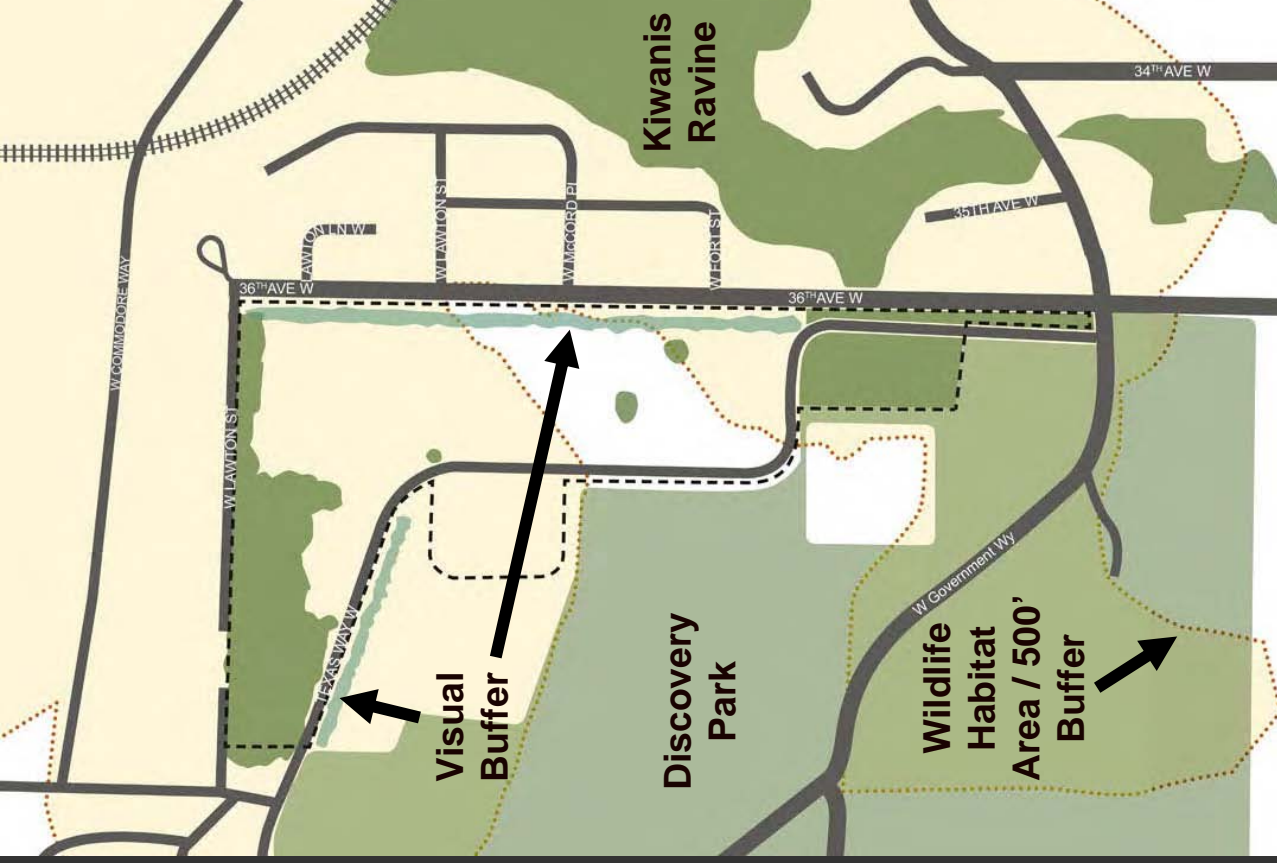
# Trails



# Circulation



# Natural Features

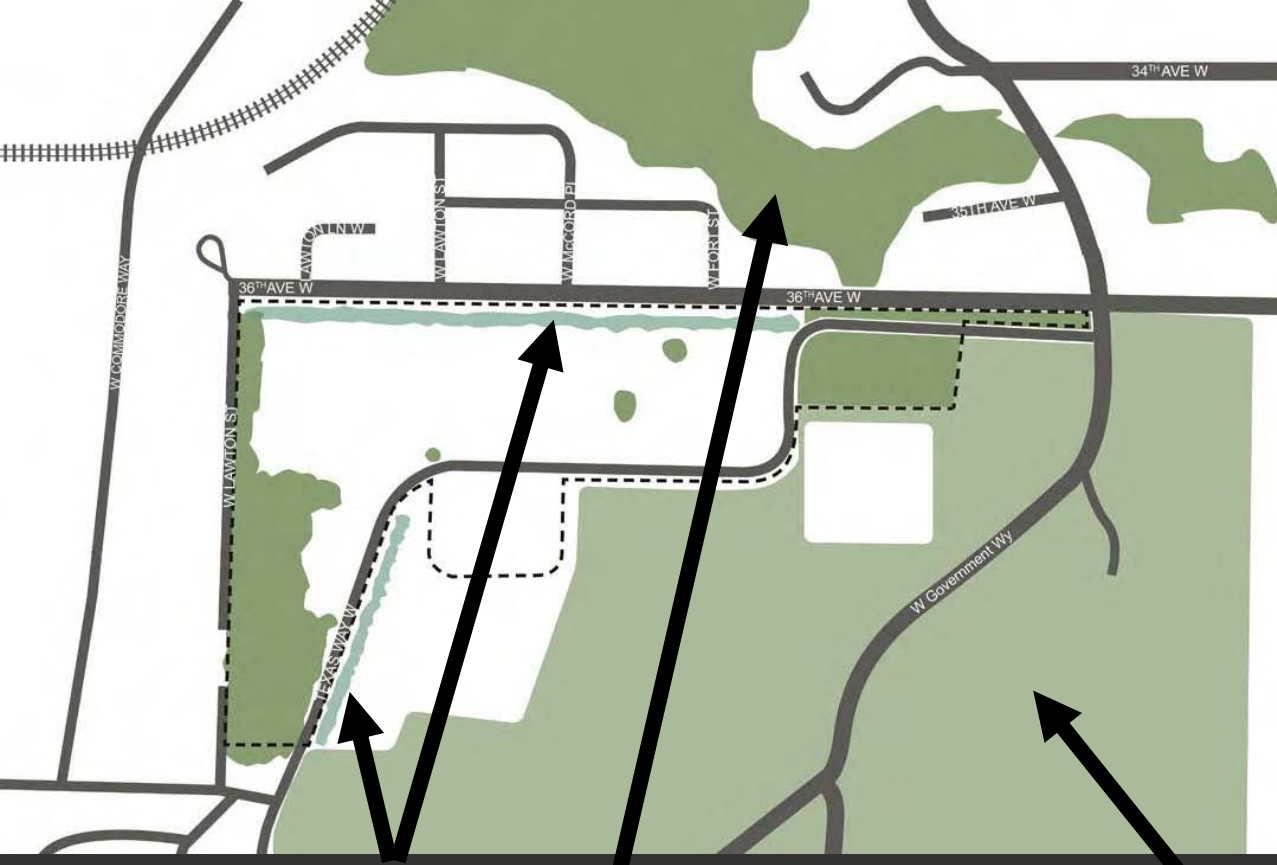


# Forested Areas

Visual Buffer

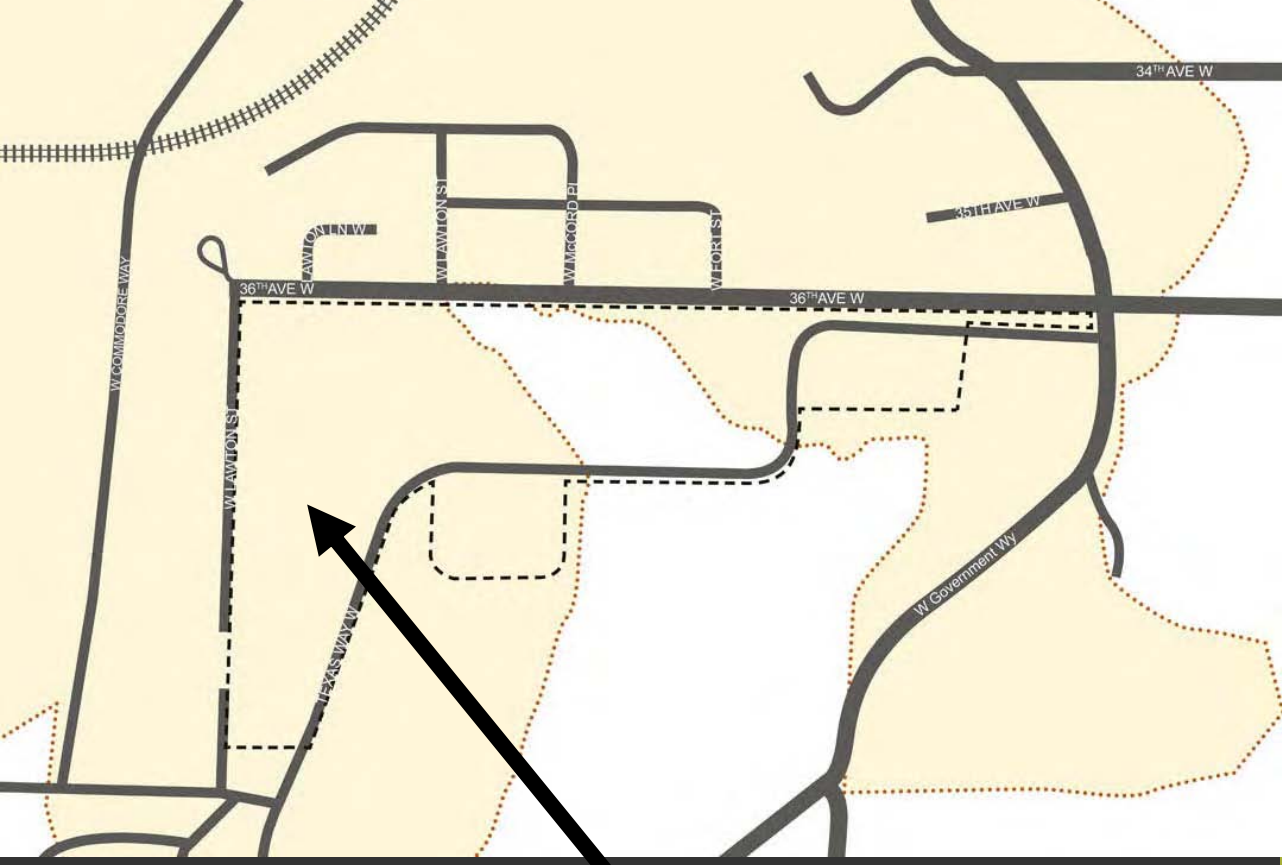
Kiwanis Ravine

Discovery Park

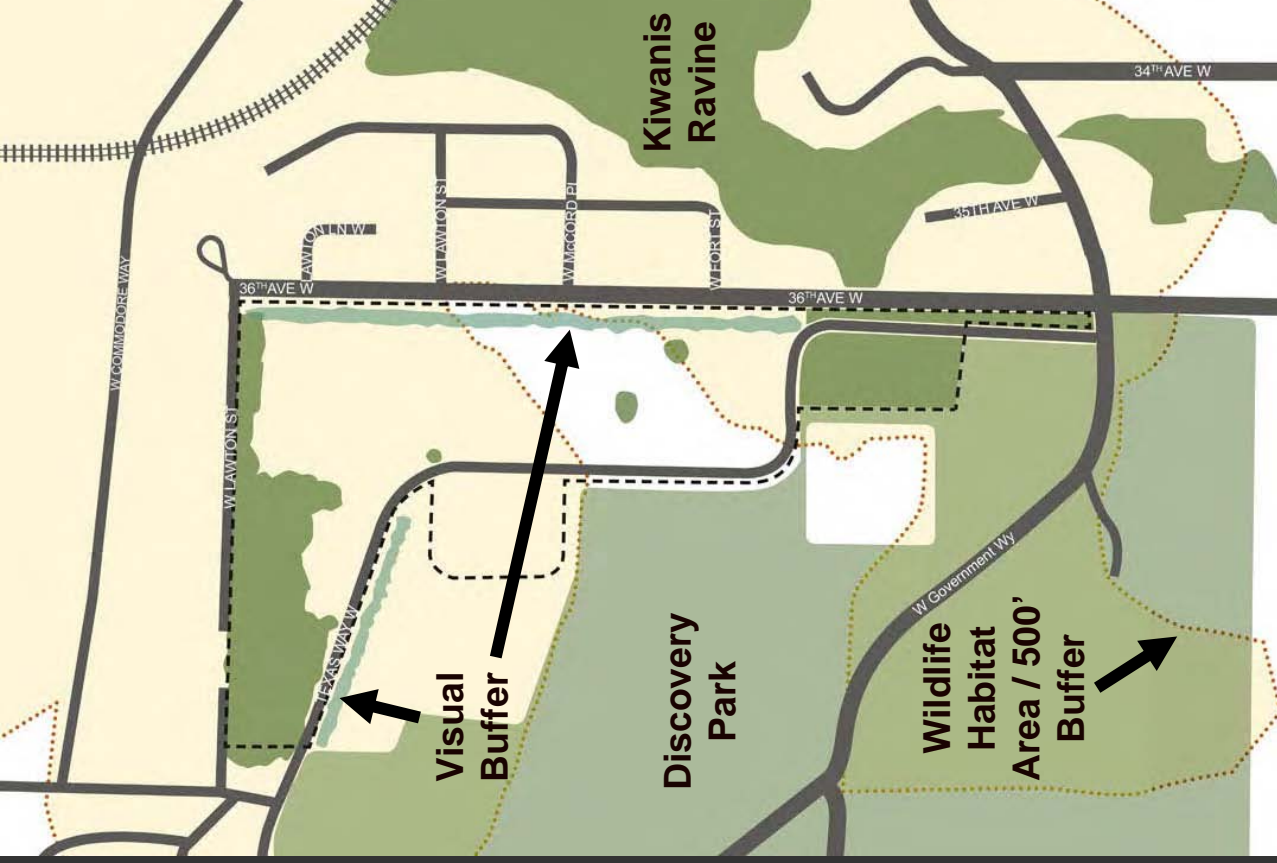


# Habitat Connections

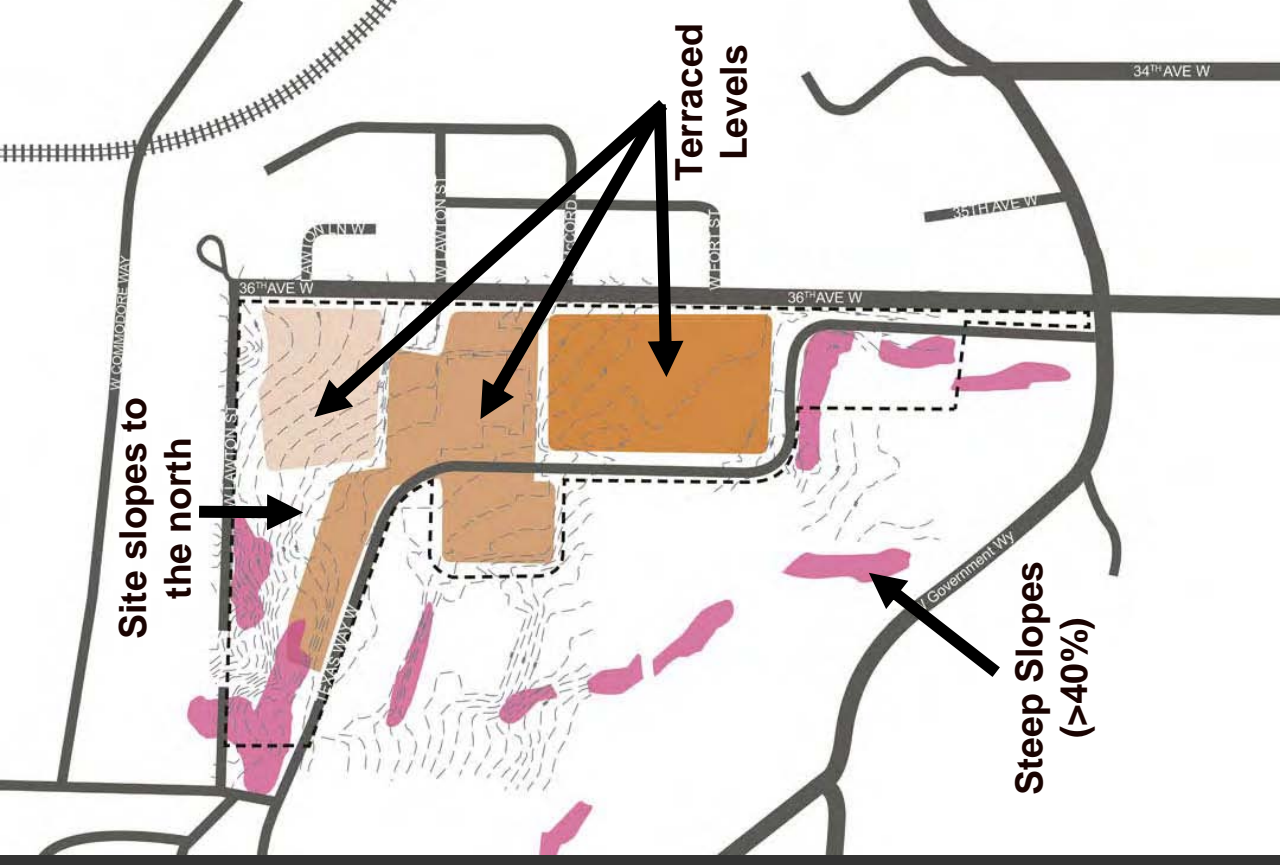
## City of Seattle Wildlife Habitat Area and 500-foot Buffer



# Natural Features

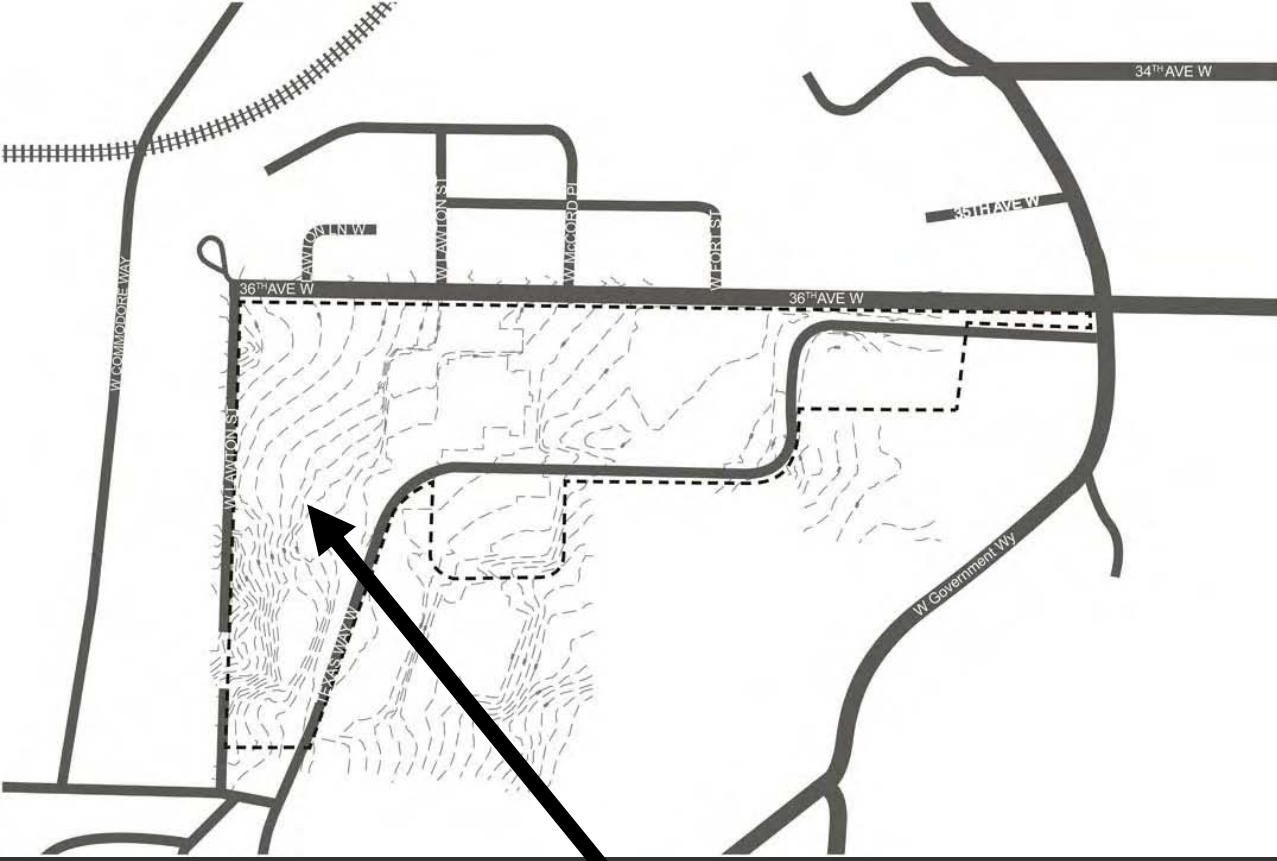


# Geology / Topography



# Topography

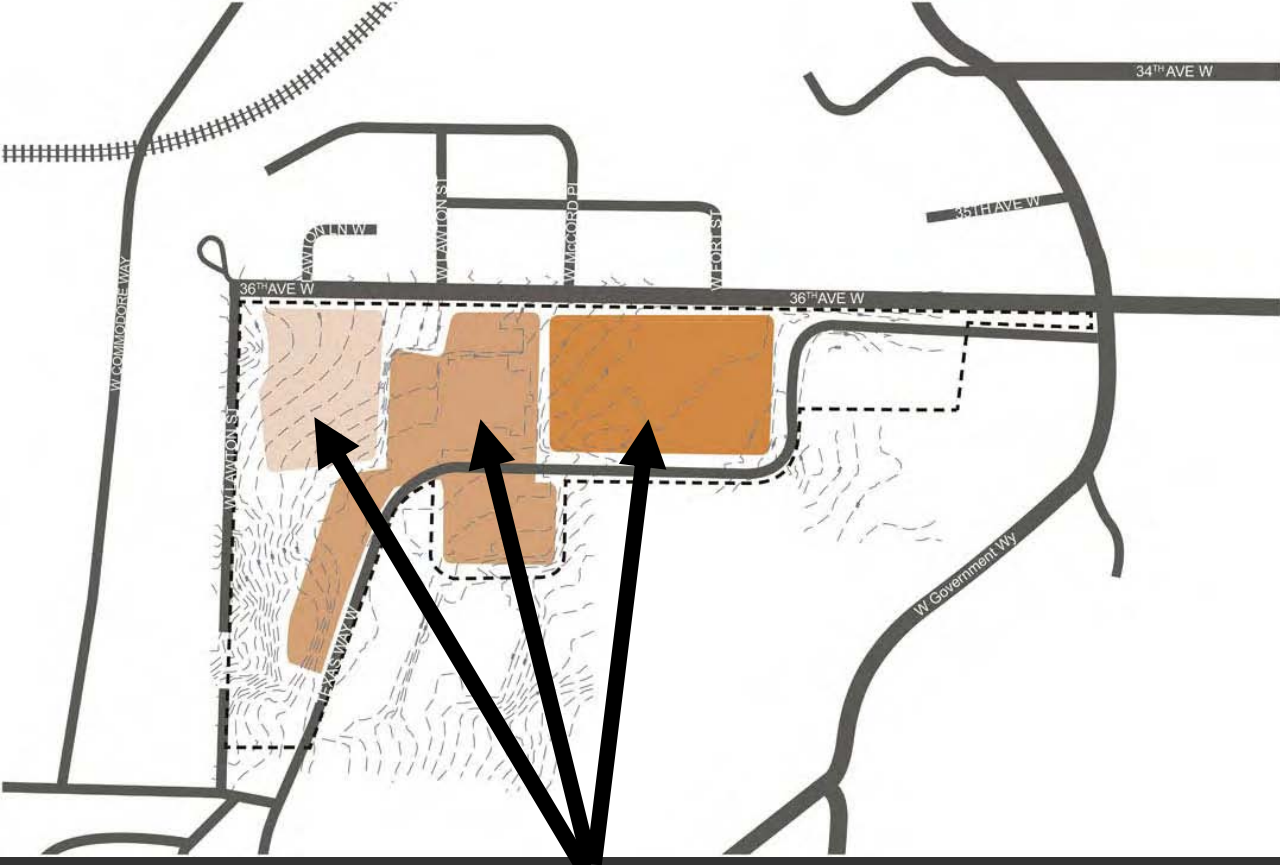
Site slopes to the north





# Existing Site Grading

## Three Terraced Levels



# Steep Slopes (>40%)



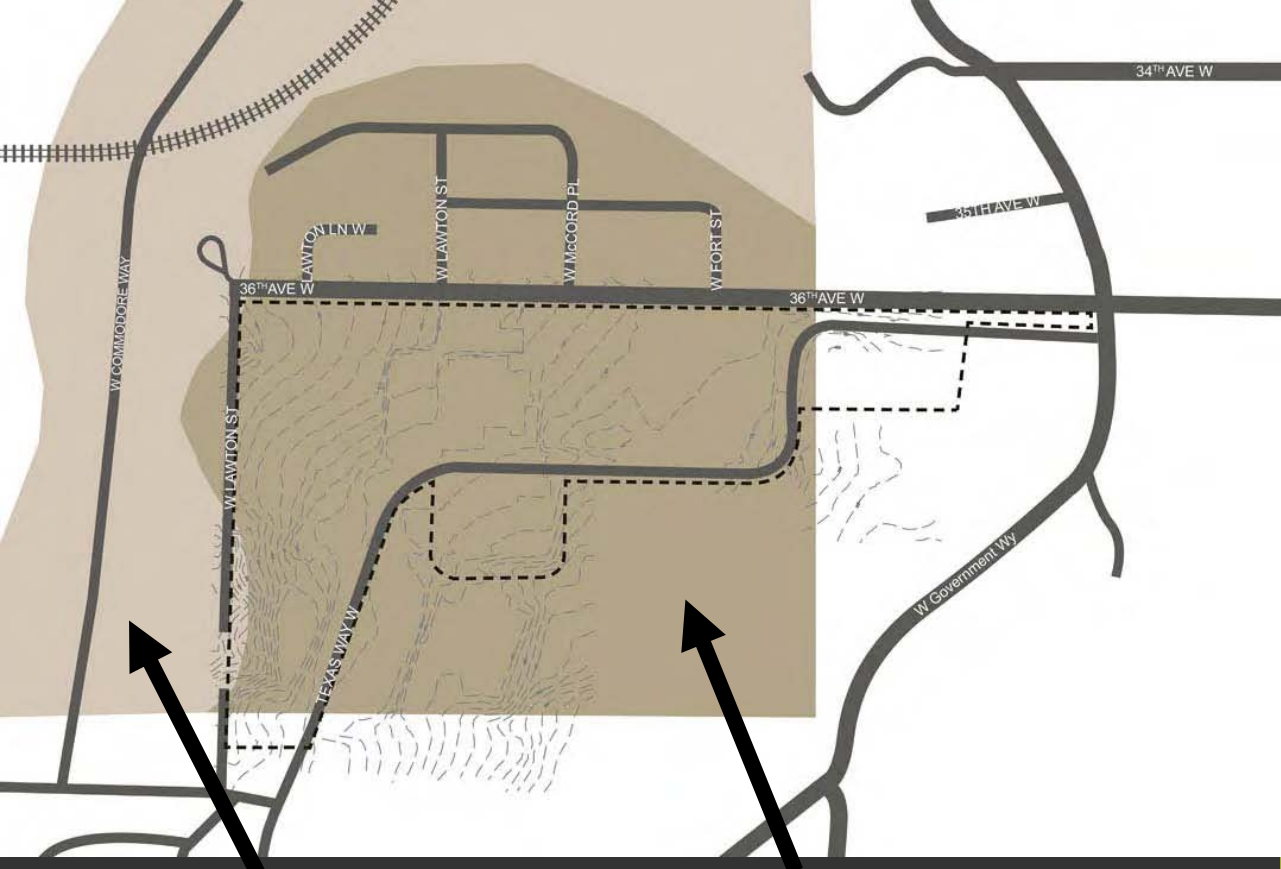
# Soil Profile

## Pre-Frasier Deposits

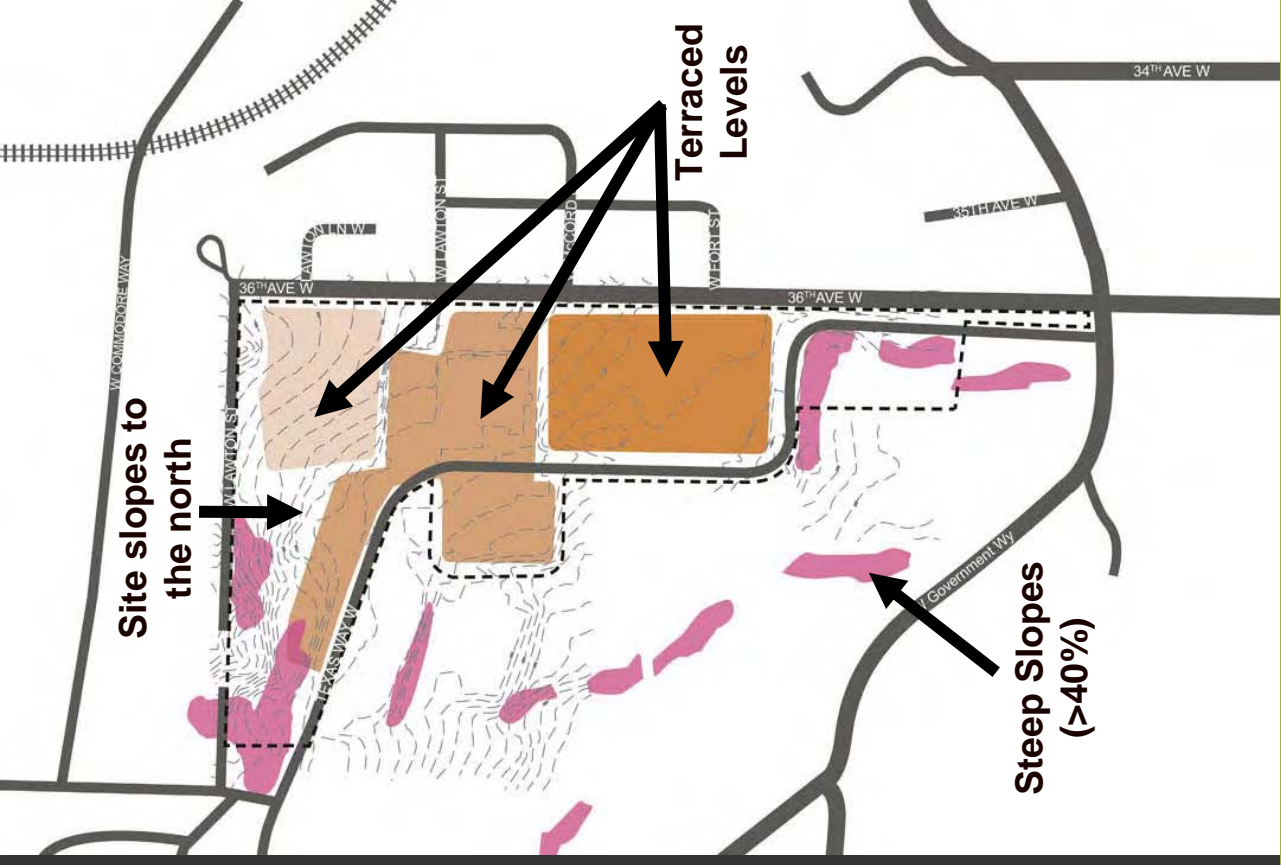
- ▶ Potentially unstable, but not under present conditions
- ▶ Should be protected from concentrated stormwater runoff
- ▶ Fifteen foot setback from top of slope

## Advance Outwash Deposits

- ▶ Variable geological conditions and bearing capacity
- ▶ Not considered a geological hazard
- ▶ To the south soil is sandier and better at infiltrating storm water



# Geology / Topography



# Program Elements

- ▶ Building Program
- ▶ Elder Building Location
- ▶ Open Space
- ▶ Site Access
- ▶ Internal Circulation
- ▶ 36<sup>th</sup> Avenue Character

# Program Elements

- ▶ **Building Program**
- ▶ Elder Building Location
- ▶ Open Space
- ▶ Site Access
- ▶ Internal Circulation
- ▶ 36<sup>th</sup> Avenue Character

# Veterans Administration Building

- ▶ Current Fort Lawton daily trips: 150 – 300
- ▶ Department of Veterans Affairs (FLARC)
  - » Administrative & Clinical functions
  - » Regular staff: 145 – 150 (i.e. commute trips)
  - » Visitors: 170 – 235 (i.e. during the day trips)
  - » Total: 320 – 385

# Range of Housing Types



Large  
Single Family



Small



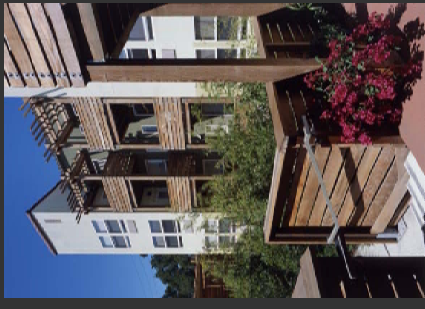
Cottage



Large  
Townhomes



Small



Stacked  
Flats



# Large Single Family

2500-2800sf

Market Rate



Building Program

# Single Family

2000-2500sf

Market Rate



# Cottage

1500-1900sf

Market Rate



# Townhomes - Large



1500-2200sf

Market Rate



## Building Program

# Townhomes - Small

900-1700sf

Market Rate

Habitat

AHA Family  
Housing



Building Program

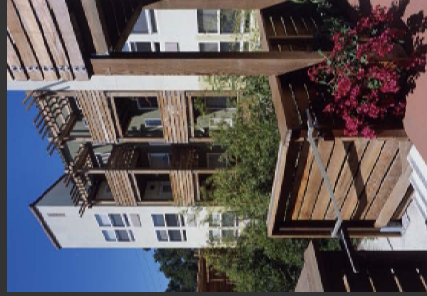
# Stacked Flats

350-1200sf

Market  
Apartments

Harvey Reuse

AHA Senior  
Housing



## Building Program

EDAW | AECOM

# Range of Housing Types



Large  
Single Family



Small



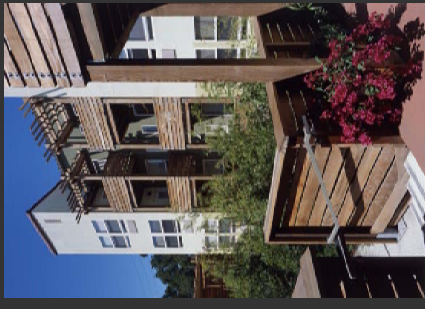
Cottage



Large  
Townhomes



Small



Stacked  
Flats

# Affordable Housing

- Habitat for Humanity Home Ownership
  - 20 – 40 units
  - 3 – 5 bedrooms (4 typ.)
  - Two-Four Plex town homes
  - Modest private yards
- Permanent Housing for the formerly homeless (66 – 100 units)
  - AHA / YWCA Family Housing (+/- half of units)
    - Townhouse or stacked flats
    - 2 – 4 bedrooms (3 typ.)
    - Groups of 8 -12 units
    - Modest private yards
    - Shared community facilities
  - AHA / UI Single Elder housing (+/- half of units)
    - Studio 300 sq. ft. (bath; no kitchen)
    - Common dining area & commercial kitchen
    - Space for services





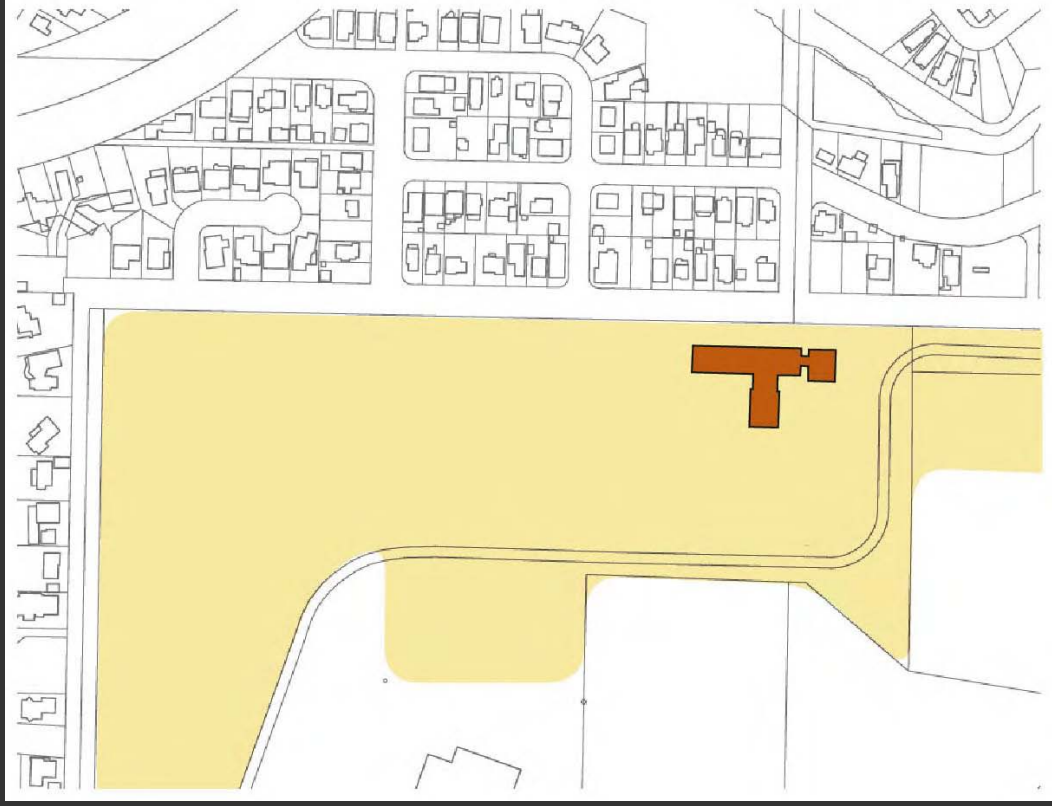
Leisy Hall



Possible 28 Townhouses

Building Program

Harvey Hall



## Possible 50 – 60 Senior Flats

# Housing Market Analysis

Type	Unit Size (sq.ft.)	Price	Lot Size (sq.ft.)
Large Single Family	2,500 – 2,800	\$829,000	5,500 – 6,000
Small Single Family	2,000 – 2,500	\$733,000	3,500 – 5,500
Cottage	1,500 – 2,200	\$554,000	2,200 – 3,500
Large Townhomes	1,500 – 1,900	\$603,100	1,000 – 1,500
Small Townhomes	900 – 1,700	\$471,000	1,000 – 1,500
Stacked Flat	600 – 1200	\$405,000	N/A

# Zoning Considerations

## Existing Zoning: Single Family 7,200

- Allows:
  - Single family housing on 7,200 sq.ft. lots
  - Reuse of existing structures (not counted in density calculation)

## Option: Planned Residential Development (PRD)

- Allows:
  - Same density
  - Same reuse of existing structures
  - Flexibility in lot size and layout; can achieve more open space
  - Townhouses with 100 ft. buffer from existing single-family lots
  - 20% density bonus for affordable housing and/or useable open space

# Zoning Options

- ▶ **Current Zoning**
  - » Reuse existing buildings; no zone change
  - » Remove existing buildings; spot rezone for senior building
- ▶ **Rezone**
  - » Reuse existing buildings; full rezone
  - » Remove existing buildings; full rezone

# Estimated Units for Program Options

Type	Current Zoning	Rezone
Market Rate Housing	150 – 185	230 – 284
Habitat	20	20 – 40
Affordable Housing	66 – 100	66 – 100
<b>Totals</b>	<b>270</b>	<b>370</b>
Rationale	Affordable Program	Affordable Program
	+ Current Zoning	+ Target Product Mix
Trip implications/day	750 – 850	1180 – 1230

## Decision Drivers:

- ▶ Total Income ▶ Degree of Affordability ▶ Family Mix
- ▶ Diversity of product ▶ Total units

# Program Elements

- ▶ Building Program
- ▶ **Elder Building Location**
- ▶ Open Space
- ▶ Site Access
- ▶ Internal Circulation
- ▶ 36<sup>th</sup> Avenue Character

# AHA Elder Housing: Location Options



In Renovated  
Harvey Hall



Adjacent to Harvey  
Hall Site



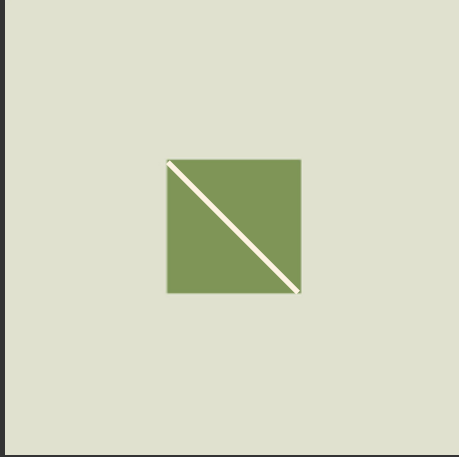
Adjacent to Veterans  
Administration Site



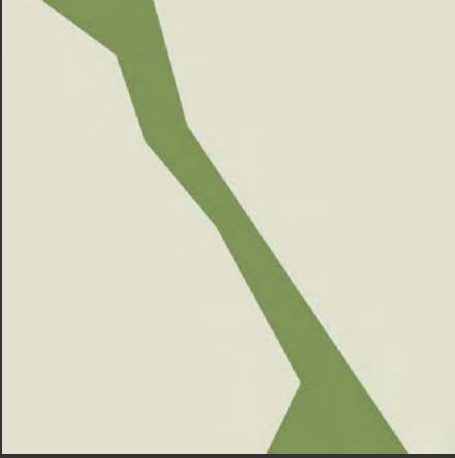
# Program Elements

- ▶ Building Program
- ▶ Elder Building Location
- ▶ **Open Space**
- ▶ Site Access
- ▶ Internal Circulation
- ▶ 36<sup>th</sup> Avenue Character

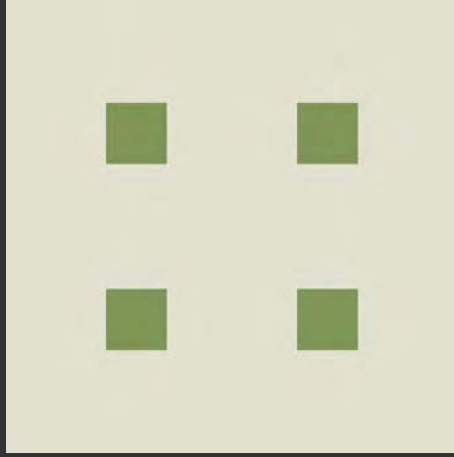
# Park & Open Space Types (simplified)



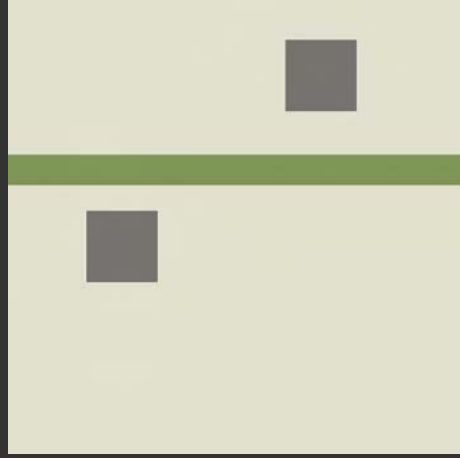
Central / Neighborhood



Greenway



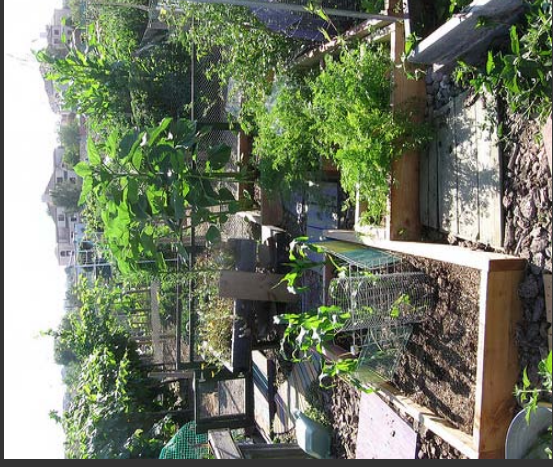
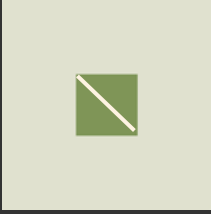
Dispersed Parks



Visual Buffers

# Open Space

# Central Green / Neighborhood Parks



Central Green = 1 acre  
Neighborhood Park = .5 ac.  
Users: Neighborhood wide

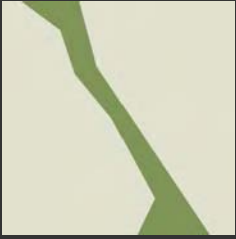
Multiple uses:

- Informal play field for younger children
- Playground equipment
- Picnic areas
- Small P-patch



## Open Space

# Greenway



Size: 1+ acre

Users: Neighborhood wide

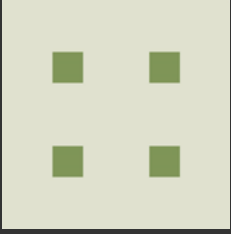
Use opportunities:

- Habitat corridor
- Pedestrian trail
- Bike trail
- Interpretive displays
- Discover park connections



# Open Space

# Dispersed Parks



Size: 1,000 – 8,000 sq. ft.

Users: Local residents

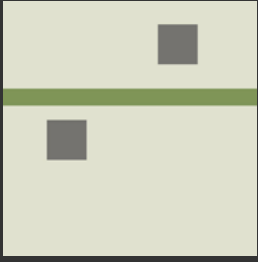
Individual site opportunities:

- Tot lot
- P-patch
- Passive natural open space / interpretive site
- View park



## Open Space

# Visual Buffers



Size: varies

Viewers: Adjacent residents

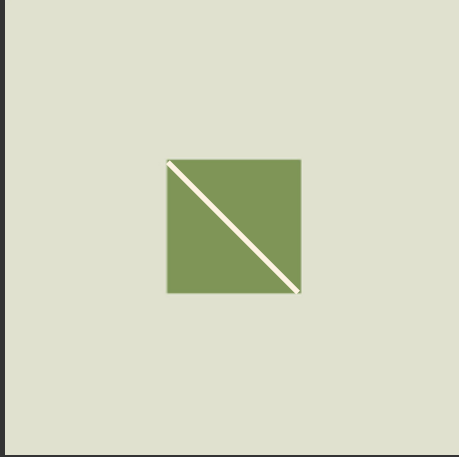
Use opportunities:

- Privacy buffer
- Habitat

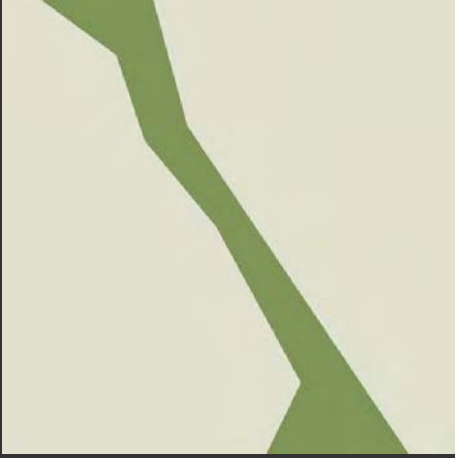


## Open Space

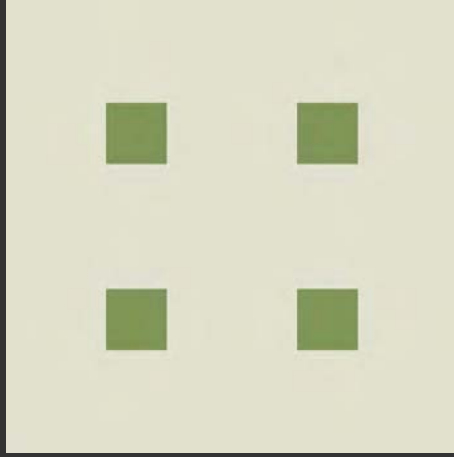
# Park & Open Space Types (simplified)



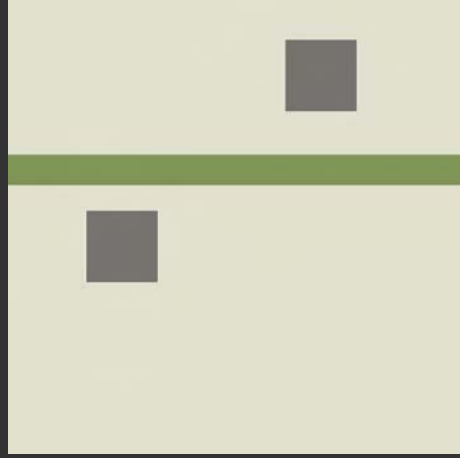
Central / Neighborhood



Greenway



Dispersed Parks



Visual Buffers

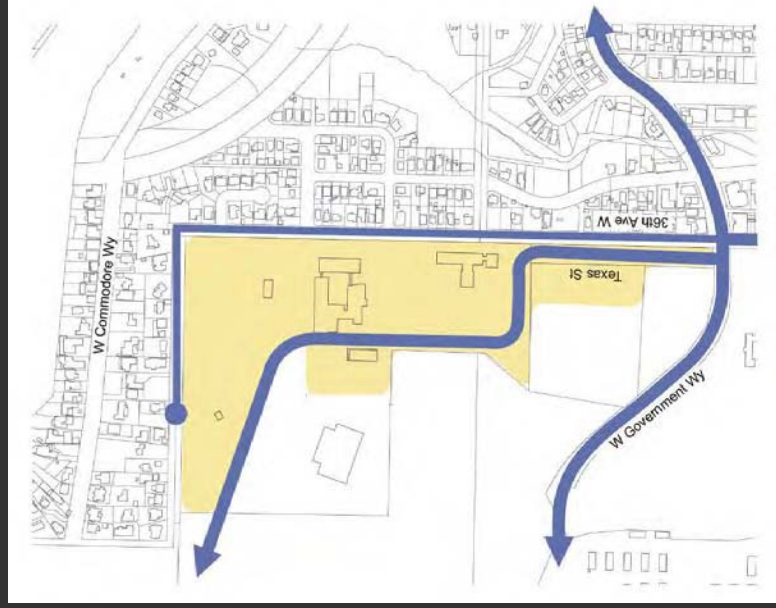
# Open Space

# Program Elements

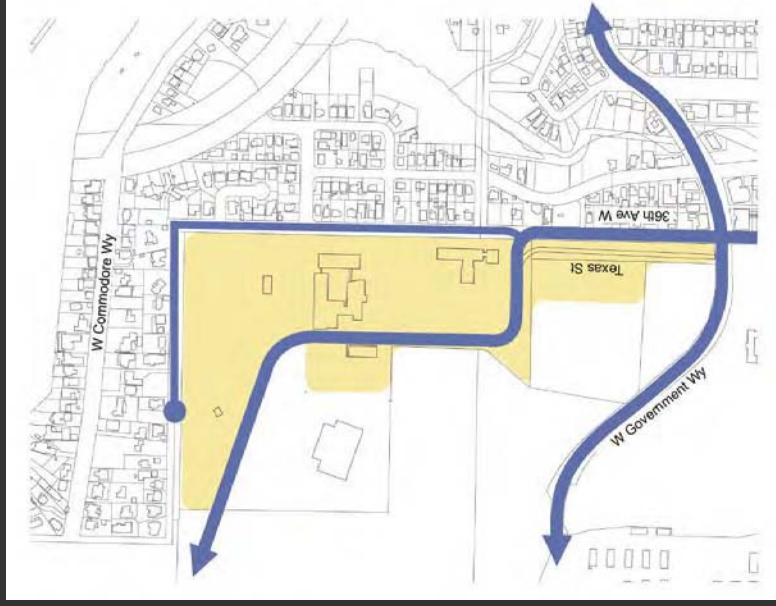
- ▶ Housing Program
- ▶ Elder Building Location
- ▶ Open Space
- ▶ **Site Access**
- ▶ Internal Circulation
- ▶ 36<sup>th</sup> Avenue Character



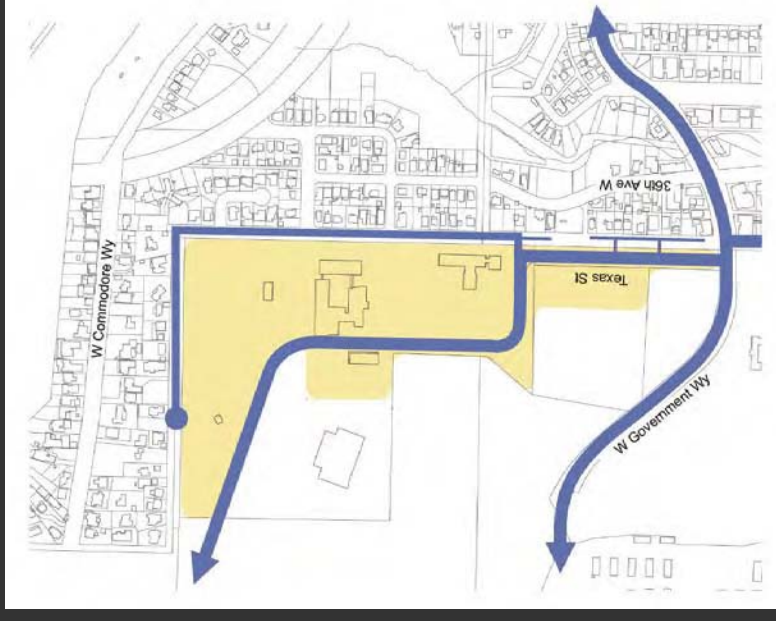
# Site Access Options



A: Texas Way & 36th Ave.



B: 36th Avenue Only



C: Texas Way with  
36th Ave. Driveways

## Option A

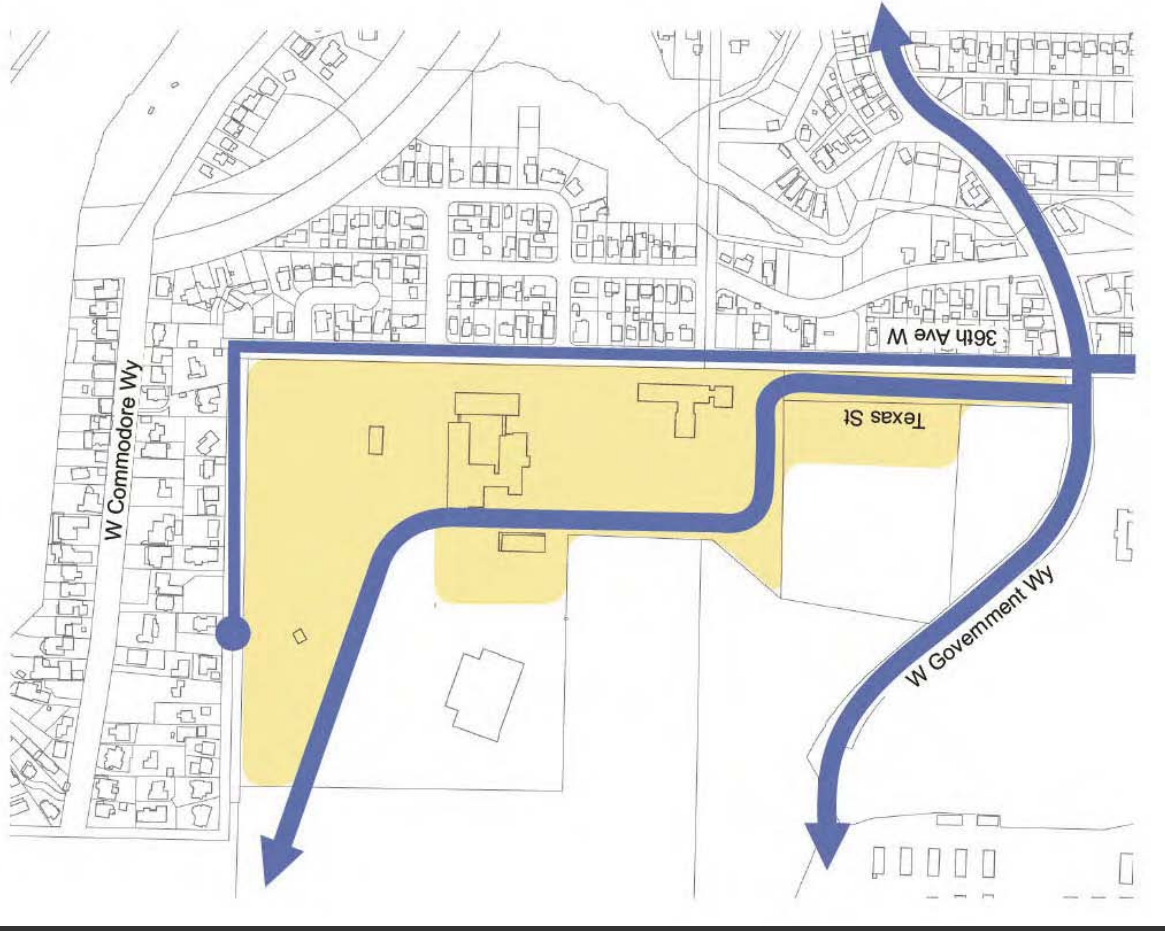
### TEXAS & 36TH AVE (Existing Condition)

#### PROS

- Familiar access to site
- Reduces potential traffic volume along 36th Avenue
- Minimizes site disturbance

#### CONS

- Cumbersome intersections at Government Way
- Continues to fragment wildlife habitats



## Option B

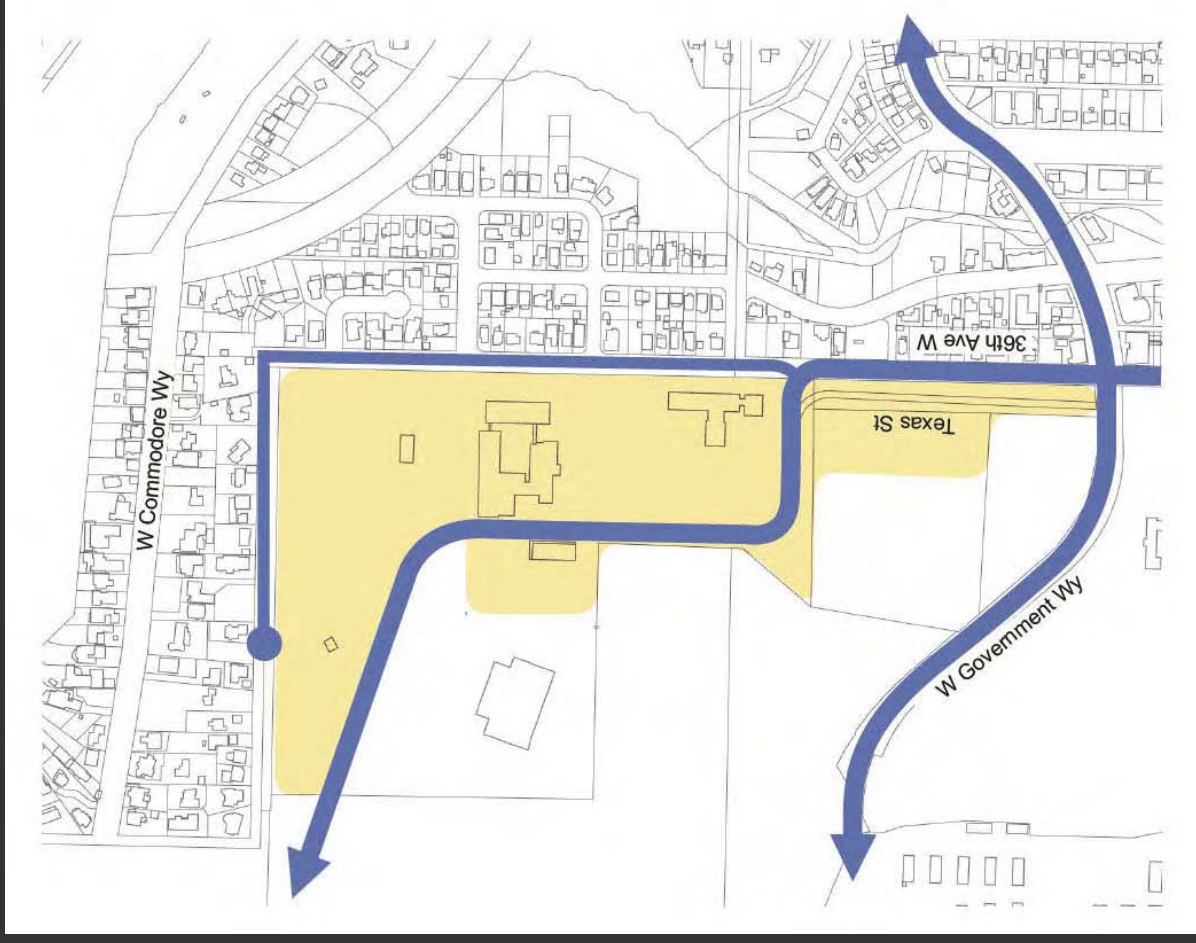
### 36TH AVENUE ONLY

#### PROS

- Improves 36th Ave/Government Way intersection
- Adds buffer to habitat west of Texas Street
- Reduces pavement area
- Reduces stormwater runoff

#### CONS

- Traffic volumes on 36th Avenue will increase



## Option C

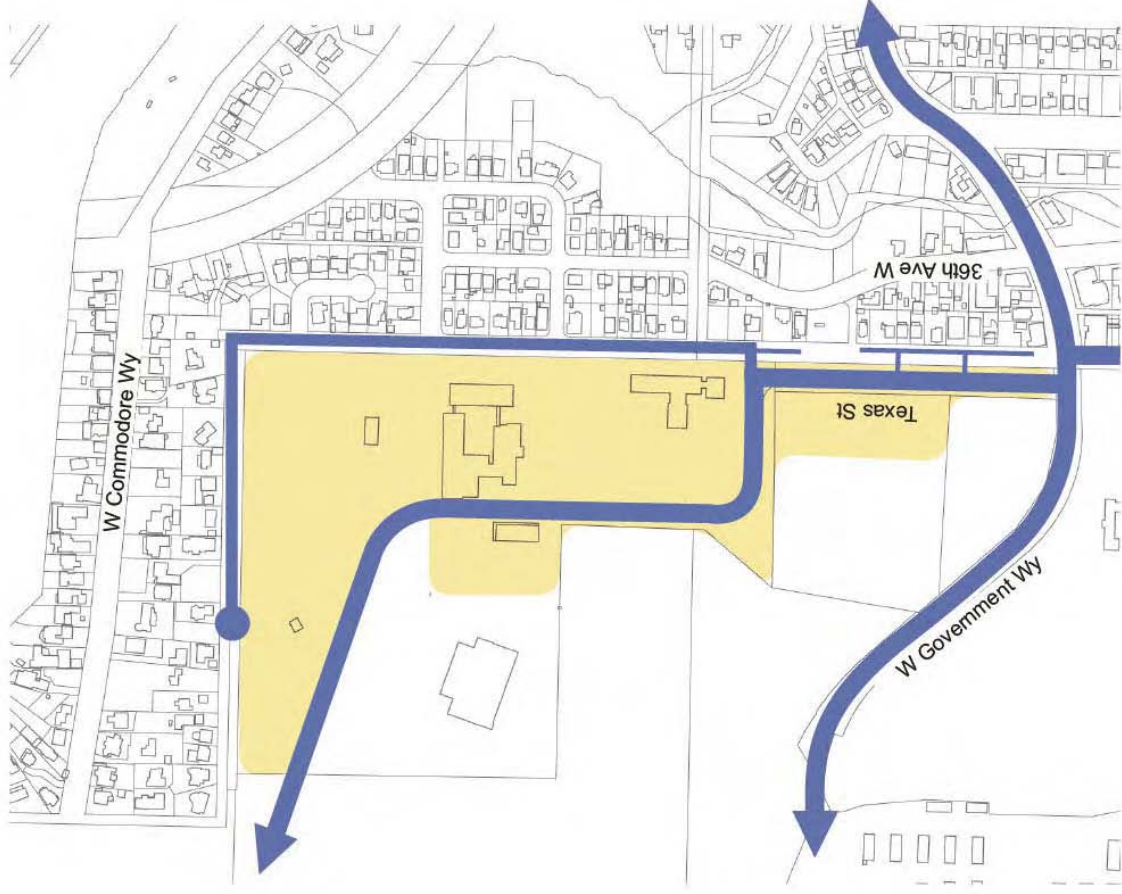
### TEXAS WAY WITH 36TH AVE DRIVEWAYS

#### PROS

- Familiar access to site
- Restores habitat connections from Kiwanis Ravine to Discovery Park
- Reduces traffic volumes on southern segment of 36th Ave
- Reduces pavement area
- Reduces stormwater runoff

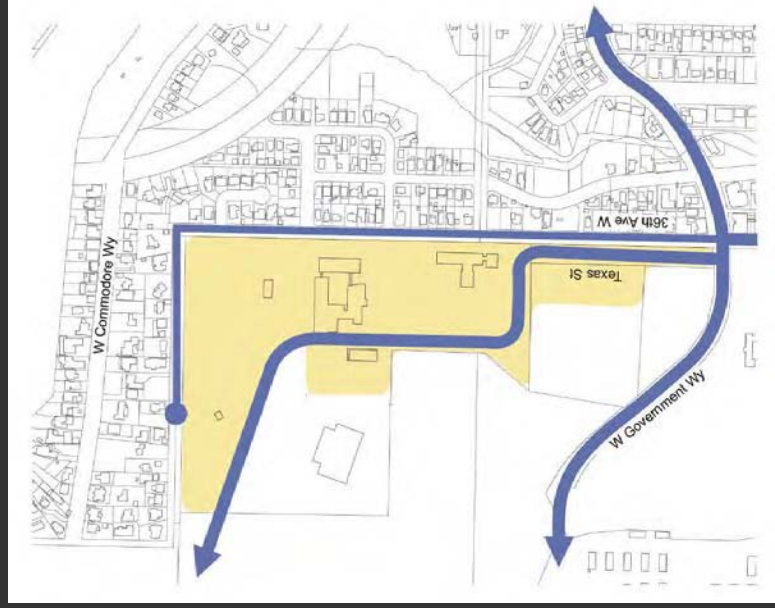
#### CONS

- Potential safety impacts associated with driveways off of Texas Street

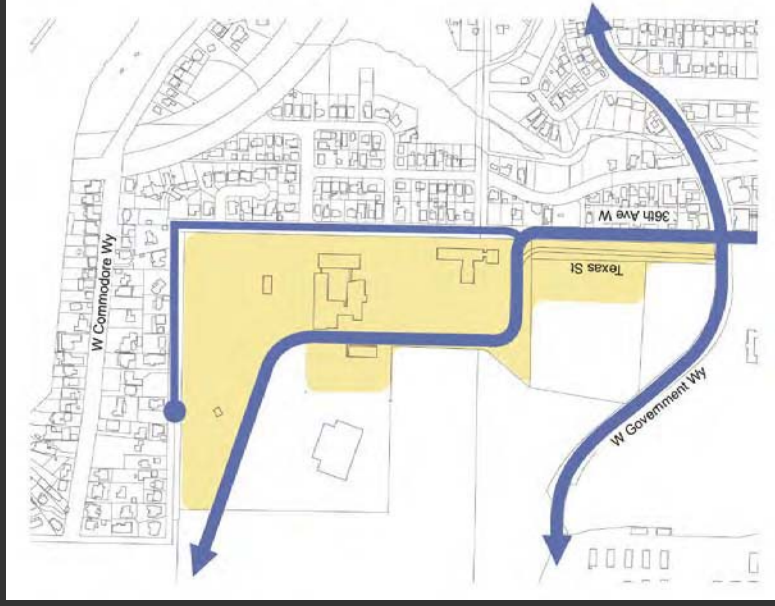


## Site Access

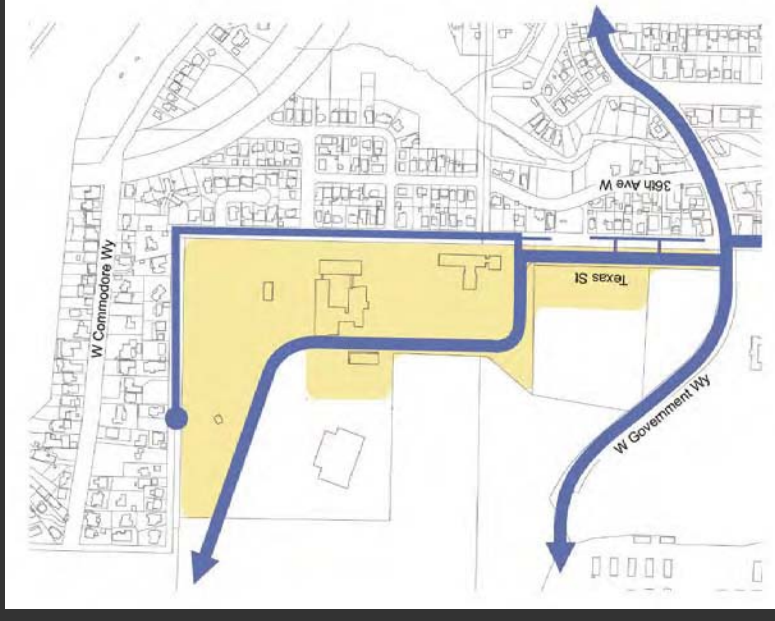
# Site Access Options



A: Texas Way & 36th Ave.



B: 36th Avenue Only



C: Texas Way with  
36th Ave. Driveways

# Program Elements

- ▶ Housing Program
- ▶ Elder Building Location
- ▶ Open Space
- ▶ Site Access
- ▶ **Internal Circulation**
- ▶ 36<sup>th</sup> Avenue Character

# Internal Circulation Options



Connected  
Neighborhood



Pedestrian  
Connections  
Only



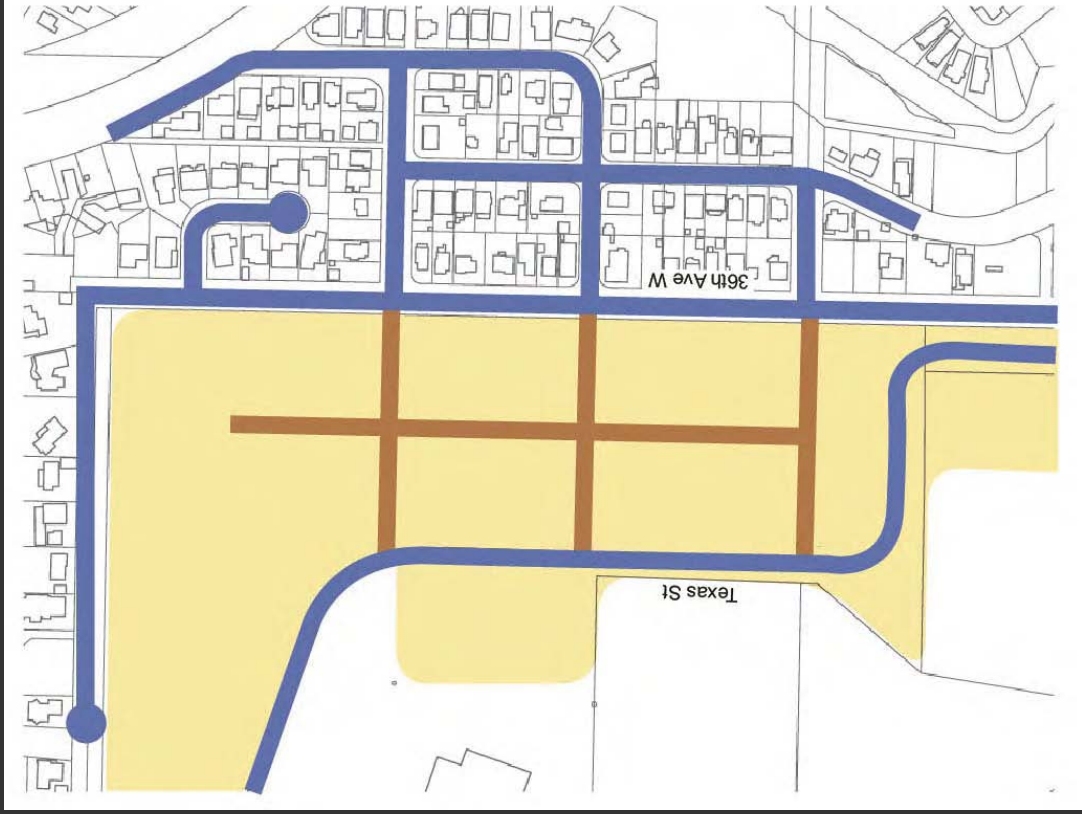
Pedestrian  
Connections to  
Veterans  
Administration



Separate  
Neighborhoods

# Internal Circulation

# Option 1



## CONNECTED NEIGHBORHOOD

### PROS

- Improves pedestrian and vehicular flow throughout neighborhood and site
- Integrates the neighborhood
- Provides opportunities for street improvements for the existing neighborhood
- Provides existing neighborhood with an additional exit to the north

### CONS

- May increase traffic and pedestrian flow in existing neighborhood



## Option 2



## PEDESTRIAN CONNECTIONS ONLY

### PROS

- Increases pedestrian connectivity
- Reduces traffic flow through existing neighborhood

### CONS

- Reduces overall neighborhood connectivity
- Benefits of improvements would occur only on Fort Lawton site
- May result in traffic bottlenecks at primary access points

## Option 3



## PEDESTRIAN CONNECTIONS TO VETERANS ADMINISTRATION

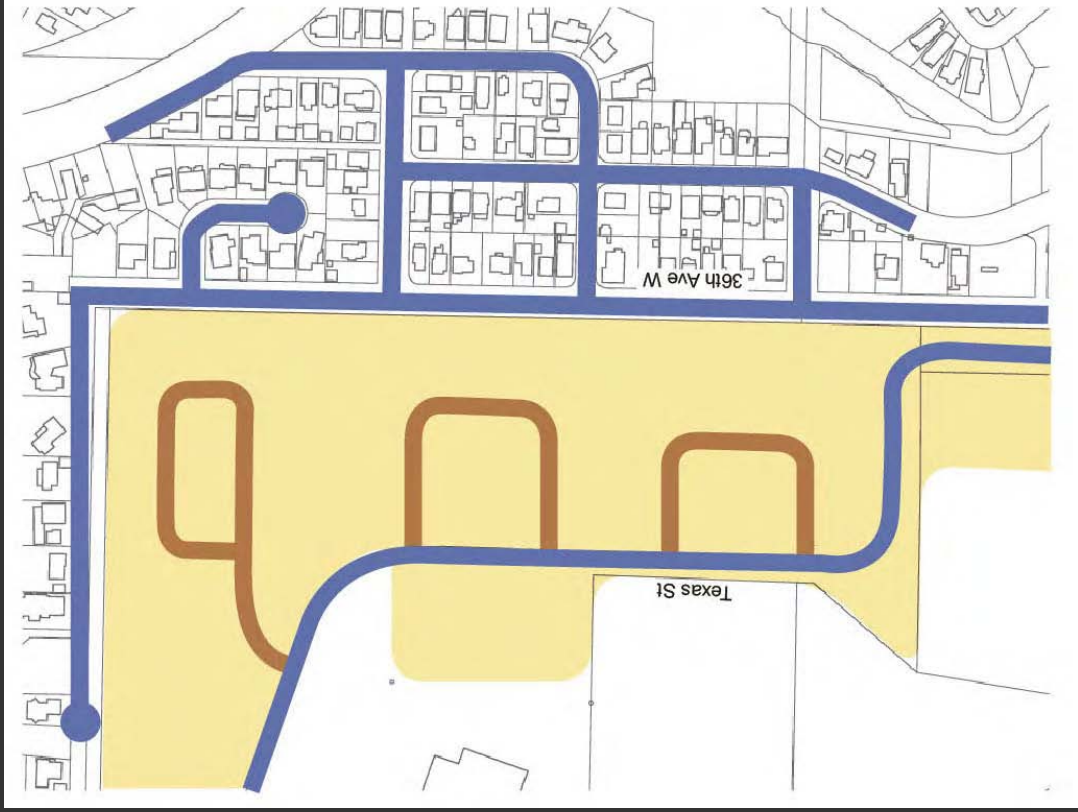
### PROS

- Separates residential and FLARC uses
- Improves pedestrian and vehicular flow
- Integrates the residential neighborhood
- Provides opportunities for street improvements for the existing neighborhood

### CONS

- May increase traffic and pedestrian flow in existing neighborhood

# Option 4



## SEPARATE NEIGHBORHOODS

### PROS

- Reduces traffic flow through existing neighborhood

### CONS

- Reduces overall neighborhood connectivity
- Benefits of improvements would occur only on Fort Lawton site
- No new connections to Discovery Park for existing residents
- May result in traffic bottlenecks at primary access points

# Internal Circulation Options



Connected  
Neighborhood



Pedestrian  
Connections  
Only



Pedestrian  
Connections to  
Veterans  
Administration



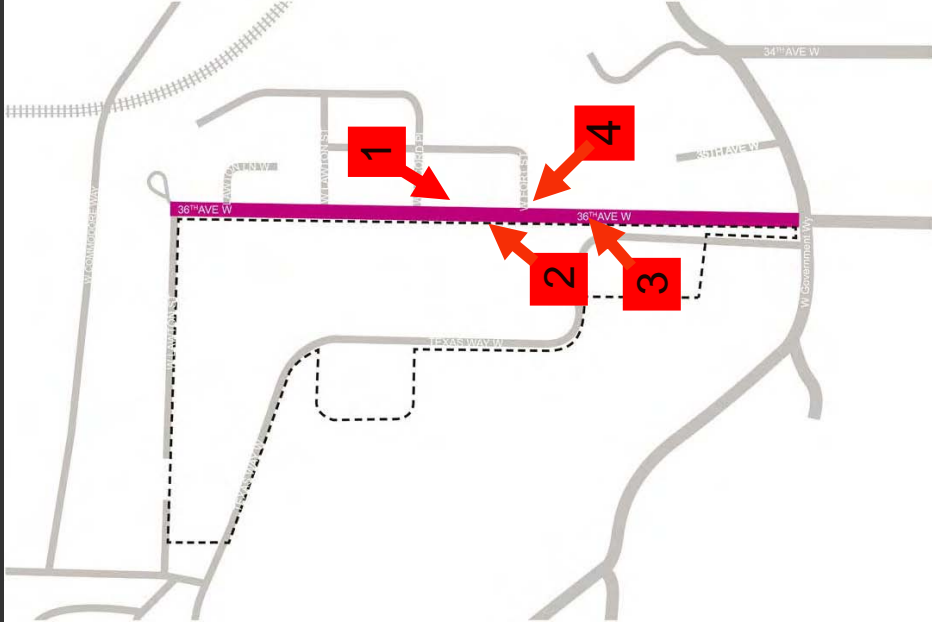
Separate  
Neighborhoods

# Internal Circulation

# Program Elements

- ▶ Housing Program
- ▶ Elder Building Location
- ▶ Open Space
- ▶ Site Access
- ▶ Internal Circulation
- ▶ **36<sup>th</sup> Avenue Character**

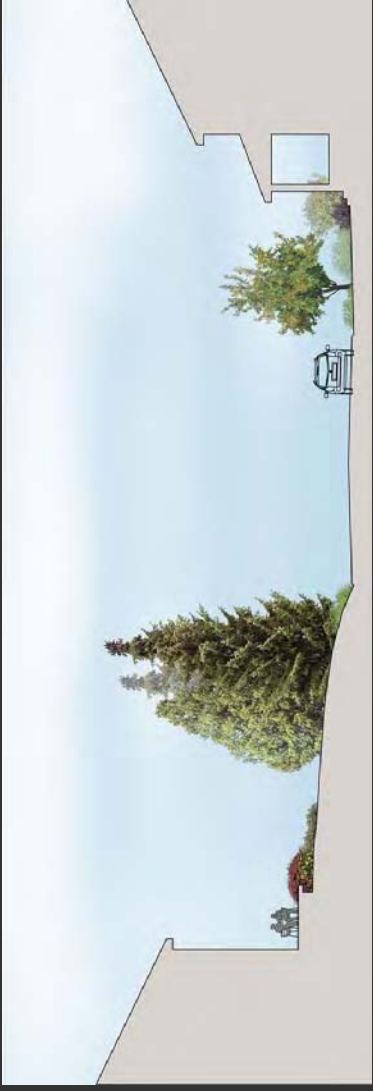
# 36th Avenue Context



# 36TH Avenue Character

# 36<sup>th</sup> Avenue Treatment Options

Completed Evergreen Buffer



Green Street



Traditional Neighborhood Street



## 36<sup>TH</sup> AVENUE CHARACTER

# Option 1

## COMPLETED EVERGREEN BUFFER

- 36<sup>TH</sup> Avenue with completed berm / buffer
- Backyards of new homes face 36<sup>TH</sup> berm / buffer



36<sup>TH</sup> Avenue Character



# Option 2

## GREEN STREET

- 36<sup>th</sup> Avenue narrowed
- Extended berm and bioswale with pedestrian and bike trail
- Backyards of new homes face 36<sup>th</sup> Avenue berm / buffer



36<sup>TH</sup> Avenue Character

# Option 3

## TRADITIONAL NEIGHBORHOOD STREET

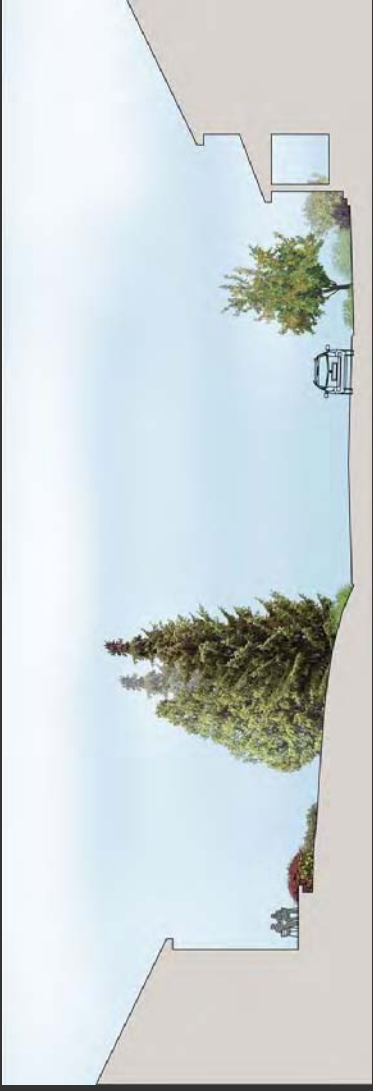
- 36<sup>th</sup> Avenue improvements
- Traditional street with sidewalks and consistent street trees
- New homes face 36<sup>th</sup> Avenue



## 36<sup>TH</sup> Avenue Character

# 36<sup>th</sup> Avenue Treatment Options

Completed Evergreen Buffer



Green Street



Traditional Neighborhood Street



## 36<sup>TH</sup> AVENUE CHARACTER



Community Meeting

05.31.08

# City of Seattle

## Reuse Planning for Fort Lawton Army Reserve Center



Community Meeting

05.31.08

# City of Seattle

## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM



# Fort Lawton Redevelopment Plan

You're invited!

Fort Lawton Redevelopment  
Planning Workshop

Saturday, June 21<sup>st</sup>  
8:30 am – Pre Meeting  
on BRAC Process and  
review of May  
workshop.

9:00 am – 1:00 pm – Workshop

*Location:*  
*Ft. Lawton, Leisy Center*  
*4570 Texas Way West*

*\*Park in South Parking Lot and  
follow signs.*

How Would You Balance These Priorities at Fort Lawton?

- open space
- heron habitat
- market-rate housing
- housing for formerly homeless individuals and families

## Ft. Lawton Redevelopment Planning Workshop – June 21<sup>st</sup>

The Army has named the City of Seattle as the local reuse authority for the redevelopment of Fort Lawton. The City will be incorporating all of the above features into a redevelopment plan.

Future Workshops - July 12<sup>th</sup> & 19<sup>th</sup>



For more info, visit [www.seattle.gov/neighborhooddevelopment/brac](http://www.seattle.gov/neighborhooddevelopment/brac)

City of Seattle

# Fort Lawton Community Workshop

Fort Lawton Leisy Hall

June 21, 2008

## Meeting Agenda

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### BRAC Planning Process

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8:30 – 9:00	Process Review	Information	L. Cannon & B. Scott
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### Background

9:00 – 9:10	Introduction & Agenda Review	Information	B. Scott
9:10 – 9:30	Process Update / Feedback / Guiding Principles	Information	B. Scott
9:30 – 9:50	Affordable Housing Program	Information, Q&A	A. Quinn
9:50 – 10:10	Housing Market Analysis	Information, Q&A	S. Hamilton
10:10 – 10:30	Overall Housing Program	Information Q&A	B. Sullivan
10:30 – 10:50	Transportation Implications	Information, Q&A	T. Brennan
<b>10:50 – 11:00</b>	<b>Break</b>		
11:00 – 11:30	Presentation of Site Alternatives	Information	B. Scott
11:30 – 12:30	Discussion of Issue Options	Discussion	B. Scott
12:30 – 12:50	Discussion of Site Options	Discussion	B. Scott
12:50 – 1:00	Wrap-up / Next Steps	Information	B. Scott





# Fort Lawton Community Workshop

June 21, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
Robin Budd	5630 40 <sup>th</sup> Ave W		rdainobudd@gmail.com
Jitus	4041 35 <sup>th</sup> Ave. W.		peaceful51@gmail.com
Bill Maxwell	4815 Gilman Ave NW		maxipost@comcast.net
DON RAZ	4619 34 <sup>th</sup> Ave W		don.raz@kingcounty.gov
in weston	3640 26 <sup>th</sup> Pl W		woolens@comcast.net
Julia Bass	3001 30 <sup>th</sup> Ave W		seattlegirl456@comcast.net
DAVID SANCLAIR			DFSEKLAIR@YAHOO.COM
Thomas Palm	9518 28 <sup>th</sup> Ave NW	206-787-6005	thomas.palm@gmail.com
Ed SEAFLOD	4023 34 <sup>th</sup> Ave W.	206 283-717	EdwardSeaflo@
KC Dietz	4246 36 <sup>th</sup> Ave W		dietzkc@hotmail.com
TERESA MOORE	4623 Lawton Ln W		trosemoore@comcast.net
Christine [unclear]	4132 34 <sup>th</sup> Ave W		
Helen Karak	4576 34 <sup>th</sup> Ave W		hellenekarak@verizon.net
Michelle Gonzalez	4526 -36 <sup>th</sup> Ave. W.	(206) 949-1369	gonzalez_mich66@hotmail.com
Doug McElroy	3726 W. Lawton St	285-3182	mcglover@yahoo.com
Carol Burton	4052 Williams Ave W	691-1298	cburton7@comcast.net
ERICA Samir	4426 36 <sup>th</sup> Ave W	282 3591	elijamir@comcast.net
VERA MEZICH	4618 Lawton Ln W		
TOM GAYLORD	HABITAT FOR HUMANITY	292-5240 EXT 115	tgaylord@seattle-habitat.org
Jeanne Harg	YWEA		JHarg@ywea.org
Heidi [unclear]	4663 36 <sup>th</sup> Ave W	206-789-6489	

# Fort Lawton Community Workshop

June 21, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
Edn Mach	4411 29th Ave W	206 240 6442	emercee@dr.zde.com
Ken Hobbs	4617 Lawton LN		khobbs@staffordfray.com
Marla Master	4574 36th Ave W	206 285 0580	marlaemasterdesign.com
Julia N Allen			DrJNA@comcast.net
Pam Lewis	3213 W. Wheeler St #182	206 310-1480	pam@mvglyphon.ec
Ruth Solnit	3401 W. Lawton St	206-217-0448	RPSOLNIT@MSN.COM
Dana Christie	4624 Lawton LN	206	lidsail@aol.com
Pam	"	"	"
Terri Hobbs	4617 Lawton Ln W	284 0692	kenandterri@hobbs.name
Diane Durnam	5400 42nd Ave W	281-9845	durnam@msn.com
MARK GIBBONS	4519 35th Ave W		m-gibbons@outlook.com
Susanne Kromberg	2614 W. Smith St	283-3585	sikromberg@msn.com
Steve Ranta	3508 West McCord PL	283-1203	tiffanieranta@comcast.net
Marilyn Jean Webb	4522 36th Ave W	285-3672	dm.webb@msn.com
Doug Wells	3642 W Lawton St.	284 2413	dsgs@seanet.com



Community Meeting

06.21.08

# City of Seattle

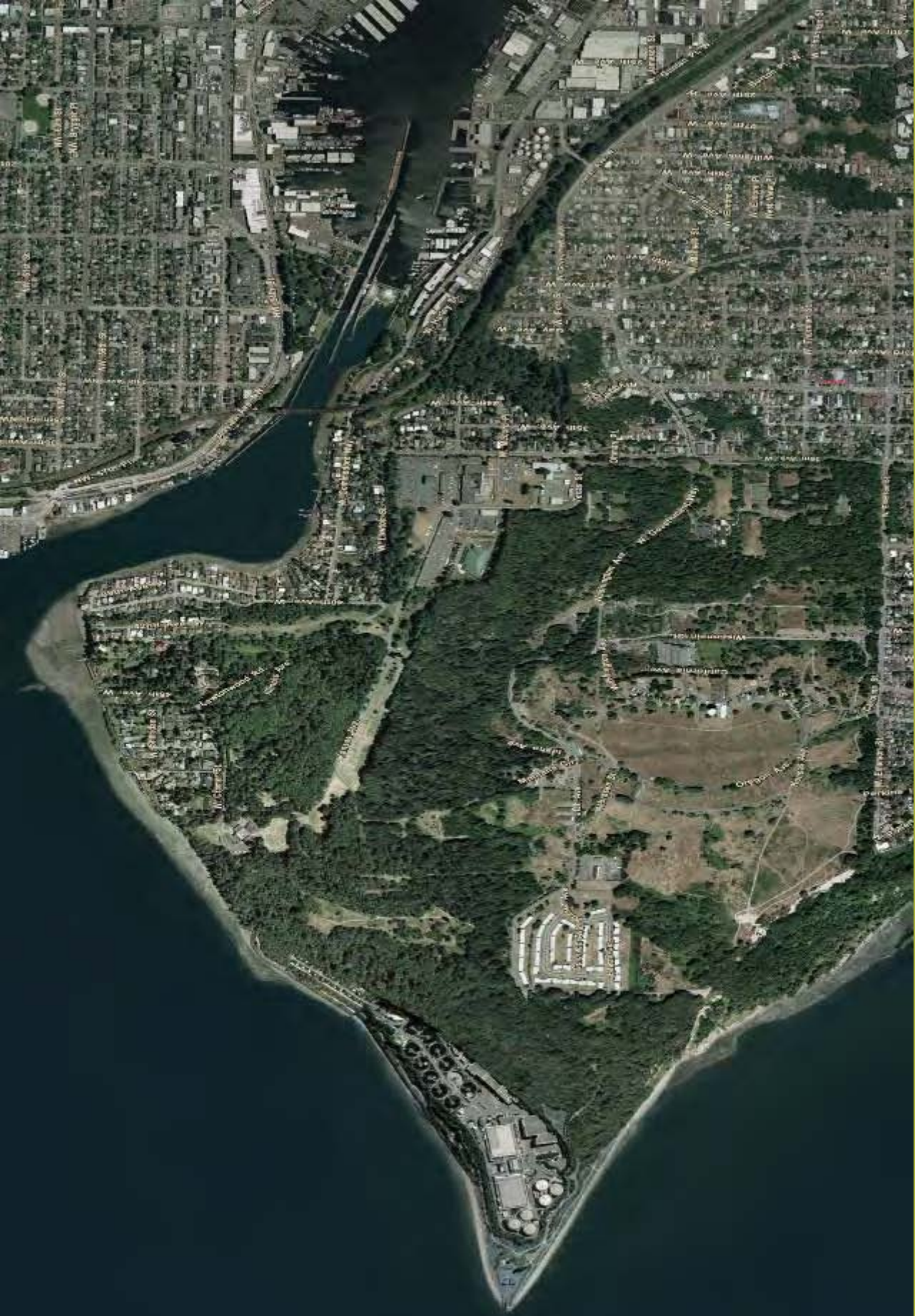
## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

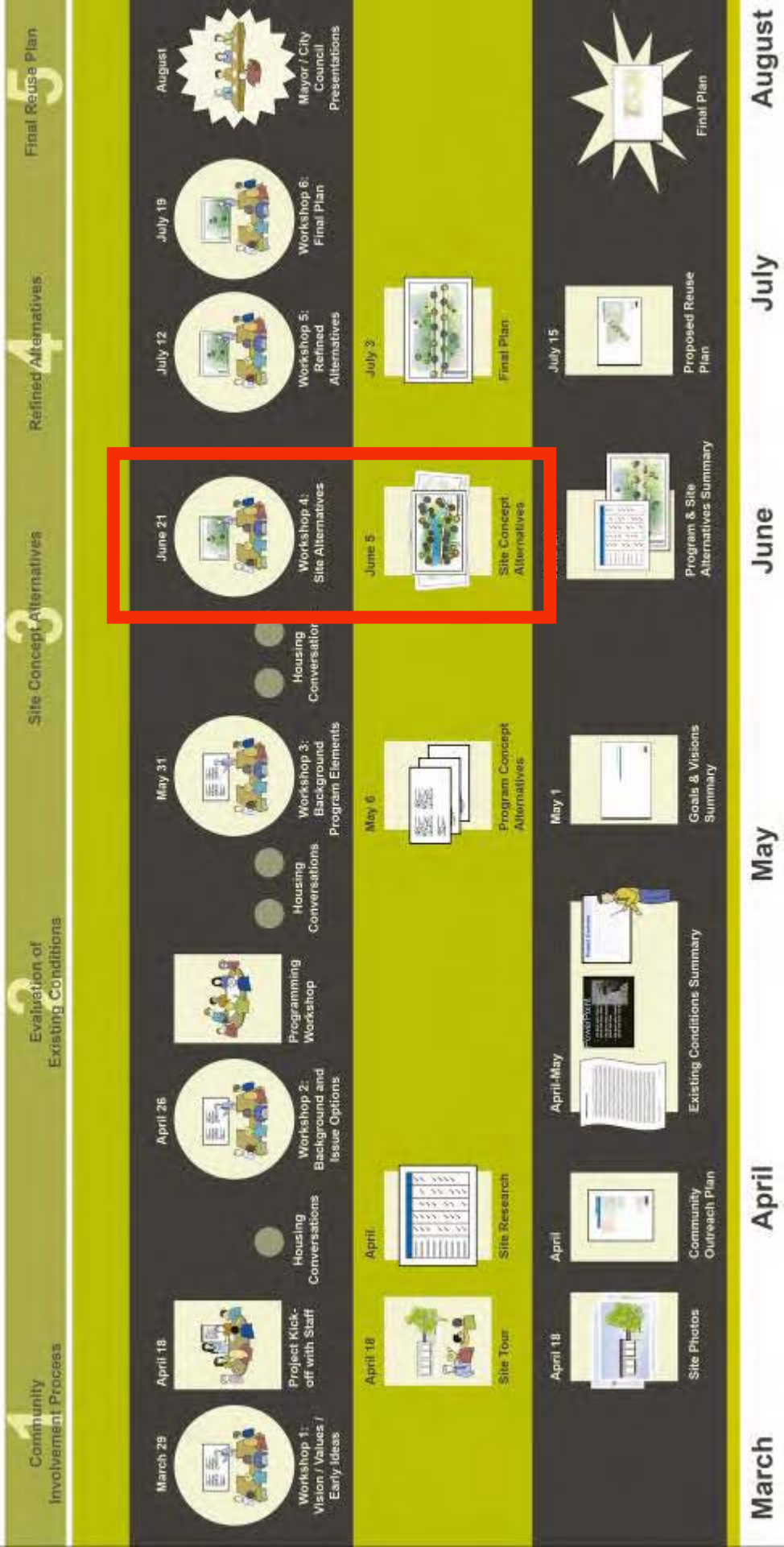
# Overview

- ▶ Process Review & Feedback
- ▶ Guiding Principles
- ▶ Housing Program
  - » Affordable
  - » Market Rate
  - » Overall Program
- ▶ Traffic Implications
- ▶ Site Alternatives
- ▶ Discussion









# Fort Lawton Reuse Planning Process

# Community Goals for the Project (March 29 & April 26)



## Project Goals



# Issues Investigated (May 31)

## ► Cultural

- » Veterans Administration
- » Existing Buildings
- » Views
- » Neighborhood Edges
- » Underground Infrastructure

## ► Circulation

- » Through Streets
- » Bus Routes
- » Bicycle Routes
- » Trails

## ► Natural

- » Forested Areas
- » Habitat Connections

## ► Geology / Topography

- » Topography
- » Existing Site Grading
- » Steep Slopes
- » Soil Profile



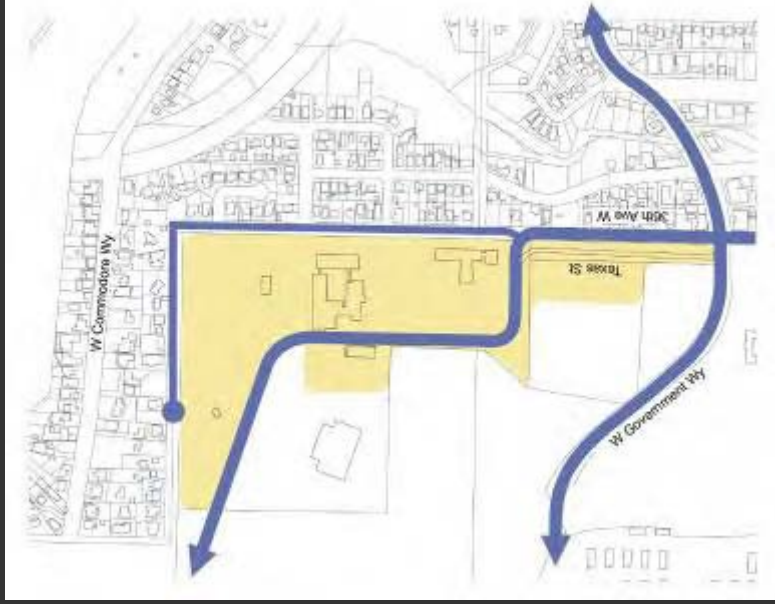
## Veterans Administration Building (May 31)

- ▶ Current Fort Lawton daily trips: 150 – 300
- ▶ Department of Veterans Affairs (FLARC)
  - » Administrative & Clinical functions
  - » Regular staff: 145 – 150 (i.e. commute trips)
  - » Visitors: 170 – 235 (i.e. during the day trips)
  - » Total: 320 – 385

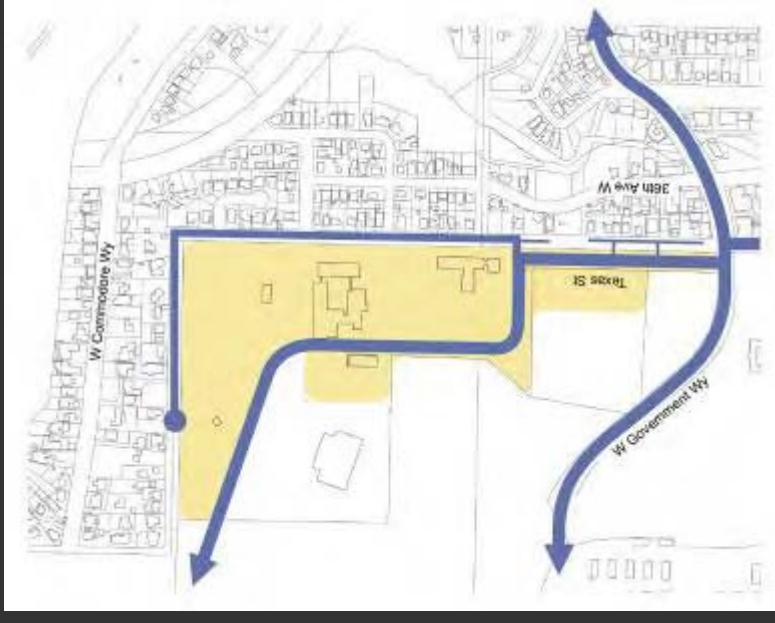
# Site Access Options (May 31)



A: Texas Way & 36th Ave.



B: 36th Avenue Only



C: Texas Way with  
36th Ave. Driveways

# Internal Circulation Options (May 31)



Connected  
Neighborhood



Pedestrian  
Connections  
Only



Pedestrian  
Connections to  
Veterans  
Administration



Separate  
Neighborhoods

## Internal Circulation

# 36<sup>th</sup> Avenue Treatment Options (May 31)

Completed Evergreen Buffer



Green Street



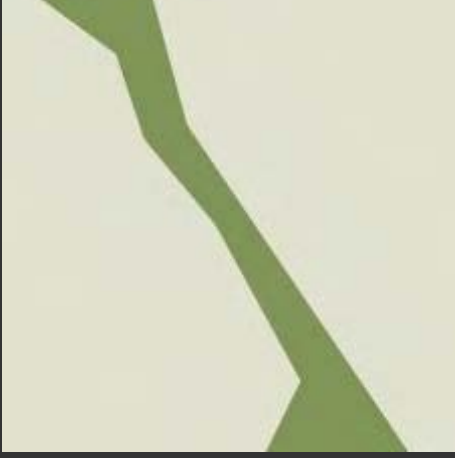
Traditional Neighborhood Street



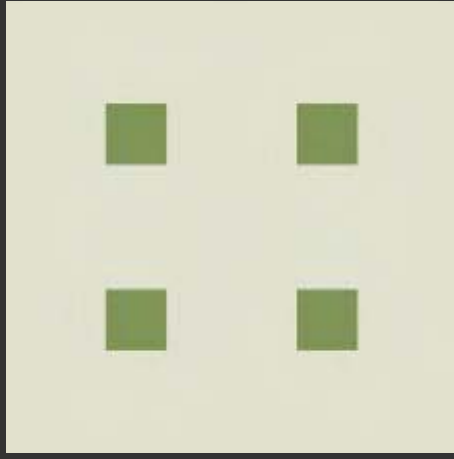
# Park & Open Space Types (May 31)



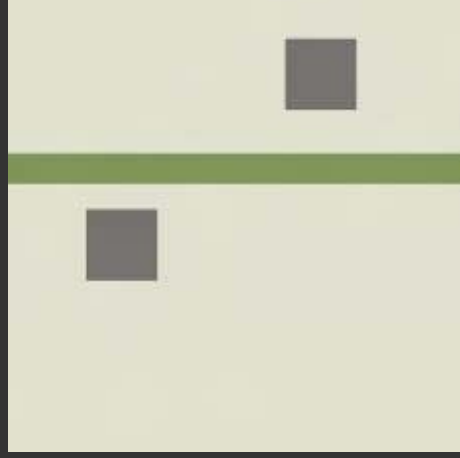
Central / Neighborhood



Greenway



Dispersed Parks



Visual Buffers

## Open Space

# Ft. Lawton Master Plan Guiding Principles

## Community

- ▶ **Blend / integrate** new development with adjacent neighborhoods and Discovery Park
- ▶ **Enhance neighborhood quality** & values through master planning approach
- ▶ Create a **Safe** Community
- ▶ Maintain / enhance **home property values** with good master planning.
- ▶ **Plan for impacts** on community (schools, police, traffic, etc.)

## Circulation

- ▶ Create **pedestrian friendly & safe** streets
- ▶ **Minimize negative traffic impact** (from new homes or FLARC) on existing neighborhood streets
- ▶ Improve Government Way **entry to Discovery Park**
- ▶ Improve **public transit** service.
- ▶ Increase connections to local **pedestrian and bike trails** (e.g. Discovery Park)

## Housing

- ▶ Provide a **diversity of housing** options -- including a mix of market rate, affordable, self-help and homeless housing
- ▶ **Blend new housing into fabric** of surrounding community. Avoid 'Urban Village' character.
- ▶ **Blend affordable housing** into community in a natural way.
- ▶ **Reuse existing buildings** if feasible
- ▶ Build "**Built Green**" Homes

## Open Space / Environment

- ▶ Create a **green & environmentally sensitive** community. Minimize carbon footprint.
- ▶ Provide **adequate parks and open spaces** for new community residents. Balance clustered housing with open space.
- ▶ Protect existing **specimen trees**, forested areas and **wildlife habitat** areas
- ▶ **Improve wildlife corridor** connections between Kiwanis Ravine & Discovery Park
- ▶ Repair site **topography & natural drainage**

# Affordable Housing Program



# Affordable Housing

- Habitat for Humanity Home Ownership
  - 10 – 20 units
  - 3 – 5 bedrooms (4 typ.)
  - Two-Fourplex town homes
  - Modest private yards
- Permanent Housing for the formerly homeless (66 – 100 units)
  - AHA / YWCA Family Housing (20 – 40 townhouse)
    - 2 – 4 bedrooms (3 typ.)
    - Groups of 8 – 12 units
    - Modest private yards
    - Shared community facilities
  - AHA / UI Single Elder housing (45 – 65 studios)
    - 300 sq. ft. (bath; no kitchen)
    - Common dining area & commercial kitchen
    - Space for services



# AHA Senior Housing – Studio Apartments

<b>Common Facilities Programmed Areas</b>	
Entry Lobby	260 sf
Reception Desk	70 sf
Reception Sitting Area	200 sf
<b>Reception Overall</b>	<b>270 sf</b>
Front Office	100 sf
Office #2	90 sf
Lavatory #1	50 sf
Lavatory #2	50 sf
<b>Tennant Activity Room</b>	<b>360 sf</b>
Kitchen	620 sf
Scullery	120 sf
Dry Storage	90 sf
Cooler	80 sf
Freezer	80 sf
<b>Kitchen Overall</b>	<b>990 sf</b>
Dining Room	1530 sf
Laundry	60 sf
Storage #1	160 sf
Storage #2	100 sf
<b>Storage Overall</b>	<b>260 sf</b>
<b>Programmed Area Total</b>	<b>3900 sf</b>
	80%

<b>Circulation, Walls &amp; Structure</b>	<b>20%</b>
---	------------

<b>Overall Area for Common Facilities</b>	<b>5000 sf</b>
	100%

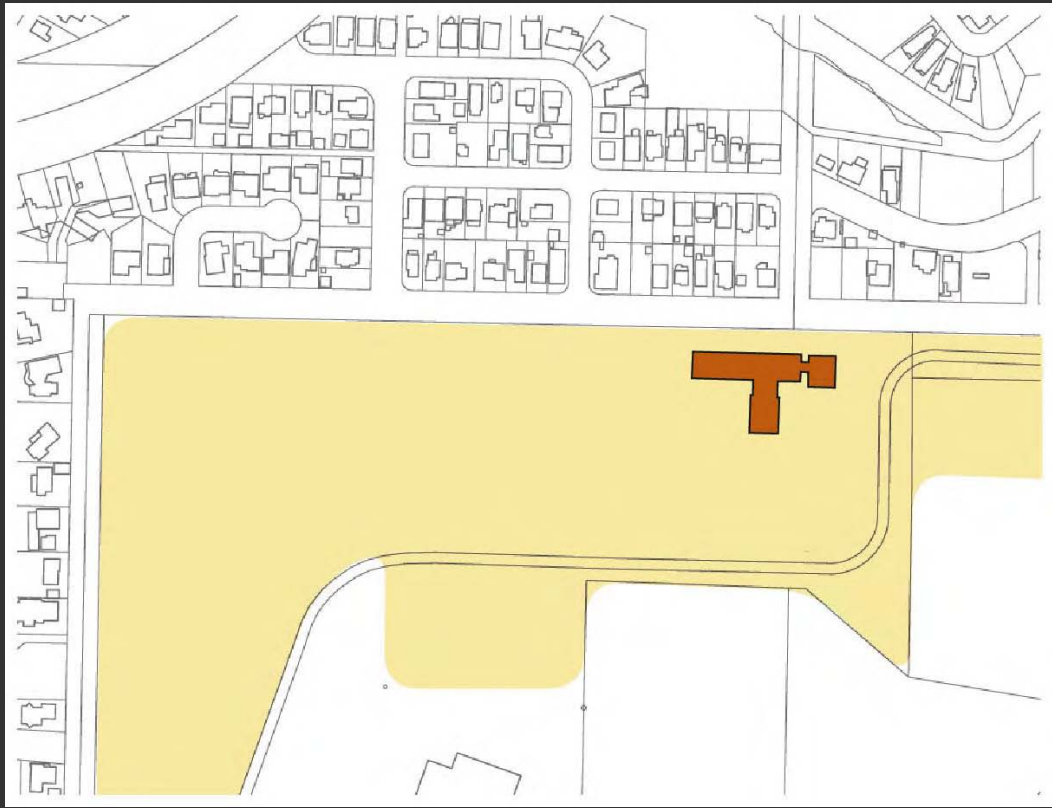


**NEW SENIOR BUILDING**  
 - 50-60 UNITS  
 - 5000 SF RESIDENT SERVICES & COMMON SPACE  
 - 3 FLOORS

**RE-USE HARVEY BUILDING**  
 - 50-60 UNITS  
 - 5000 SF RESIDENT SERVICES & COMMON SPACE  
 - 2 FLOORS



# Harvey Hall



Fort Lawton, Seattle



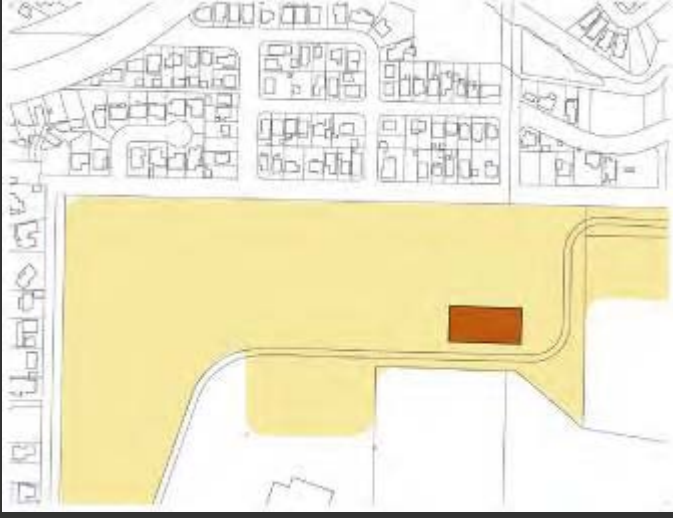
Lowry Air Force Base, Denver

## Possible 45 – 65 Senior Flats

# AHA Elder Housing: Location Options



In Renovated  
Harvey Hall

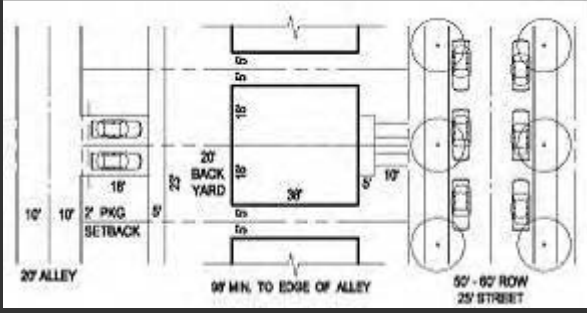


Adjacent to Harvey  
Hall Site



Adjacent to Veterans  
Administration Site

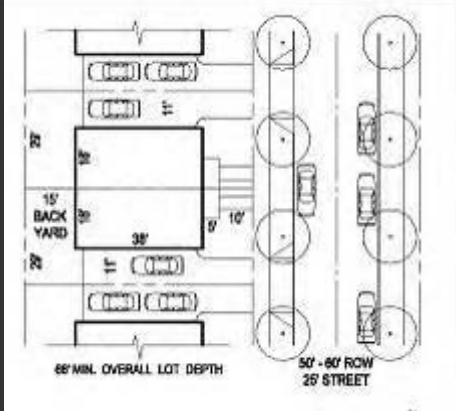
# AHA Family Housing – Duplex Townhomes



**Alley loaded**

No garage

Lot size: 98' x 23'  
= 2,254 sq. ft.



**Front loaded**

No garage

Lot size: 68' x 29' = 1,972 sq. ft.

# Range of Housing Types



Larger



Smaller  
Single Family



Small Lot



Larger  
Townhomes



Smaller  
Townhomes



Stacked  
Flats

Leisy Hall



Possible 28 Townhouses

Building Program

# Market Rate Housing Program



# Fort Lawton Residential Analysis



**GARDNER**  

---

**JOHNSON**



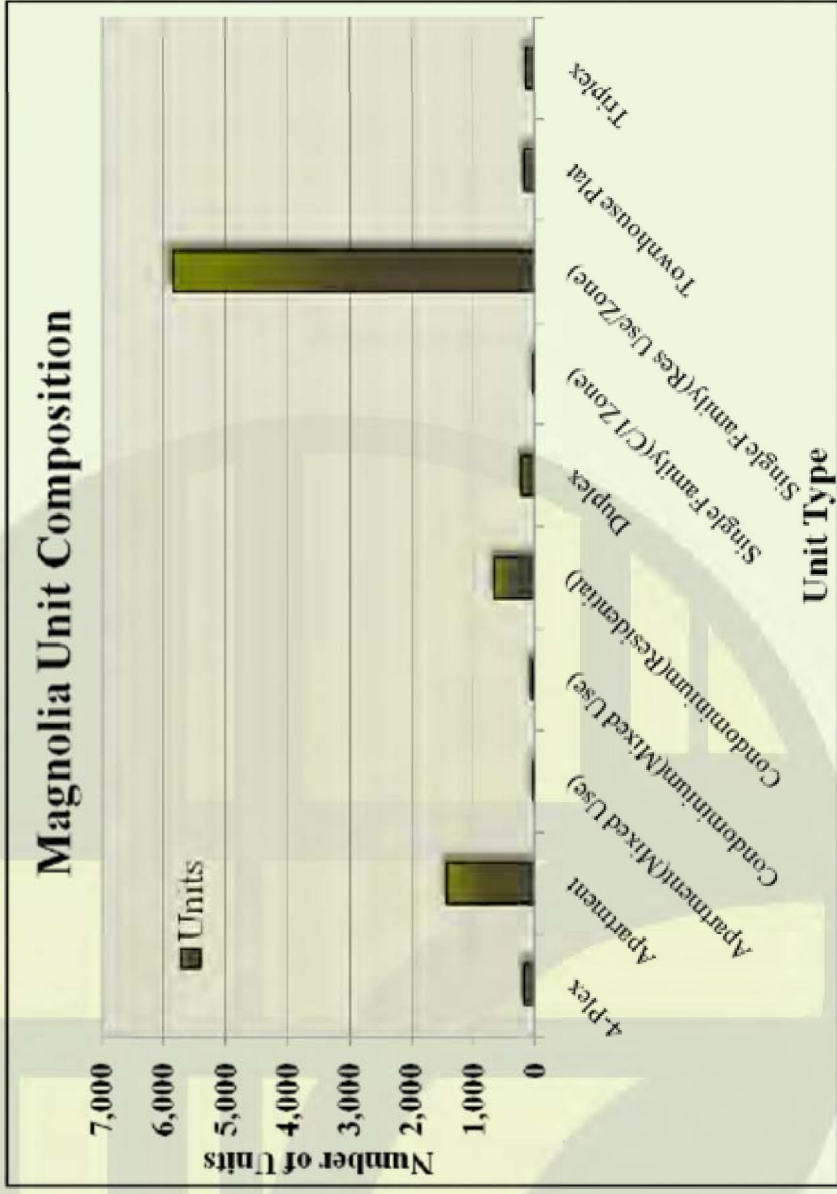
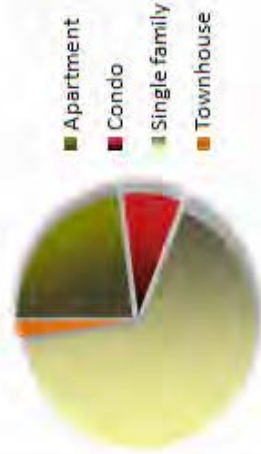
**Presented by:  
Sterling Hamilton; Senior  
Analyst**

# Magnolia Unit Composition

Unit type	Number of Units
4-Plex	188
Apartment	1429
Apartment(Mixed Use)	48
Condominium(Mixed Use)	62
Condominium(Residential)	654
Duplex	216
Single Family(C/1 Zone)	44
Single Family(Res Use/Zone)	5840
Townhouse Plat	187
Triplex	135
<b>Grand Total</b>	<b>8803</b>

Apartment	23%
Condo	8%
Single family	67%
Townhouse	2.1%

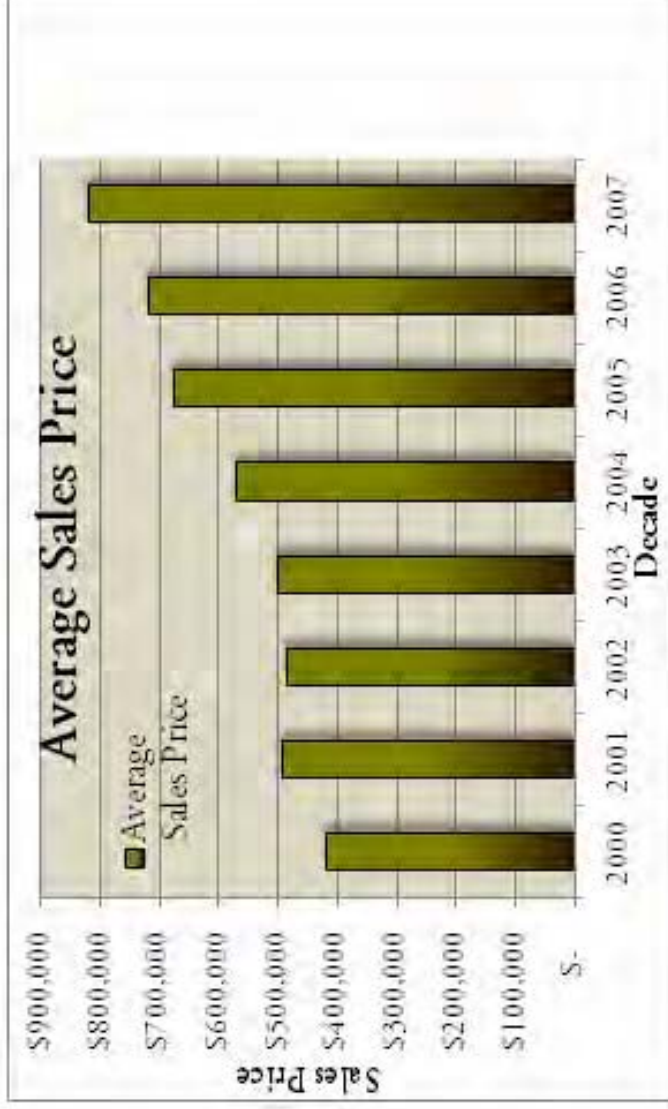
Magnolia Housing Percentage by Unit type



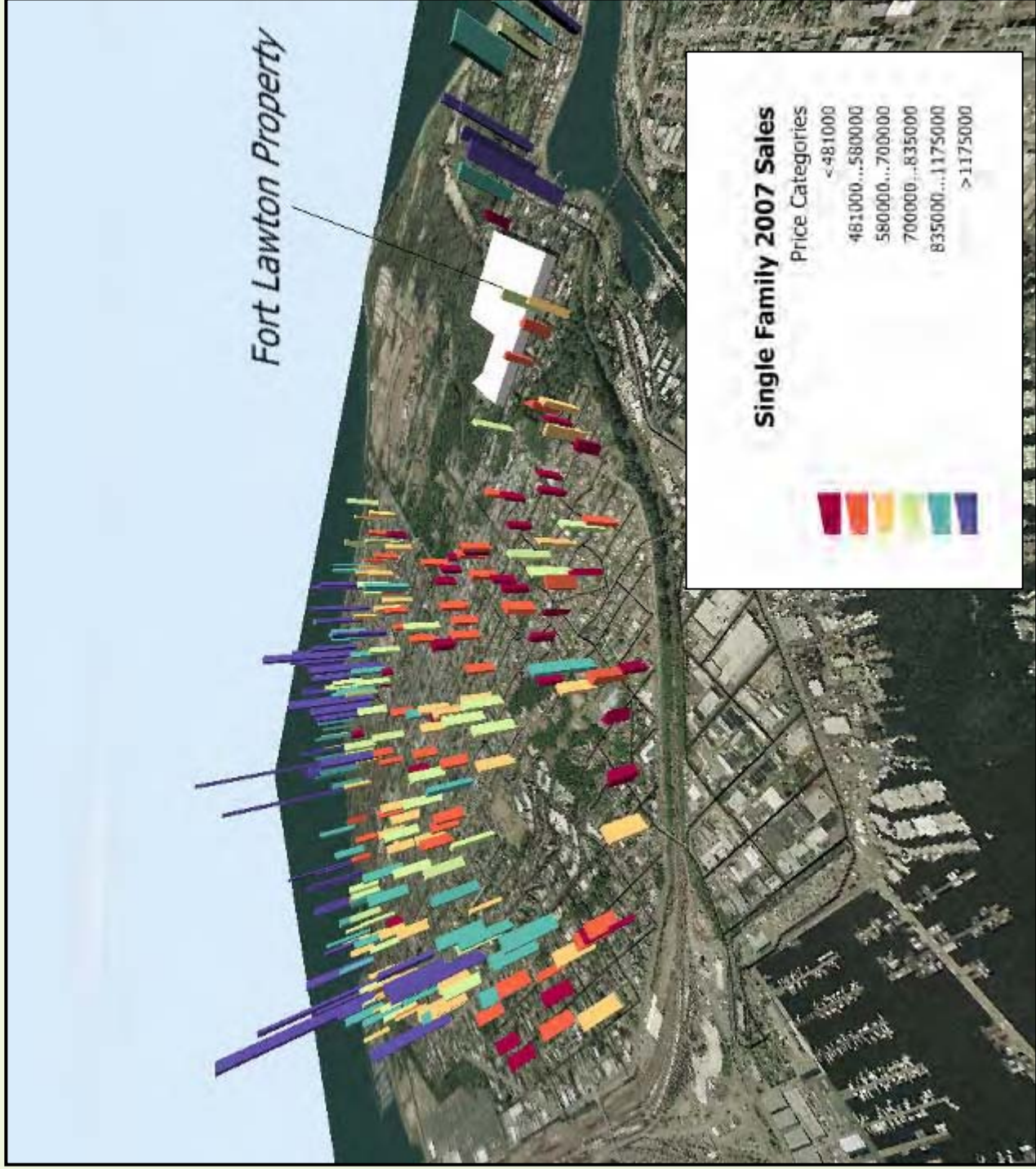
# Single Family Prices

Average Single Family Sales Price, Magnolia: 2000 - 2007

2000	2001	2002	2003	2004	2005	2006	2007
\$420,318	\$493,348	\$487,101	\$504,047	\$572,427	\$676,267	\$721,474	\$819,130

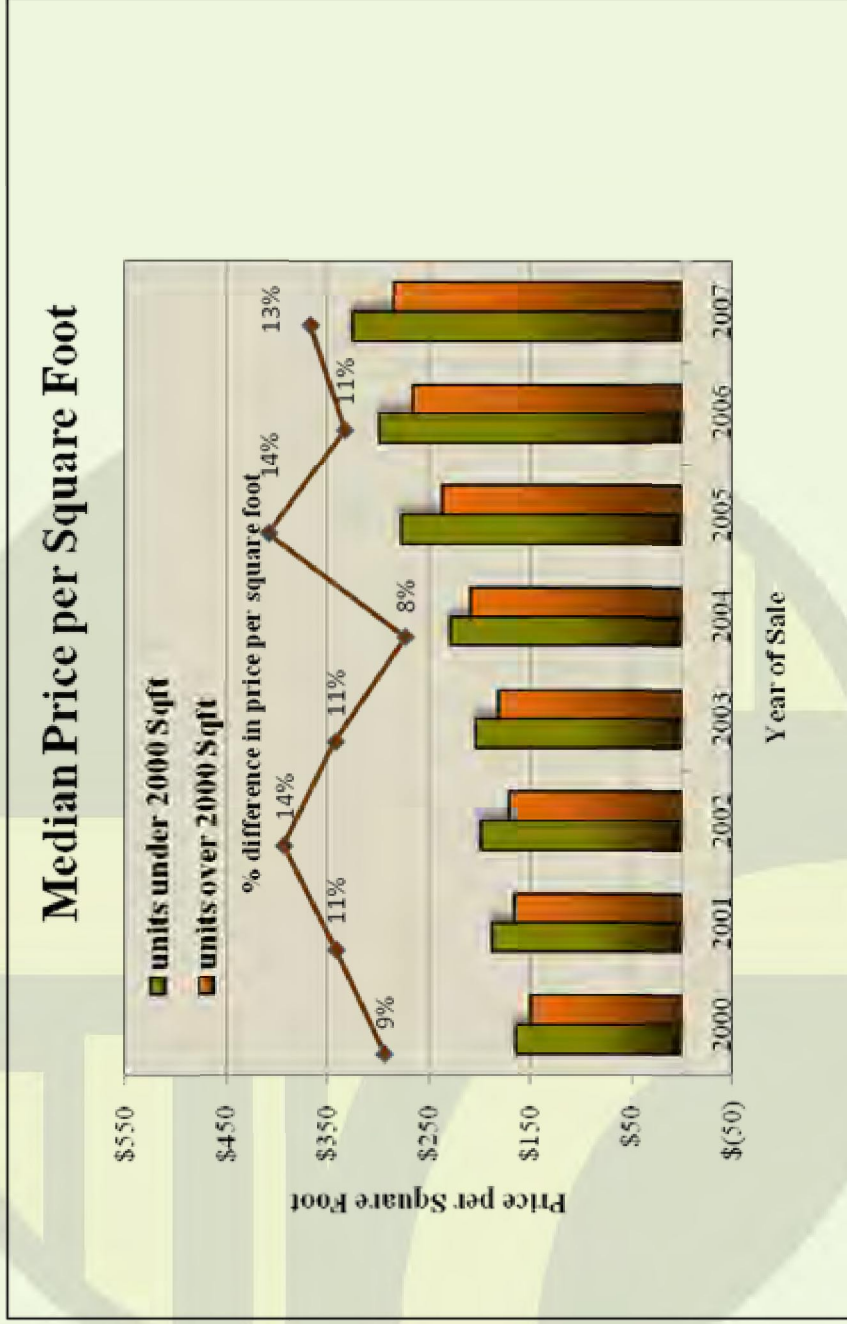


# Summary of 2007 Single Family Home Prices: Magnolia

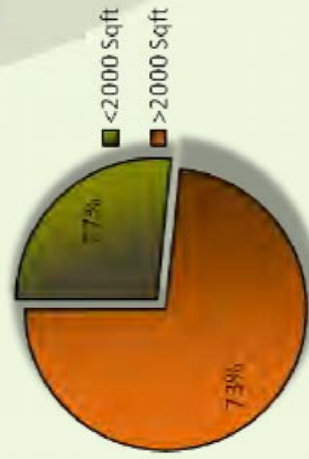


# Price Per Square Foot 2000 – 2007

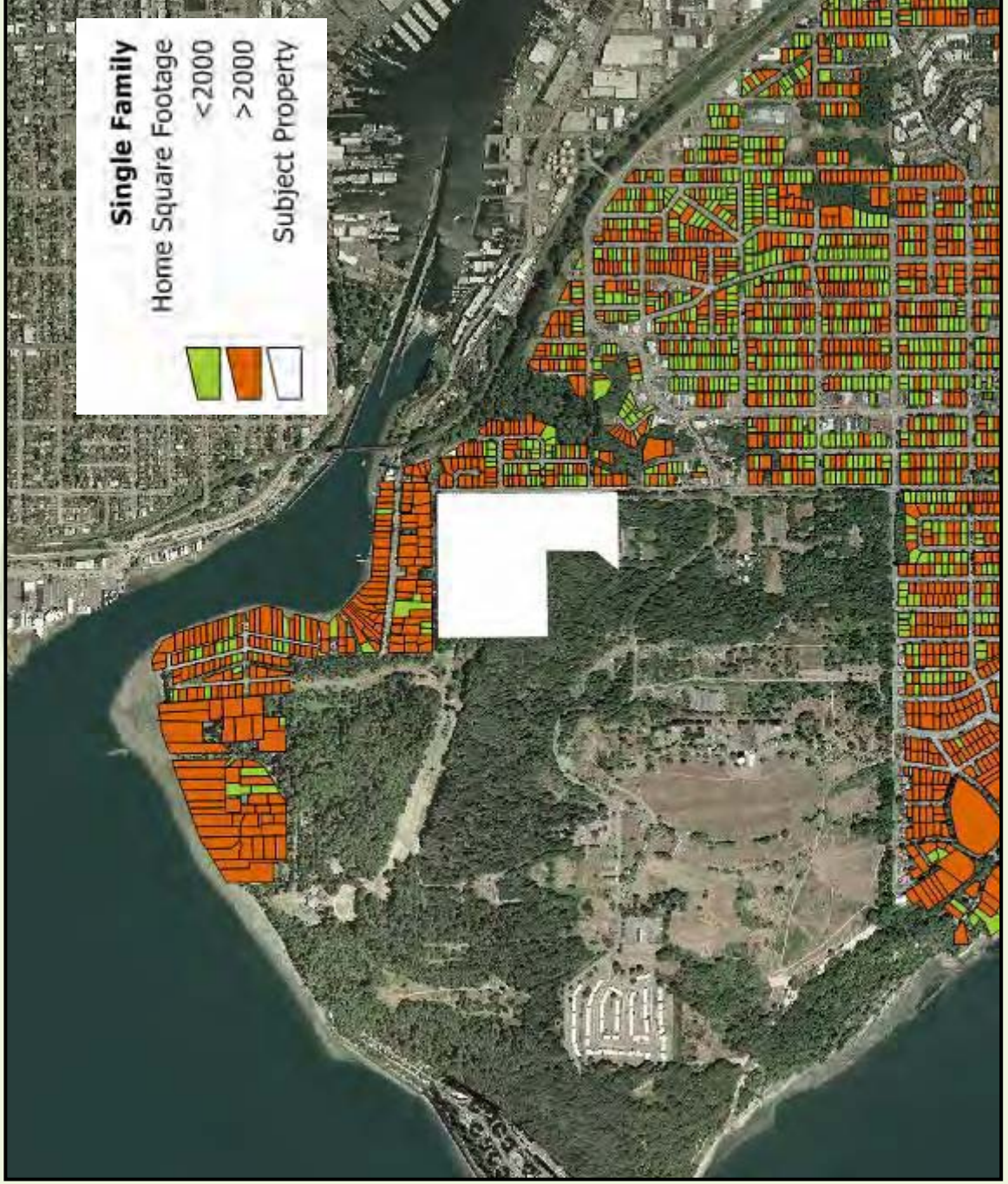
## Magnolia



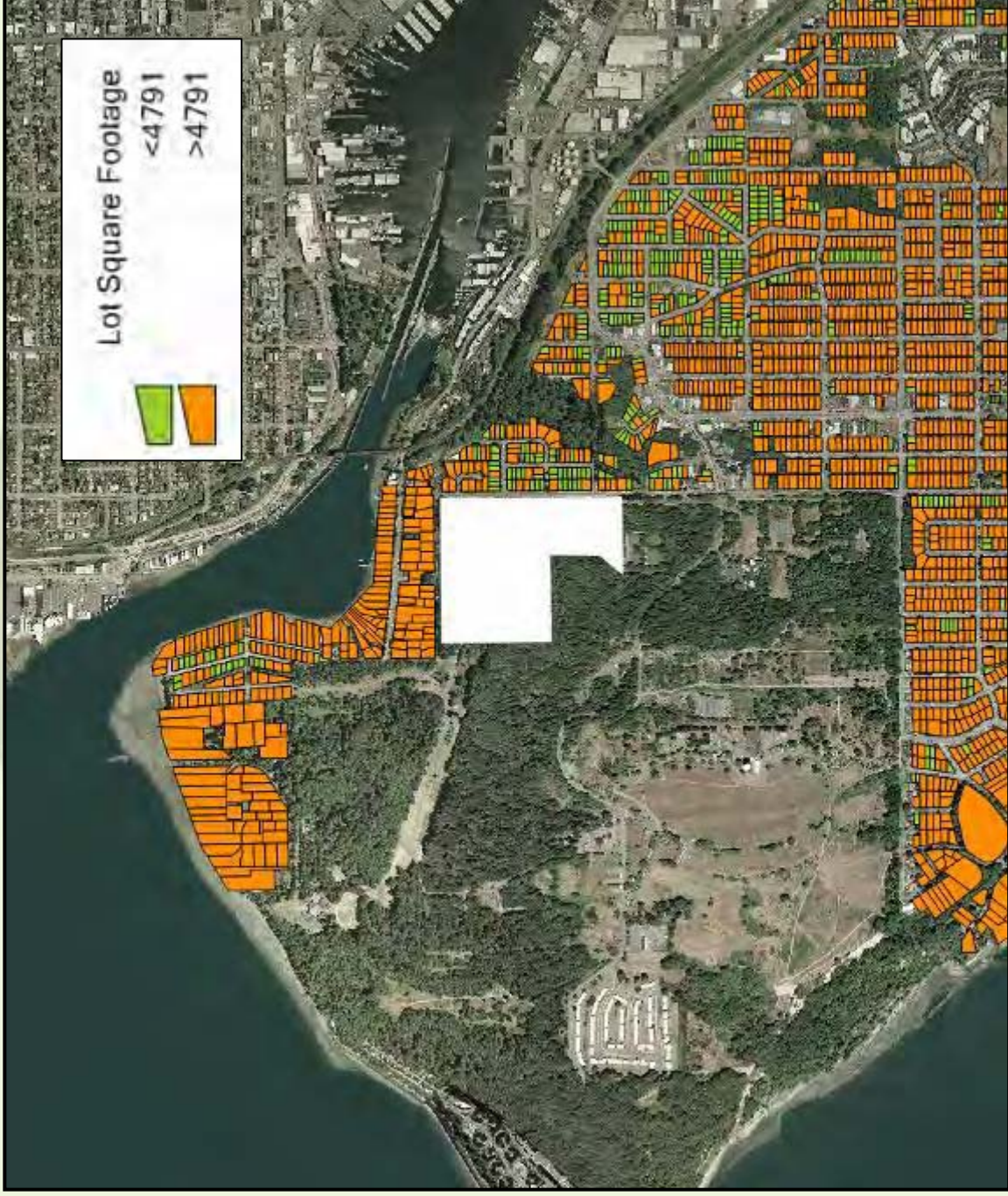
Square Footage of Units in Sales from 2000-2007



# Structure Square Foot Spatial Analysis



# Lot Square Foot Spatial Analysis



# Comparable Multi-Family Sales

Map #	Development	Location	Status	Dwelling Type	Total # of Units	Start of Sales	Monthly Abs. Rates	Total Price Range		Total Sq. Ft. Range		Total \$/Sq. Ft. Range		Est. Sellout
								Min.	Max.	Min.	Max.	Min.	Max.	
1	2715 W Jameson St 2715 W Jameson St Aerial Plat	2914 E. Madison St.	Selling Homes	Townhome	9	4/1/2007	0.38	399000	475000	1150	1450	293	375	3/1/2009
2	3841 34th Ave W 3841 34th Ave W Aerial	1810 11th Ave.	Not Yet Selling	Townhome	5	--	--	--	--	--	--	--	--	--
3	4266 33rd Ave W 4266 33rd Ave W Aerial	1707 Boylston Ave.	Sold Out	Townhome	5	7/14/2006	1.16	449000	499000	1760	1760	255	284	
4	Blue Heron 3150 W Government Way Aerial Plat	1426 E. Madison St.	Selling Homes	Mid Rise	30	5/31/2007	1.21	274990	549990	639	1058	368	603	9/1/2008
5	Candyce (Conversion) 4269 Gilman Ave W Aerial Plat	530 Broadway E.	Selling Homes	Low Rise	10	7/13/2007	0.73	189950	275000	475	768	331	420	1/1/2011
6	Promenade at the Park (Conversion) 3855 34th Ave	1530 Eastlake Ave. E.	Selling Homes	Low Rise	19	2/27/2008	0.56	387000	387000	539	962	351	351	12/1/2008
<b>Totals/Averages</b>							<b>0.8</b>	<b>\$339,988</b>	<b>\$437,198</b>	<b>913</b>	<b>1200</b>	<b>\$320</b>	<b>\$407</b>	





# Planned and Proposed Units Magnolia

## PROPOSED CONDOMINIUM PROJECTS

City of Seattle Zip Code Area: 98199

Development Name	Location	Units	Dwelling Type	Status	App. Date	Ownership
2200 32nd Ave W	Seattle	10	Townhome	In for Permit	39238	Condominium
2316 W Crockett St	Seattle	7	Townhome	In for Permit	39115	Unknown
<b>Totals/Averages</b>		<b>17</b>				

## PROPOSED SINGLE FAMILY PROJECTS

City of Seattle Zip Code Area: 98199

Development Name	Location	Units	Dwelling Type	Status	App. Date	Ownership
2215 32nd Ave W	Seattle	15	Single Family	In for Permit	6/5/2007	Single Family
3901 W Dravus St	Seattle	39	Single Family	In for Permit	2/2/2007	Single Family
<b>Totals/Averages</b>		<b>54</b>				

# Neighborhood Comparison Magnolia, Capitol Hill

## Neighborhood Comparison of Single Family and Condominium Prices Magnolia and Capitol Hill (January, 2007 - Present)

	Multi Family			Single Family		
Neighborhood	Average Size (Square Feet)	Average Price	Price/Square Foot	Average Size (Square Feet)	Average Price	Price/Square Foot
<b>Magnolia</b>	921	\$ 300,310.00	\$ 326.07	2610	\$ 819,000.00	\$ 313.79
<b>Capitol Hill</b>	801	\$ 342,309.00	\$ 427.35	2410	\$ 757,000.00	\$ 314.11

# Summary of Recommendations

## SUMMARY OF RECOMMENDATIONS Fort Lawton Redevelopment

### SUMMARY OF EXISTING STOCK

Price/Sqft Comparable Currently Selling Attached	\$	363.00
Price/Sqft <2000Sqft	\$	326.00
Price/Sqft>2000Sqft	\$	285.00
Average Single Family All Sizes	\$	313.00
Average lot Square Foot Townhouse		1400
Average lot Square Foot units <2000 Sqft		5400
Average lot Square Foot Units >2000 Sqft		6700

# Summary of Recommendations

## Option 1

Approximate Unit Size Range	Price	\$/Sqft	% of total project	Lot Size Per Unit	Product Type
600	\$ 405,000	\$ 450.00	0%	N/A	Stacked Flat
900	\$ 471,900	\$ 363.00	30%	1000 - 1500	Townhome
1500	\$ 603,100	\$ 326.00	0%	1000 - 1500	Luxury Townhome
1500	\$ 554,200	\$ 326.00	36%	2200 - 3500	Small Lot Single Family
2000	\$ 733,500	\$ 326.00	16%	5000 - 5500	Single Family 2 Story
2500	\$ 829,450	\$ 313.00	15%	5500 - 6000	Larger Lot Single Family 2 or 3 Story

- Option 1 Provides a low/moderate risk level.
- Option 1 Broadens neighborhood character but is not radically different
- Option 1 reuses an existing structure for market rate townhomes.

# Summary of Recommendations

## Option 2

Approximate Unit Size Range	Price	\$/Sqft	% of total project	Lot Size Per Unit	Product Type
600	\$ 405,000	\$ 450.00	0%	N/A	Stacked Flat
900	\$ 471,900	\$ 363.00	10%	1000 - 1500	Townhome
1500	\$ 603,100	\$ 326.00	2%	1000 - 1500	Luxury Townhome
1500	\$ 554,200	\$ 326.00	23%	2200 - 3500	Small Lot Single Family
2000	\$ 733,500	\$ 326.00	43%	5000 - 5500	Single Family 2 Story
2500	\$ 829,450	\$ 313.00	22%	5500 - 6000	Larger Lot Single Family 2 or 3 Story

- Option 2 Provides the lowest risk level.
- Option 2 reflects marginal impact to neighborhood character and density

# Summary of Recommendations

## Option 3

Approximate Unit Size Range	Price	\$/Sqft	% of total project	Lot Size Per Unit	Product Type
600	\$ 405,000	\$ 450.00	0%	N/A	Stacked Flat
900	\$ 471,900	\$ 363.00	11%	1000 - 1500	Townhome
1500	\$ 603,100	\$ 326.00	35%	1000 - 1500	Luxury Townhome
1500	\$ 554,200	\$ 326.00	40%	2200 - 3500	Small Lot Single Family
2000	\$ 733,500	\$ 326.00	9%	5000 - 5500	Single Family 2 Story
2500	\$ 829,450	\$ 313.00	5%	5500 - 6000	Larger Lot Single Family 2 or 3 Story

- Option 3 provides a moderate to above moderate risk level.
- Option 3 pushes neighborhood character toward multifamily and slightly higher density

# SHA Programming Options

	Option 1	Option 2	Option 3
	# Units	Market Mix	Total Mix
<b>Market Rate Housing</b>			
Flats: Apartments	0	0%	0%
Flats: Condominiums	0	0%	0%
Market Rate Townhomes in Leisey	28	30%	14%
Townhomes: Small	0	0%	0%
Townhomes: Large	0	0%	0%
Single Family: Small Lot	36	39%	18%
Single Family	15	16%	8%
Single Family: Large	14	15%	7%
	93	100%	47%
<b>Affordable</b> <sup>1</sup>			
Habitat: Families - Townhomes (10-20)	20	10%	11%
AHA: Families - Townhomes (20-40)	30	15%	17%
AHA: Singles - Studios (45-65)	55	28%	0%
AHA: Singles - Studios in Harvey (45-65)	0	0%	32%
<b>Affordable Total</b> <sup>1</sup>	105	53%	60%
	198	Flats %	Flats %
		TH %	TH %
		SF %	SF %
<b>Total</b>			
	105	174	218
	105	105	105
	48%	48%	48%
	25%	25%	25%
	47%	47%	47%
	28%	28%	28%
	52%	52%	52%

Note 1: The total affordable units in the three options is shown at a constant level of 105 units. However, final numbers for each of the affordable housing components will vary based on balancing several factors including: BRAC regulations and requirements; the City's commitment to the King County 10 Year Plan to End Homelessness; policies in the City's Consolidated Plan that determine how federal funds are allocated; policies outlined in the City's Comprehensive Plan that determine land use; City policies on the siting of low-income units; and the financial realities of creating a successful mixed income community and of funding and operating successful housing for the homeless. Currently the range being considered for each program is: Habitat 10-20 units; AHA Families 20-40 units and AHA Singles 45-65 studios. The target of 66-100 homeless units includes AHA Family units and AHA Singles units but does not include Habitat homes.

# Overall Housing Program



# Traffic Implications

# Current Traffic Volumes

- No official counts for W. Government Way & 36<sup>th</sup> Avenue W/Texas Way



- Estimated 1,600 – 2,000 daily vehicles daily

- ***About 3 cars per minute in PM peak hour***

- Likely dramatic variations based on day and time of year



# Trip Generation: Includes Base Redevelopment, VA Growth & Capehart Relocation

	Daily Housing Trips	PM Peak Hour Housing Trips	New Daily VA Trips	New PM Peak Hour VA Trips	Capehart Daily Trips	Capehart Peak Hour Trips	Net New PM Peak Hour Trips
<b>Scenario 1</b>	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]
<b>Scenario 2</b>	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]
<b>Scenario 3</b>	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]
<b>Scenario 3A</b>	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]	[Bar]

*Estimates based on Institute of Transportation Engineers: Trip Generation Manual*

*Note: ITE estimates are based on suburban land uses and often over estimate trip generation in areas with good transit and bicycle and pedestrian access/connections.*

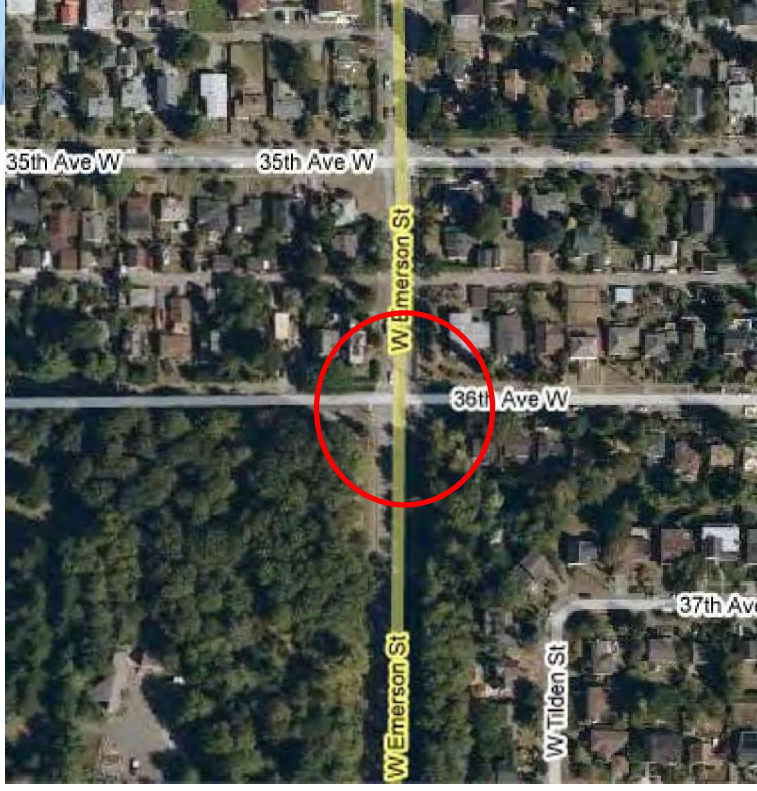
# Impact on Gov't Way & 36<sup>th</sup> Ave W

- 115 new peak hour trips
- Today the intersection averages **3 vehicles/minute** during peak, with based redevelopment there will be and additional **2 vehicles/minute**



# How does that compare?

- W. Emerson St & 36<sup>th</sup> Ave W
- Estimated 3,000 ADT



# How does that compare?

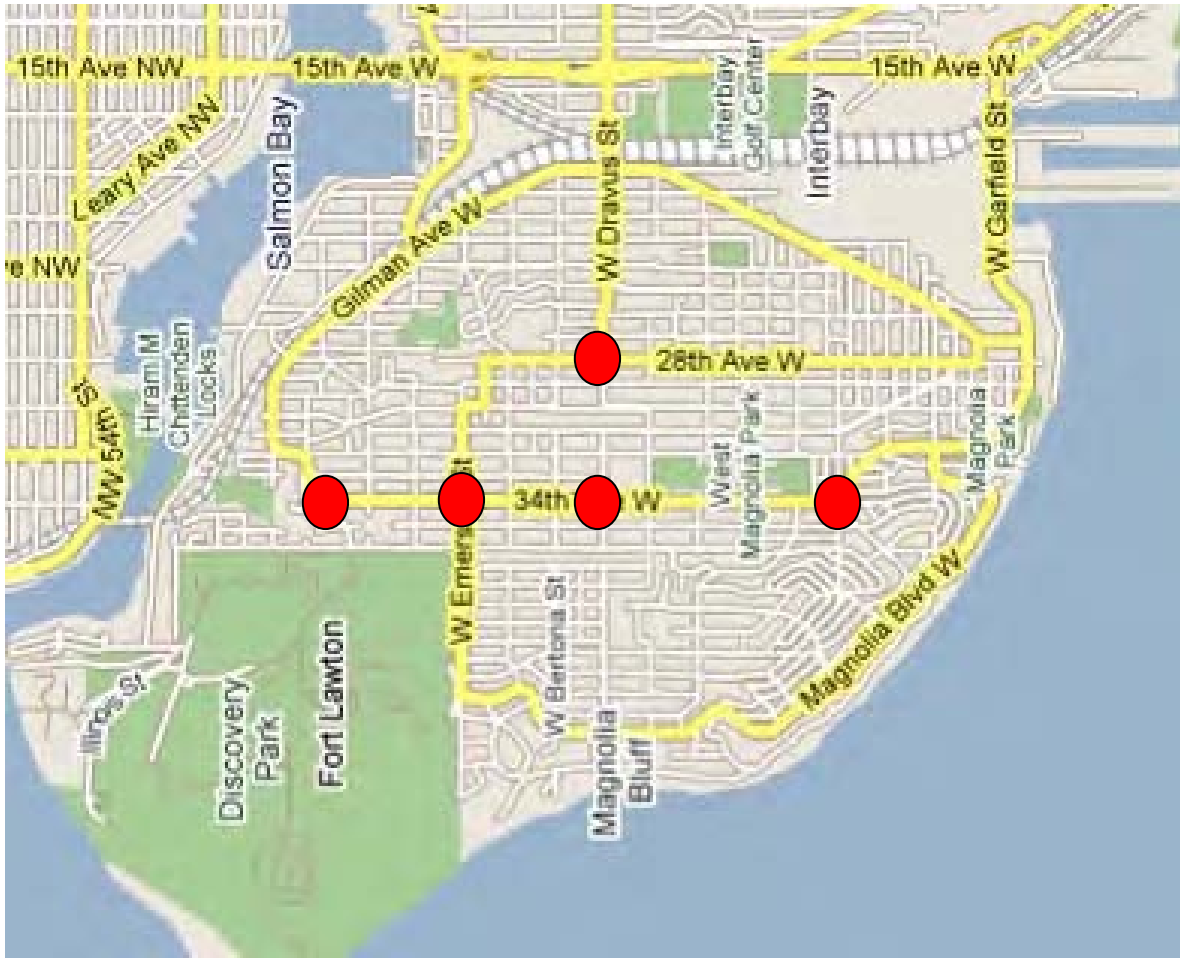
- W. Emerson St & Magnolia Blvd

—Estimated 2,700 ADT



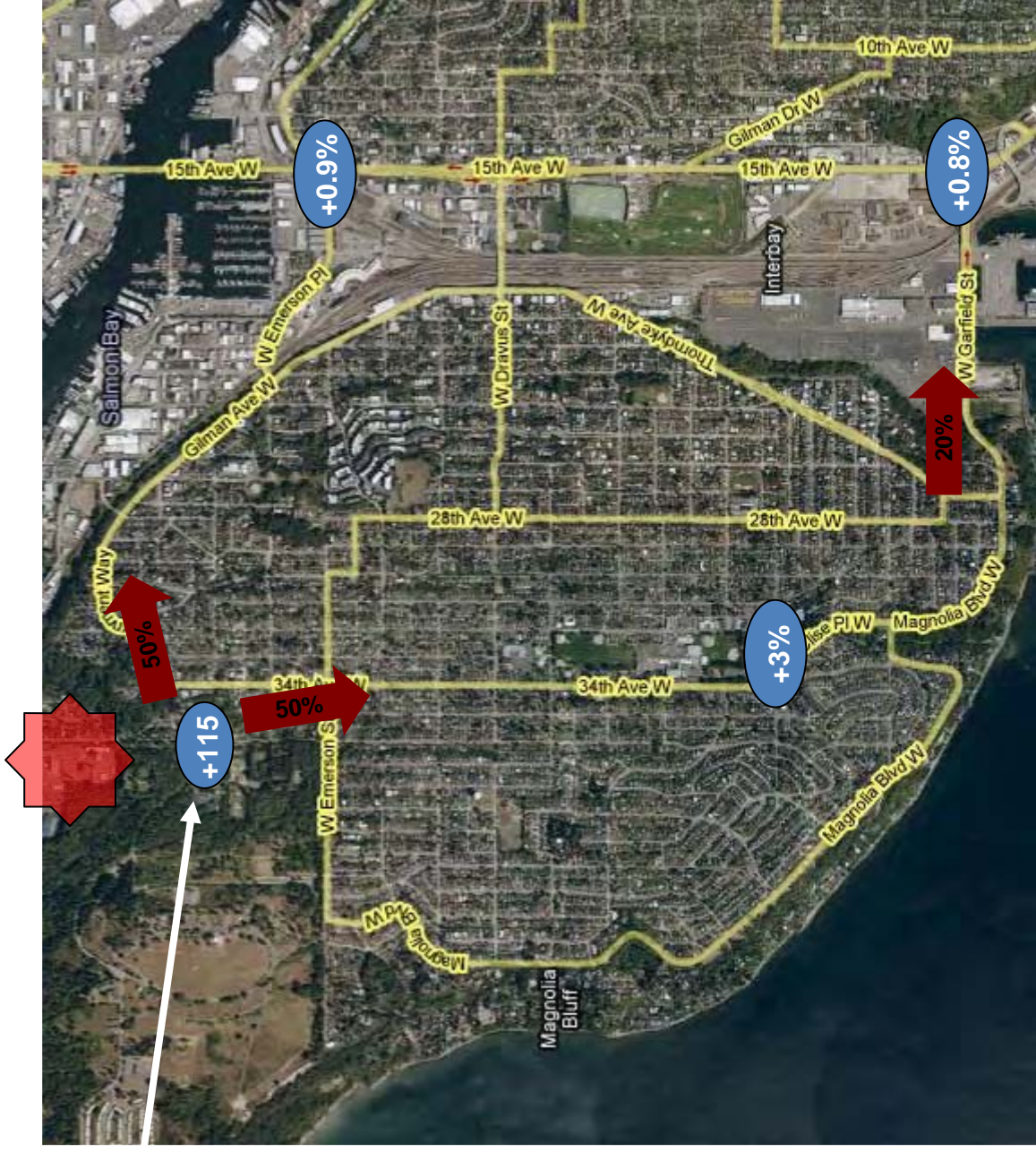
How does that compare?

- Half or less traffic than these intersections



# Impact on Area Intersections

- Gov't Way and 36<sup>th</sup> Ave W: Additional 2 vehicles per minute in peak hour
- Trips split evenly between north and south routes
- 30% local trips







# Site Alternatives

# Zoning Considerations

## Existing Zoning: Single Family 7,200

- Allows:
  - Single family housing on 7,200 sq.ft. lots
  - Reuse of existing structures (not counted in unit calculation)

## Option: Planned Residential Development (PRD)

- Allows:
  - Same allowed number of units
  - Same reuse of existing structures
  - Flexibility in lot size and layout; can achieve more open space
  - Townhouses allowed outside 100 ft. buffer from existing single-family
  - 20% density bonus for affordable housing and/or useable open space

# Developable Areas Calculation



# Property Boundaries

Back of Veteran's  
Administration



Cemetery edge



# Constants

- ▶ Protect forested areas & significant trees
- ▶ Sustainable design
- ▶ Strong pedestrian connections to Discovery Park
- ▶ Neighborhood compatible architectural character
- ▶ Pedestrian friendly safe streets
- ▶ Single family homes along 36th



# Ft. Lawton Master Plan Guiding Principles

## Community

- ▶ Blend / integrate new development with adjacent neighborhoods and Discovery Park
- ▶ Enhance neighborhood quality & values through master planning approach
- ▶ Create a Safe Community
- ▶ Maintain / enhance home property values with good master planning.
- ▶ Plan for impacts on community (schools, police, traffic, etc.)

## Housing

- ▶ Provide a diversity of housing options -- including a mix of market rate, affordable, self-help and homeless housing
- ▶ Blend new housing into fabric of surrounding community. Avoid 'Urban Village' character.
- ▶ Blend affordable housing into community in a natural way
- ▶ Reuse existing buildings if feasible
- ▶ Build "Built Green" Homes

## Circulation

- ▶ Create pedestrian friendly & safe streets
- ▶ Minimize negative traffic impact (from new homes or FLARC) on existing neighborhood streets
- ▶ Improve Government Way entry to Discovery Park
- ▶ Improve public transit service
- ▶ Increase connections to local pedestrian and bike trails (e.g. Discovery Park)

## Open Space / Environment

- ▶ Create a green & environmentally sensitive community. Minimize carbon footprint.
- ▶ Provide adequate parks and open spaces for new community residents. Balance clustered housing with open space.
- ▶ Protect existing specimen trees, forested areas and wildlife habitat areas
- ▶ Improve wildlife corridor connections between Kiwanis Ravine & Discovery Park
- ▶ Repair site topography & natural drainage

# Site Alternatives

	Option 1 “East / West”	Option 2 “North / South”	Option 3 “Hybrid”
Senior Housing*	West Parcel	Harvey	West Parcel
Family Housing	Scattered	West Parcel	Scattered
Harvey Hall*	Out	In	Out
Leisy Hall*	In	Out	Out
Total Units	200	180	220
South Access	Texas Way	Both	Texas Way
Grid*	East / West	North / South	Hybrid
North End*	East / West grid	North / South grid	East / West streets North / South swale & ped
Parks	One Medium	Smaller	Viewpoint Park
Greenway	Small East / West	North / South	Viewpoint Park
Storm Water	Vault	Pond	System
VA Property	No	No	Market Homes on Texas Way



# Site Base Map



# Option 1 – East / West

Buildable area &  
Texas Way



# Option 1 – East / West



East / West  
street grid

Texas Way access

# Option 1 – East / West

Parks &  
Significant Trees



# Option 1 – East / West

Market  
Single Lots

Senior Housing

Habitat & AHA  
Townhomes



# Option 1 – East / West

Reuse of Leisy Hall as  
Market Townhomes



# Option 1 – East / West Composite



# Option 1 – East / West

## Key Elements

- ▶ East-west grid structures the plan
- ▶ Texas Way serves as the main access route
- ▶ Leisy Hall will be reused
- ▶ A dispersed park system will be created

## Strengths

- ▶ Good connections to the adjoining neighborhood
- ▶ Convenient access to parks from all residences
- ▶ Pedestrian and vehicular connectivity is balanced
- ▶ Reuse of Leisy Hall provides a link to the past and reuses materials
- ▶ Improved wildlife connection between Discovery Park and Kiwanis ravine

## Weaknesses

- ▶ North-south traffic is concentrated on Texas Way
- ▶ No clear neighborhood center is created
- ▶ Smaller blocks limit development flexibility
- ▶ Reuse of Leisy Hall puts a large building at the site's center

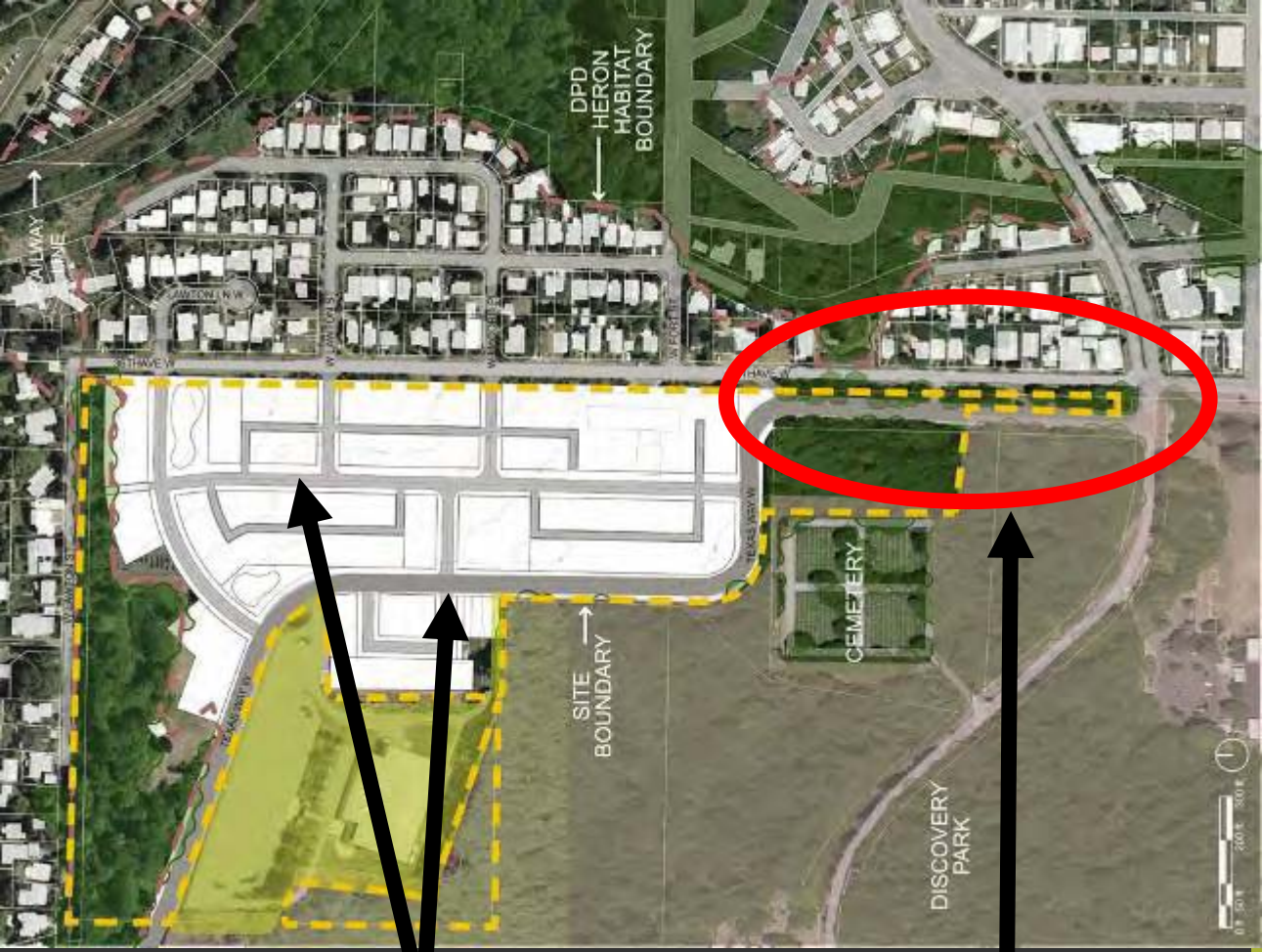




# Option 2 – North / South

North / South  
street grid

Texas Way & 36<sup>th</sup> Ave.  
access



# Option 2 – North / South

Parks, ponds &  
significant trees



# Option 2 – North / South

Market  
Single Lots

Habitat & AHA  
Townhomes



# Option 2 – North / South

## AHA Senior Housing in Harvey Hall



# Option 2 – North / South Composite



# Option 2 – North / South

## Key Elements

- ▶ A north-south grid structures the site plan
- ▶ Texas Way and 36th Avenue West both remain as through-streets
- ▶ Harvey Hall will be reused for senior studios
- ▶ Two neighborhood parks and a green spine will be created

## Strengths

- ▶ Clear central spine for open space & circulation
- ▶ North-south circulation distributed between Texas Way and a new N-S Street
- ▶ East-west circulation filtered by offset streets
- ▶ A highly flexible block layout is created
- ▶ Reuse of Harvey Hall provides historical references
- ▶ Extension of existing meandering pattern
- ▶ Parks provide locations for stormwater ponds

## Weaknesses

- ▶ Longer blocks reduce the number of pedestrian connections
- ▶ The share of traffic on 36th Avenue West is greater
- ▶ More grading will be required to blend existing benches

# Option 3 – Hybrid

Buildable area &  
Texas Way

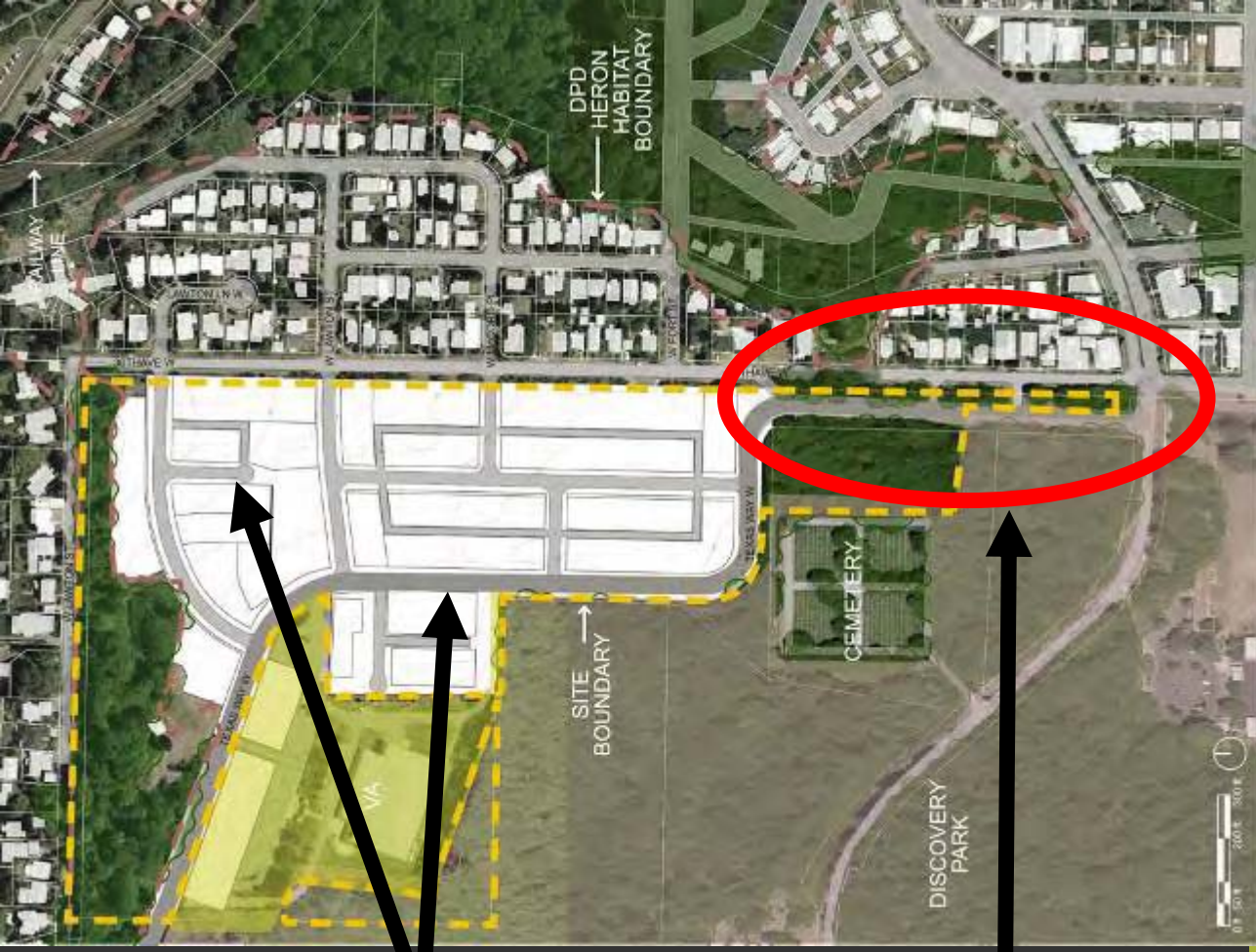




# Option 3 – Hybrid

Hybrid street system

Texas Way access





# Option 3 – Hybrid

Market  
Single Lots

Habitat & AHA  
Townhomes



# Option 3 – Hybrid

AHA Senior  
housing  
Market townhomes  
at edge of VA site



# Option 3 – Hybrid Composite



- A** MARKET S.F. AND T.H.
- B** HABITAT TOWNHOMES
- C** AHA FAMILY TOWNHOMES
- D** AHA SENIORS

# Option 3 – Hybrid

## Key Elements

- ▶ A hybrid grid based on topography structures the site plan
- ▶ Limited access to 36th Avenue West is created
- ▶ A central neighborhood park is created

## Strengths

- ▶ The central park provides a clear heart for the community
- ▶ Strong connections between the neighborhood and Discovery Park
- ▶ Overlook park provides shared access to views
- ▶ Grading is minimized
- ▶ Best potential to maintain existing internal trees
- ▶ Improved wildlife connection between Discovery Park and Kiwanis ravine

## Weaknesses

- ▶ Major park internal to project
- ▶ Limited space is available for locating a stormwater pond

# Guiding Principles and Site Alternatives

	Option 1 “East / West”	Option 2 “North / South”	Option 3 “Hybrid”
<b>Community</b>			
Blend Ft. Lawton with adjacent neighborhoods and Discovery Park	+	+	+
Enhance Neighborhood through Master Planning approach	+	+	+
Create a safe community	+	+	+
Maintain / enhance property values	+	+	+
Plan for Impacts on Schools, traffic, etc.	+	+	+

# Guiding Principles and Site Alternatives

	Option 1 “East / West”	Option 2 “North / South”	Option 3 “Hybrid”
<b>Housing</b>			
Provide diverse housing options	○	+	+
Blend Housing with surrounding community	+	○	+
Blend affordable housing naturally	—	+	+
Reuse existing buildings	+	+	—
“Built” Green Homes	+	+	+



# Guiding Principles and Site Alternatives

	Option 1 “East / West”	Option 2 “North / South”	Option 3 “Hybrid”
<b>Circulation</b>			
Create pedestrian friendly & safe streets	+	+	+
Minimize traffic impacts from new housing or VA	-	+	+
Improve entry to Discovery Park	+	-	+
Improve transit service	+	+	+
Increase connections to local pedestrian and bike trails	+	○	○

# Guiding Principles and Site Alternatives

	Option 1 “East / West”	Option 2 “North / South”	Option 3 “Hybrid”
<b>Open Space / Environment</b>			
Green & environmentally sensitive community	+	+	+
Provide open spaces for new residents	○	○	+
Protect specimen trees, forested areas and wildlife habitats	○	-	+
Improve wildlife corridor connections	+	-	+
Repair site topography & natural drainage	-	○	+



Community Meeting

06.21.08

# City of Seattle

## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM



# Fort Lawton Redevelopment Plan

## Fort Lawton Redevelopment Planning Workshop

Saturday, July 12<sup>th</sup> & 19<sup>th</sup>  
8:30 am – Pre Meeting

on BRAC Process and review of prior workshops.

9:00 am – 1:00 pm – Workshop

\*\*\*\*\*

Location July 12<sup>th</sup>

Magnolia Lutheran Church  
2414 31st Ave W

Location July 19<sup>th</sup>

Ft. Lawton, Leisy Center  
4570 Texas Way West

\*\*Note the different locations\*\*

## How Would You Balance These Priorities at Fort Lawton?

- open space
- heron habitat
- market-rate housing
- housing for formerly homeless individuals and families

## Ft. Lawton Redevelopment Planning Workshops July 12<sup>th</sup> & 19<sup>th</sup>

The Army has named the City of Seattle as the local reuse authority for the redevelopment of Fort Lawton. The City will be incorporating all of the above features into a redevelopment plan.

For more info, visit [www.seattle.gov/neighborhoods/fortlawton/brac](http://www.seattle.gov/neighborhoods/fortlawton/brac)



City of Seattle

# Fort Lawton Base Redevelopment

## Draft Concept Plan Workshop

July 12, 2008

### Magnolia Lutheran Church

### Meeting Agenda

---

8:30 – 9:00: BRAC Review (Small meeting room)

9:00 – 9:15: Introduction and Agenda Review

9:15 – 9:45: Process Review, Feedback, and Project Guidance

9:45 – 10:45: Draft Concept Plan

- Open Space
- Housing Program
  - Market Rate
  - Affordable
- Circulation
- Character
- 36<sup>th</sup> Avenue Treatment
- Impacts

10:45 – 11:45: Discussion

11:45 – 12:00: Next Steps and Adjourn

City of Seattle

Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

# Fort Lawton Community Workshop

July 12, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
DON RAZ	4619 34th Ave N	205-9083	don_raz@kingcounty.gov
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Jessica Moore	4623 Lawton Ln W	281-4358	jrosemore@comcast.net
Tim McIntosh	2806 31st Ave W	Already have E-Mail	
Julia N Allen	Dr JNA@COMcast.net		
MURRAY HUGHES	3720 W. Lawton Ct.	206-605-4444	mhhughes@gchesite.com
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City of Seattle

Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

# Fort Lawton Community Workshop

July 12, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
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Kona Frayer	2050 Condon Wy W	206 283-0686	
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Dr. Dave Sarge	4319 - 35th Ave W	285-3939	
Dean Webb	4522 36th Ave W	285-3672	
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ROBIN FAIRCHILD	POB 99404, SEA 98139	206 666-4404	RobinFairchild@gmail.com



## Fort Lawton Contact List

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### United Indians of All Tribes/Alesek

Elizabeth Tail

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[elizabethtail@hotmail.com](mailto:elizabethtail@hotmail.com)





Community Meeting

07.12.08

# City of Seattle

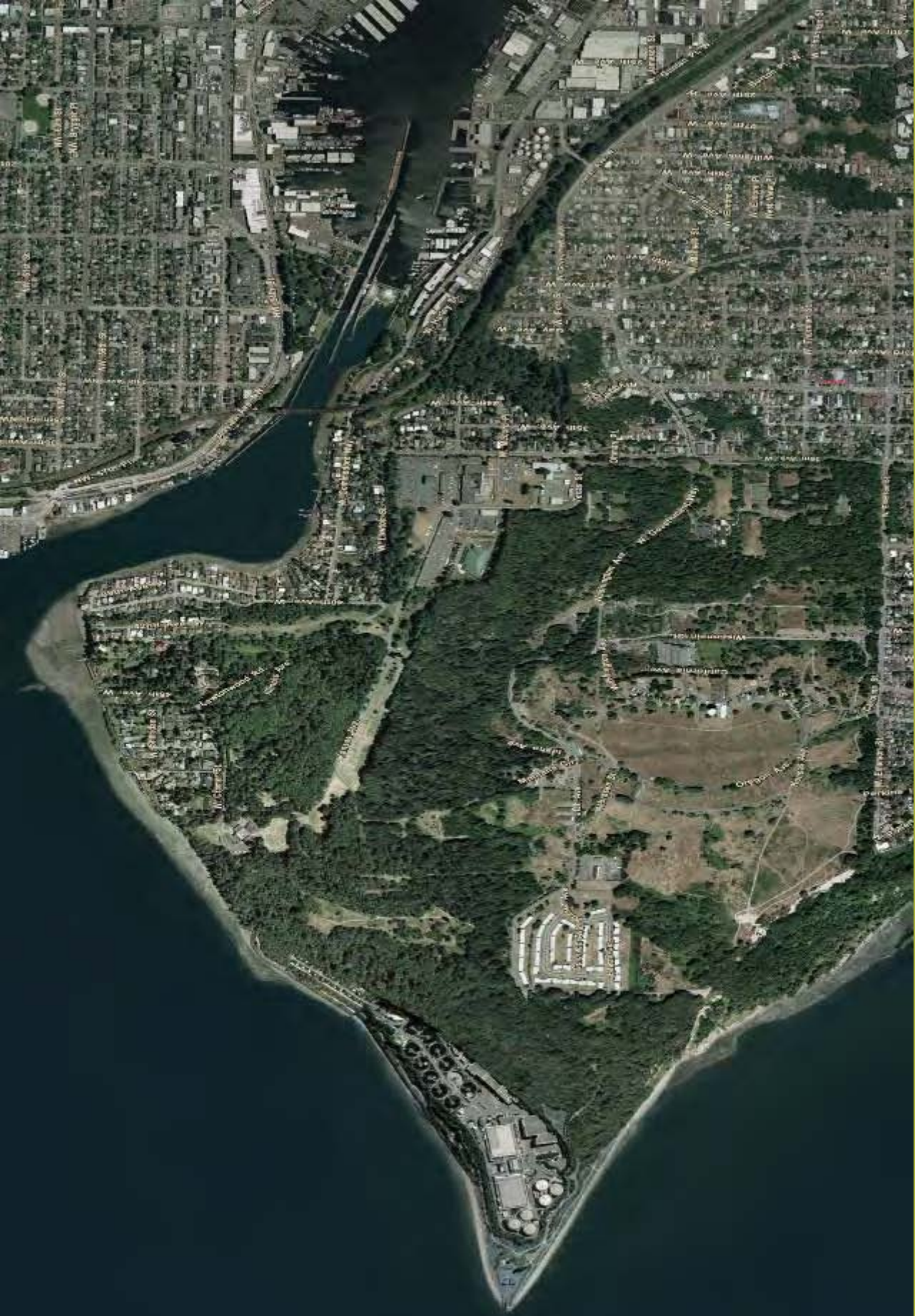
## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

# Overview

- ▶ Process Review, Feedback, & Project Guidance
- ▶ Draft Concept Plan
  - » Open Space
  - » Housing
    - › Market Rate
    - › Affordable
  - » Circulation
  - » Character
  - » 36<sup>th</sup> Avenue Treatment
- ▶ Impacts
- ▶ Discussion





# Process Review

# Fort Lawton Timeline

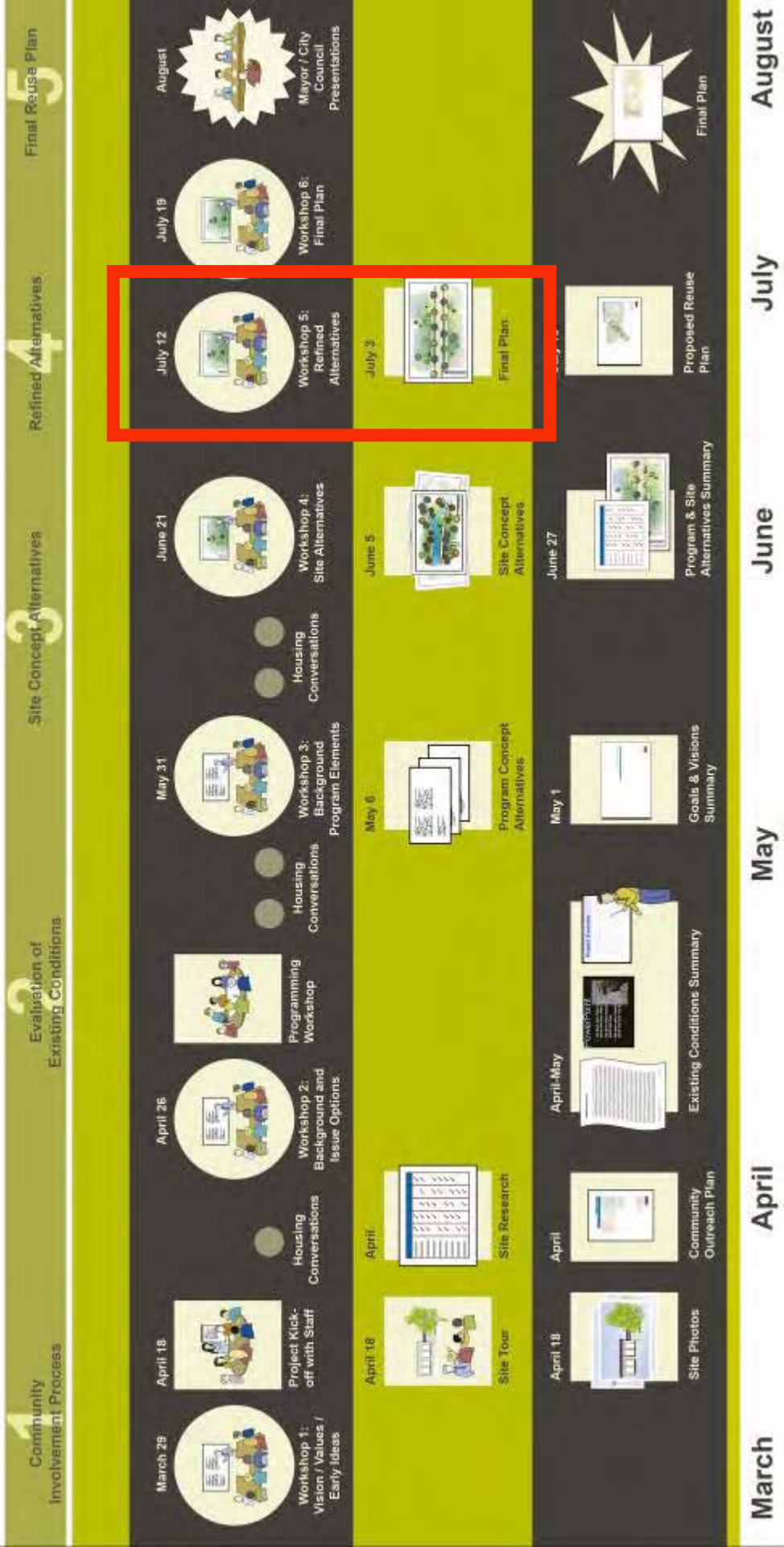


City of Seattle  
Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

# Fort Lawton Reuse Planning Process

EDAW | AECOM



# Fort Lawton Reuse Planning Process



# Feedback

# Community Goals for the Project (March 29 & April 26)



## Community Workshop Goals

# Community Workshop Goals (March 29 & April 26)

## Community

- ▶ Reflect neighborhood **character**
- ▶ Maintain home **property values** in this community
- ▶ Keep current **zoning**
- ▶ Enhance neighborhood **quality & values**
- ▶ Ensure a **family safe** environment

## Housing

- ▶ Optimize **residential mix**
- ▶ **Mix incomes** in a natural way
- ▶ Offer **diverse housing** choices for incomes, ages, & family sizes
- ▶ **Limit** total development
- ▶ **Blend** new development with existing neighborhood

## Circulation

- ▶ Minimize neighborhood **traffic**
- ▶ Improve entry to **Discovery Park**
- ▶ Offer multiple circulation **choices**
- ▶ Create pedestrian **friendly & safe** streets
- ▶ Minimize impact of the **Veteran's Administration** building & traffic

## Open Space / Environment

- ▶ Protect existing **forested areas**
- ▶ Improve **wildlife corridors** between Kiwanis Ravine & Discovery Park
- ▶ Increase **trails** into Discovery Park
- ▶ Improve **trees, vegetation, & habitat** across the site
- ▶ Repair site **topography** & natural **drainage**
- ▶ Create a **green & environmentally sensitive** community

# Issues Investigated (May 31)

## ► Cultural

- » Veterans Administration
- » Existing Buildings
- » Views
- » Neighborhood Edges
- » Underground Infrastructure

## ► Circulation

- » Through Streets
- » Bus Routes
- » Bicycle Routes
- » Trails

## ► Natural

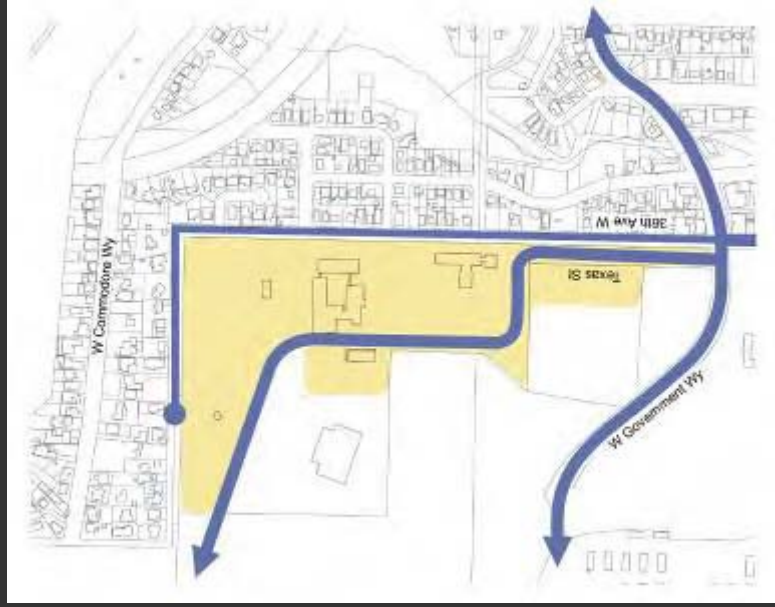
- » Forested Areas
- » Habitat Connections

## ► Geology / Topography

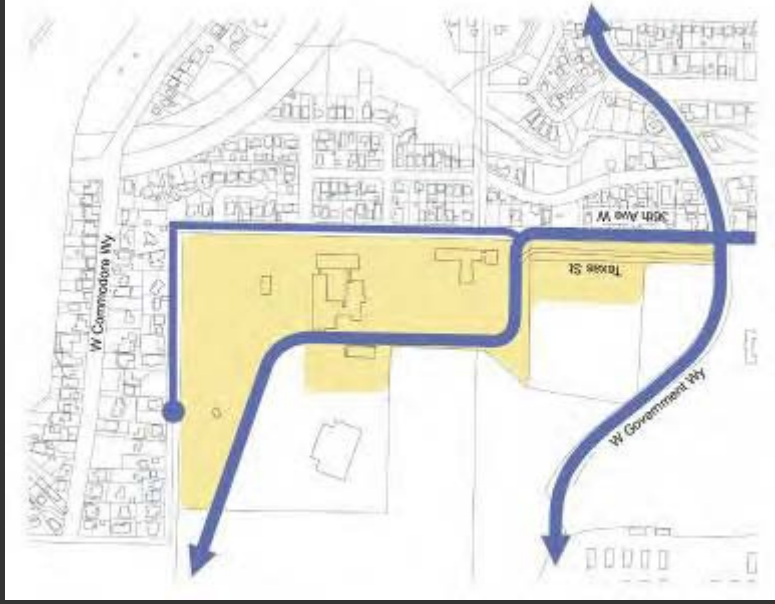
- » Topography
- » Existing Site Grading
- » Steep Slopes
- » Soil Profile



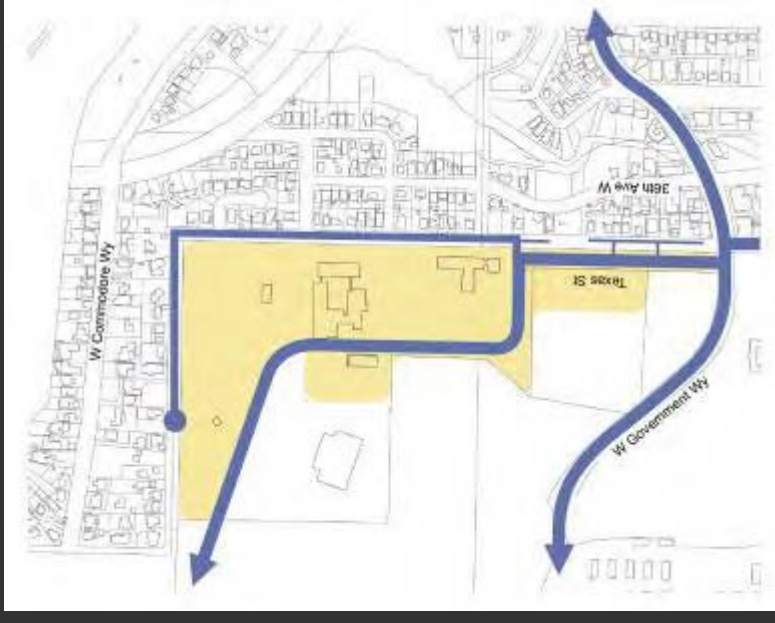
# Site Access Options (May 31)



A: Texas Way & 36th Ave.



B: 36th Avenue Only



C: Texas Way with  
36th Ave. Driveways

# Internal Circulation Options (May 31)



Connected  
Neighborhood



Pedestrian  
Connections  
Only



Pedestrian  
Connections to  
Veterans  
Administration



Separate  
Neighborhoods

## Internal Circulation

# 36<sup>th</sup> Avenue Treatment Options (May 31)

Completed Evergreen Buffer



Green Street



Traditional Neighborhood Street

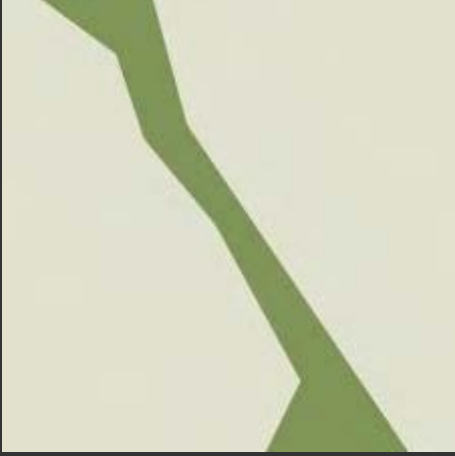


## 36<sup>TH</sup> AVENUE CHARACTER

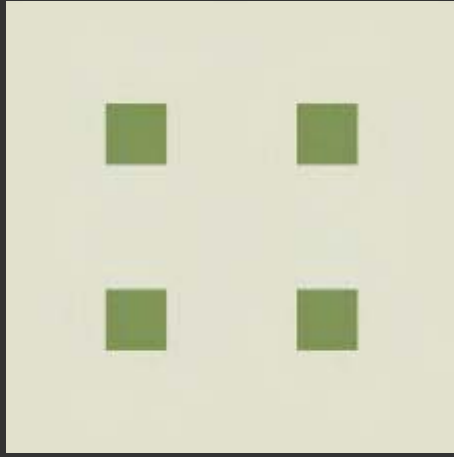
# Park & Open Space Types (May 31)



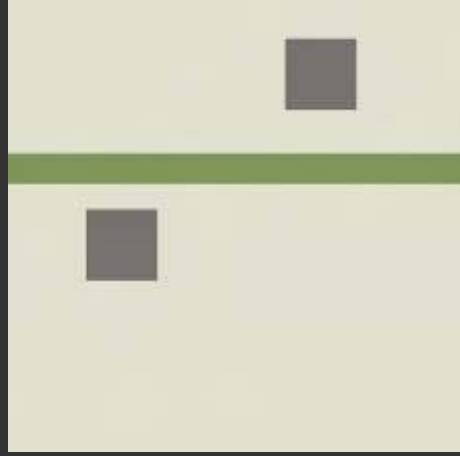
Central / Neighborhood



Greenway



Dispersed Parks



Visual Buffers

## Open Space



# Project Guidance

# Project Guidance

- ▶ Community Input
- ▶ BRAC Requirements
- ▶ City Policy
  - » Parks
  - » Housing
  - » Circulation
  - » Community-wide needs
- ▶ Financial Feasibility





## Project Partners

- ▶ City of Seattle
  - » Office of Housing
  - » Parks Department
- ▶ Seattle Housing Authority
- ▶ Archdiocesan Housing Authority
- ▶ YWCA
- ▶ United Indians of All Tribes

# Guiding Principles

## Community

- ▶ **Blend / integrate** new development with adjacent neighborhoods and Discovery Park
- ▶ **Enhance neighborhood quality** & values through master planning approach
- ▶ Create a **Safe** Community
- ▶ Maintain / enhance **home property values** with good master planning.
- ▶ **Plan for impacts** on community (schools, police, traffic, etc.)

## Circulation

- ▶ Create **pedestrian friendly & safe** streets
- ▶ **Minimize negative traffic impact** (from new homes or FLARC) on existing neighborhood streets
- ▶ Improve Government Way **entry to Discovery Park**
- ▶ Improve **public transit** service.
- ▶ Increase connections to local **pedestrian and bike trails** (e.g. Discovery Park)

## Housing

- ▶ Provide a **diversity of housing** options -- including a mix of market rate, affordable, self-help and homeless housing
- ▶ **Blend new housing into fabric** of surrounding community. Avoid 'Urban Village' character.
- ▶ **Blend affordable housing** into community in a natural way.
- ▶ **Reuse existing buildings** if feasible
- ▶ Build "**Built Green**" Homes

## Open Space / Environment

- ▶ Create a **green & environmentally sensitive** community. Minimize carbon footprint.
- ▶ Provide **adequate parks and open spaces** for new community residents. Balance clustered housing with open space.
- ▶ Protect existing **specimen trees**, forested areas and **wildlife habitat** areas
- ▶ **Improve wildlife corridor** connections between Kiwanis Ravine & Discovery Park
- ▶ Repair site **topography & natural drainage**

# Environmental Analysis

## Existing Condition

- ▶ **Forest Areas:** 6.2 Acres 21%
- ▶ **Developed Area:** 18.2 Acres
- ▶ **Texas Way Corridor:** 4.4 Acres
- ▶ **Total Site Area** 28.8 Acres





## Existing Habitat Onsite

- ▶ North Bluff
- ▶ Forest Edge
- ▶ Interior Forest Species?
- ▶ Great opportunities for buffers, enhancement, invasive removal

# Habitat Condition

- ▶ Typical of Seattle Urban Forests
- ▶ Big-leaf Maple & Alder
- ▶ End of Lifespan
- ▶ Depleted tree seed bank
- ▶ Invasive Plant Species
- ▶ Room for Enhancement





# Habitat Condition



Figure 10. Tree-age Analysis Categories of Invasive Threat Levels in Seattle Forested Parklands

Existing Habitat Green Seattle Partnership Evaluation

# Environmental Analysis



# Habitat Potential

## Great Blue Heron

- ▶ Tall trees
- ▶ Interior Forest
- ▶ Proximity to water
- ▶ Ravines, small streams



WDFW

# Habitat Potential

## Other Species

- ▶ 10 potential species of Bats
- ▶ Foxes, Ermine, Native Shrews
- ▶ Over 270 birds species across the park



## If forested parklands are Not Restored

Aggressive non-native vegetation will dominate; the urban forest unless removed. In 100 years, the trees will be gone. City officials estimate that potentially billions of dollars in services such as stormwater control will be lost.



### PRESENT

Forested parklands are dominated by deciduous trees, mainly big-leaf maples and alders, nearing the end of their life. After decades of neglect, non-native invasive plants, such as English ivy and wild clematis, cover the ground and grow up into the tree canopy.

### IN 20 YEARS

Invasive plants outcompete and grow over existing native vegetation, blocking the sunlight plants and trees need to thrive. English ivy now dominates the tree canopy, making the trees weak, top heavy and susceptible to windfall. Eventually, trees die or fall over.

### IN 50 YEARS

The trees are gone. Only a few native shrubs struggle to survive the stress of competition with invasive plants.

### IN 100 YEARS

The forest is destroyed. Native trees can no longer establish on their own. We are left with a dense "ivy desert." Very few plant species can live, and forest biodiversity is gone. Such conditions provide homes for rats and scarce habitat for more desirable urban wildlife.

Figure 5. If Forested Parklands are Not Restored

## If forested parklands are Restored

Aggressively removing invasive vegetation and planting native trees and shrubs will return the urban forest to a more sustainable condition. In 100 years, the forest will provide the city valuable services and better resist invasive plant infestations.



### PRESENT

Forested parklands are dominated by deciduous trees, such as big-leaf maples and alders, nearing the end of their life. After decades of neglect, non-native invasive plants such as English ivy are smothering native vegetation and weakening native trees.

### IN 20 YEARS

Through restoration efforts and long-term maintenance, the non-native plants are removed. Native groundcovers, shrubs and evergreen trees such as Douglas firs and Western red cedars and hemlocks are planted.

### IN 50 YEARS

As the evergreen trees grow, they shade out sun-loving invasive plants such as blackberry. Native understory plants thrive.

### IN 100 YEARS

With continued stewardship, the maturing forest requires less care and provides greater benefits to the city.

Figure 3. If Forested Parklands are Restored

# Affordable Housing Program

# Affordable Housing

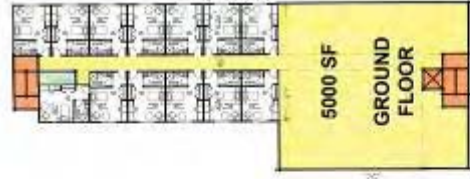
- Habitat for Humanity Home Ownership
  - 5 – 20 units
  - 3 – 5 bedrooms (4 typ.)
  - Two-Fourplex town homes
  - Modest private yards
- Permanent Housing for the formerly homeless (66 – 100 units)
  - AHA / YWCA Family Housing (20 – 40 townhouses)
    - 2 – 4 bedrooms (3 typ.)
    - Groups of 8 – 12 units
    - Modest private yards
    - Shared community facilities
  - AHA / UI Single Elder housing (45 – 65 studios)
    - 300 sq. ft. (bath; no kitchen)
    - Common dining area & commercial kitchen
    - Space for services



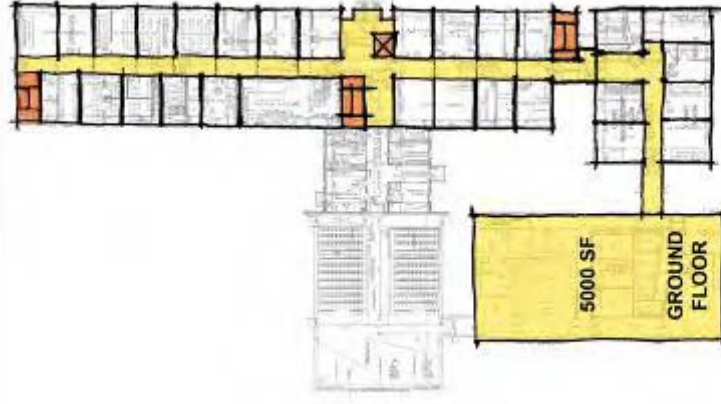
# AHA Senior Housing – Studio Apartments

<b>Common Facilities Programmed Areas</b>	
Entry Lobby	260 sf
Reception Desk	70 sf
Reception Sitting Area	200 sf
<b>Reception Overall</b>	<b>270 sf</b>
Front Office	100 sf
Office #2	90 sf
Lavatory #1	50 sf
Lavatory #2	50 sf
<b>Tennant Activity Room</b>	<b>360 sf</b>
Kitchen	620 sf
Scullery	120 sf
Dry Storage	90 sf
Cooler	80 sf
Freezer	80 sf
<b>Kitchen Overall</b>	<b>990 sf</b>
Dining Room	1530 sf
Laundry	60 sf
Storage #1	160 sf
Storage #2	100 sf
<b>Storage Overall</b>	<b>260 sf</b>
<b>Programmed Area Total</b>	<b>3900 sf</b>
	80%

**NEW SENIOR BUILDING**  
 - 50-60 UNITS  
 - 5000 SF RESIDENT SERVICES & COMMON SPACE  
 - 3 FLOORS



**RE-USE HARVEY BUILDING**  
 - 50-60 UNITS  
 - 5000 SF RESIDENT SERVICES & COMMON SPACE  
 - 2 FLOORS



<b>Circulation, Walls &amp; Structure</b>	20%
---	-----

<b>Overall Area for Common Facilities</b>	5000 sf
	100%





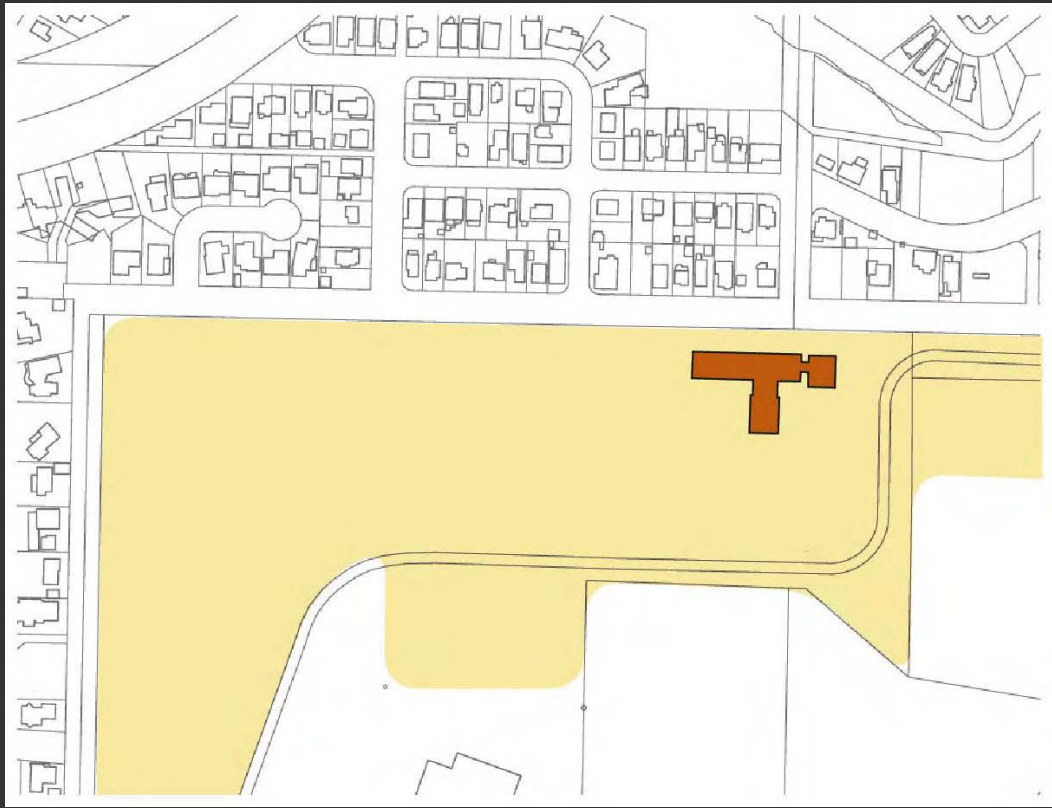
Harvey Hall



Fort Lawton, Seattle



Lowry Air Force Base, Denver



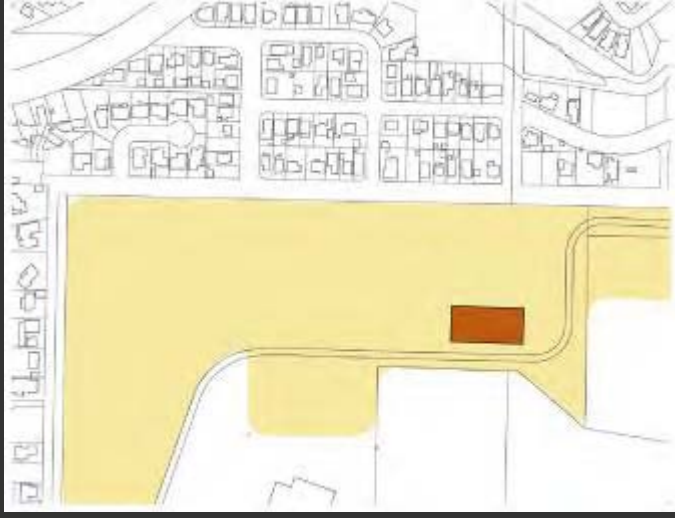
# Possible 45 – 65 Senior Flats

# Affordable Housing Program

# AHA Elder Housing: Location Options



In Renovated  
Harvey Hall

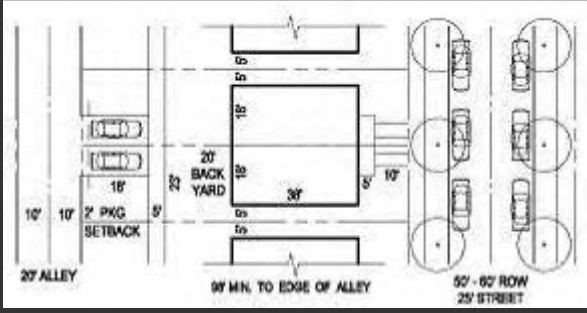


Adjacent to Harvey  
Hall Site



Adjacent to Veterans  
Administration Site

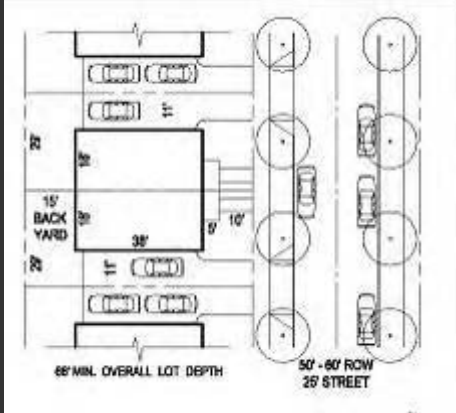
# AHA Family Housing – Duplex Townhomes



**Alley loaded**

No garage

Lot size: 98' x 23'  
= 2,254 sq. ft.



**Front loaded**

No garage

Lot size: 68' x 29' = 1,972 sq. ft.

# Market Rate Housing Program

# Range of Housing Types



Larger



Smaller  
Single Family



Small Lot



Larger  
Townhomes



Smaller  
Townhomes



Stacked  
Flats

# SHA Programming Options

	Option 1	Option 2	Option 3
	# Units	Market Mix	Total Mix
<b>Market Rate Housing</b>			
Flats: Apartments	0	0%	0%
Flats: Condominiums	0	0%	0%
Market Rate Townhomes in Leisey	28	30%	14%
Townhomes: Small	0	0%	0%
Townhomes: Large	0	0%	0%
Single Family: Small Lot	36	39%	18%
Single Family	15	16%	8%
Single Family: Large	14	15%	7%
	93	100%	47%
<b>Affordable</b> <sup>1</sup>			
Habitat: Families - Townhomes (10-20)	20	10%	11%
AHA: Families - Townhomes (20-40)	30	15%	17%
AHA: Singles - Studios (45-65)	55	28%	0%
AHA: Singles - Studios in Harvey (45-65)	0	0%	32%
<b>Affordable Total</b> <sup>1</sup>	105	53%	60%
	198	Flats %	Flats %
		TH %	TH %
		SF %	SF %
<b>Total</b>			
	105	174	218
	48%	25%	47%
	25%	47%	28%
	0%	5%	3%
	52%	100%	52%

Note 1: The total affordable units in the three options is shown at a constant level of 105 units. However, final numbers for each of the affordable housing components will vary based on balancing several factors including: BRAC regulations and requirements; the City's commitment to the King County 10 Year Plan to End Homelessness; policies in the City's Consolidated Plan that determine how federal funds are allocated; policies outlined in the City's Comprehensive Plan that determine land use; City policies on the siting of low-income units; and the financial realities of creating a successful mixed income community and of funding and operating successful housing for the homeless. Currently the range being considered for each program is: Habitat 10-20 units; AHA Families 20-40 units and AHA Singles 45-65 studios. The target of 66-100 homeless units includes AHA Family units and AHA Singles units but does not include Habitat homes.

Leisy Hall



Possible 28 Townhouses

Market Rate Housing Program

# Site Alternatives



# Zoning Considerations

## Existing Zoning: Single Family 7,200

- Allows:
  - Single family housing on 7,200 sq.ft. lots
  - Reuse of existing structures (not counted in unit calculation)

## Option: Planned Residential Development (PRD)

- Allows:
  - Same allowed number of units
  - Same reuse of existing structures
  - Flexibility in lot size and layout; can achieve more open space
  - Townhouses allowed outside 100 ft. buffer from existing single-family
  - 20% density bonus for affordable housing and/or useable open space

# Developable Areas Calculation



# Property Boundaries

Back of Veteran's  
Administration



Cemetery edge



# Site Alternatives



# Constants

- ▶ Protect forested areas & significant trees
- ▶ Sustainable design
- ▶ Strong pedestrian connections to Discovery Park
- ▶ Neighborhood compatible architectural character
- ▶ Pedestrian friendly safe streets
- ▶ Single family homes along 36<sup>th</sup>
- ▶ Native American Sensitivity



# Site Alternatives

	<b>Option 1</b> <b>“East / West”</b>	<b>Option 2</b> <b>“North / South”</b>	<b>Option 3</b> <b>“Hybrid”</b>
Senior Housing*	West Parcel	Harvey	West Parcel
Family Housing	Scattered	West Parcel	Scattered
Harvey Hall*	Out	In	Out
Leisy Hall*	In	Out	Out
Total Units	200	180	220
South Access	Texas Way	Both	Texas Way
Grid*	East / West	North / South	Hybrid
North End*	East / West grid	North / South grid	East / West streets North / South swale & ped
Parks	One Medium	Smaller	Viewpoint Park
Greenway	Small East / West	North / South	Viewpoint Park
Storm Water	Vault	Pond	System
VA Property	No	No	Market Homes on Texas Way

# Site Alternatives

# Site Alternatives



# Site Alternatives

# Ft. Lawton Master Plan Guiding Principles

## Community

- ▶ Blend / integrate new development with adjacent neighborhoods and Discovery Park
- ▶ Enhance neighborhood quality & values through master planning approach
- ▶ Create a Safe Community
- ▶ Maintain / enhance home property values with good master planning.
- ▶ Plan for impacts on community (schools, police, traffic, etc.)

## Housing

- ▶ Provide a diversity of housing options -- including a mix of market rate, affordable, self-help and homeless housing
- ▶ Blend new housing into fabric of surrounding community. Avoid 'Urban Village' character.
- ▶ Blend affordable housing into community in a natural way
- ▶ Reuse existing buildings if feasible
- ▶ Build "Built Green" Homes

## Circulation

- ▶ Create pedestrian friendly & safe streets
- ▶ Minimize negative traffic impact (from new homes or FLARC) on existing neighborhood streets
- ▶ Improve Government Way entry to Discovery Park
- ▶ Improve public transit service
- ▶ Increase connections to local pedestrian and bike trails (e.g. Discovery Park)

## Open Space / Environment

- ▶ Create a green & environmentally sensitive community. Minimize carbon footprint.
- ▶ Provide adequate parks and open spaces for new community residents. Balance clustered housing with open space.
- ▶ Protect existing specimen trees, forested areas and wildlife habitat areas
- ▶ Improve wildlife corridor connections between Kiwanis Ravine & Discovery Park
- ▶ Repair site topography & natural drainage

# Traffic Implications



## Veterans Administration Building (May 31)

- ▶ Current Fort Lawton daily trips: 150 – 300
- ▶ Department of Veterans Affairs (FLARC)
  - » Administrative & Clinical functions
  - » Regular staff: 145 – 150 (i.e. commute trips)
  - » Visitors: 170 – 235 (i.e. during the day trips)
  - » Total: 320 – 385

# Current Traffic Volumes

- No official counts for W. Government Way & 36<sup>th</sup> Avenue W/Texas Way



- Estimated 1,600 – 2,000 daily vehicles daily

- ***About 3 cars per minute in PM peak hour***

- Likely dramatic variations based on day and time of year



# Trip Generation: Includes Base Redevelopment, VA Growth & Capehart Relocation

	Daily Housing Trips	PM Peak Hour Housing Trips	New Daily VA Trips	New PM Peak Hour VA Trips	Capehart Daily Trips	Capehart Peak Hour Trips	Net New PM Peak Hour Trips
<b>Scenario 1</b>	1,070	110	350	35	-380	-50	<b>95</b>
<b>Scenario 2</b>	1,000	95	350	35	-380	-50	<b>80</b>
<b>Scenario 3</b>	1,160	125	350	35	-380	-50	<b>115</b>
<b>Scenario 3A</b>	1,180	125	350	35	-380	-50	<b>115</b>

*Estimates based on Institute of Transportation Engineers: Trip Generation Manual*

*Note: ITE estimates are based on suburban land uses and often over estimate trip generation in areas with good transit and bicycle and pedestrian access/connections.*

# Draft Concept Plan

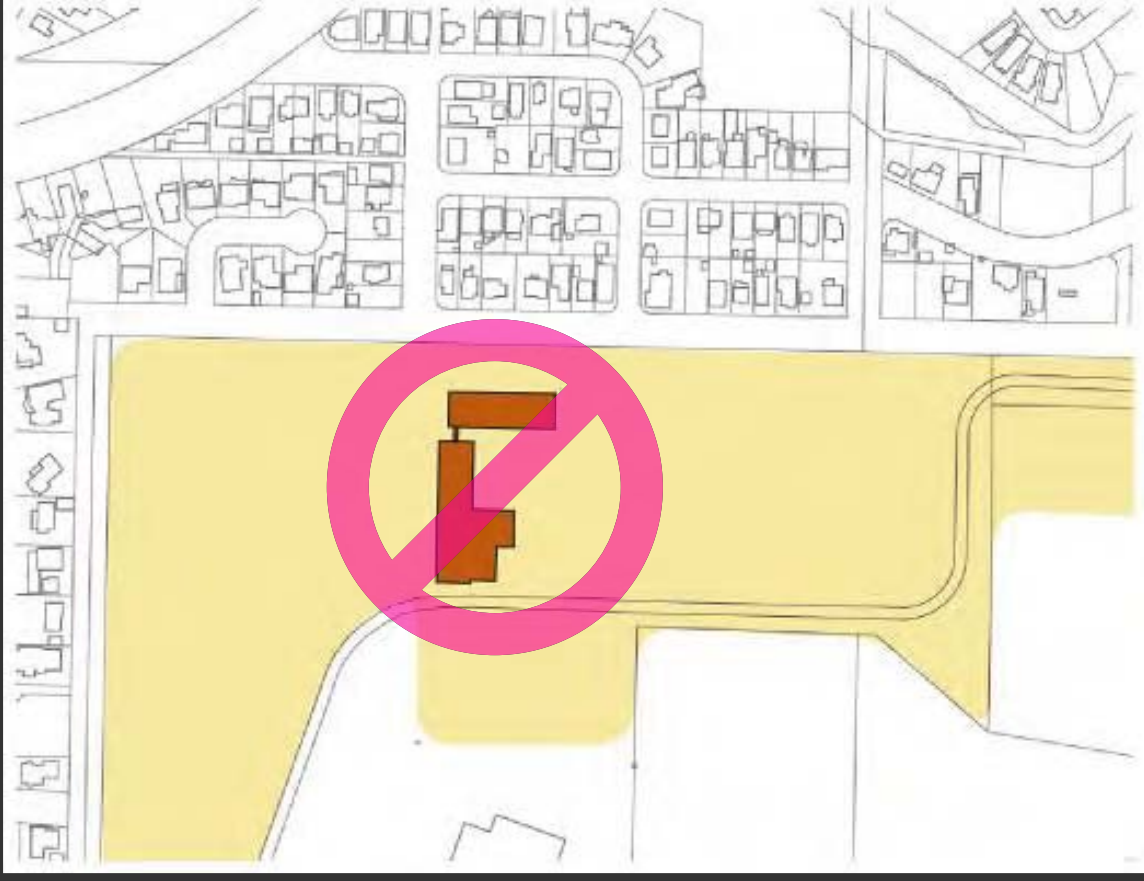
# AHA Elder Housing Decision: West Parcel

- ✓ Adjacent to Veterans Administration
- ✓ Away from existing neighborhood
- ✓ Building scale
- ✓ Potential for efficient building
- ✓ Economics

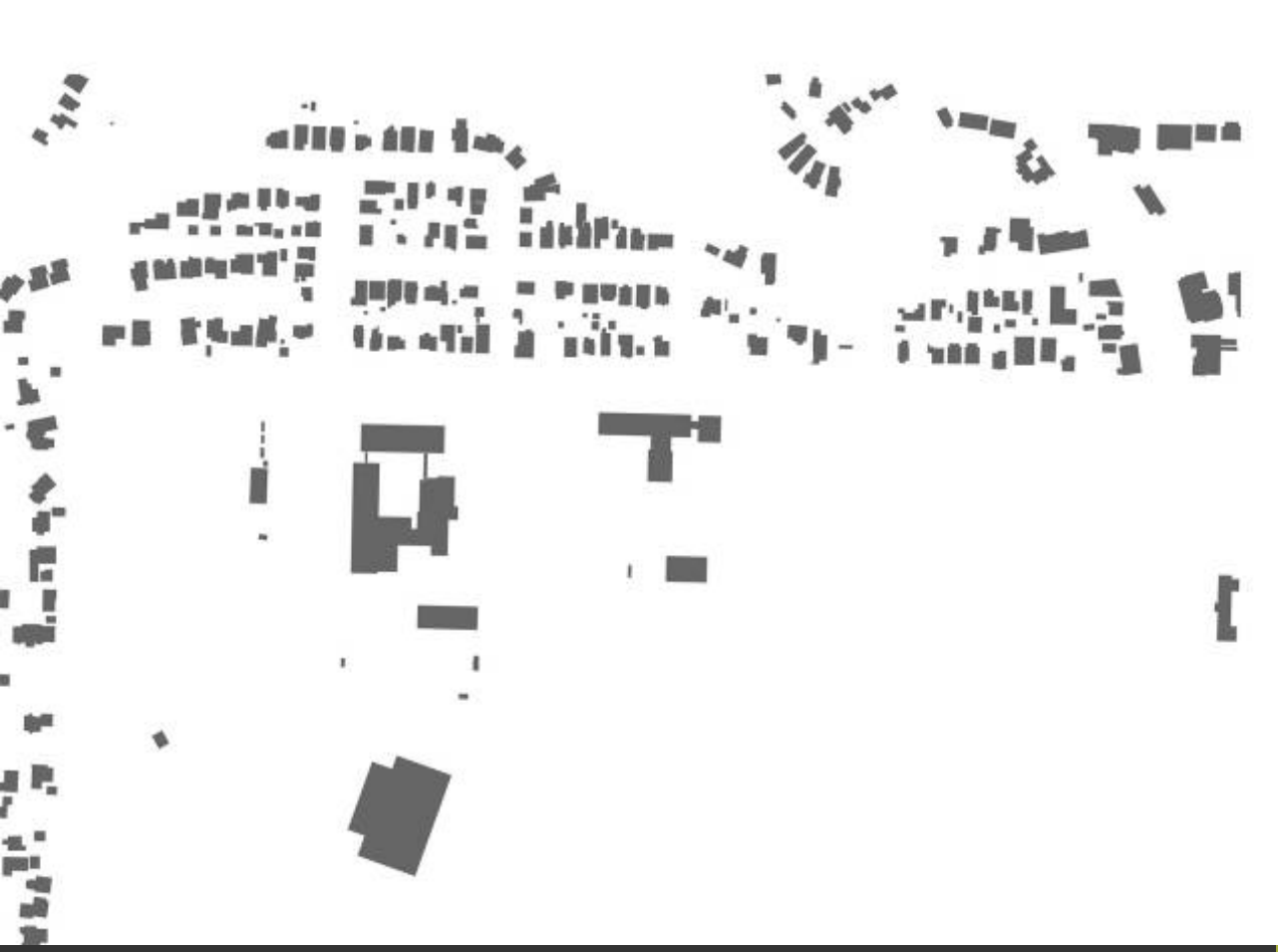


# Leisy Hall Decision: No Reuse

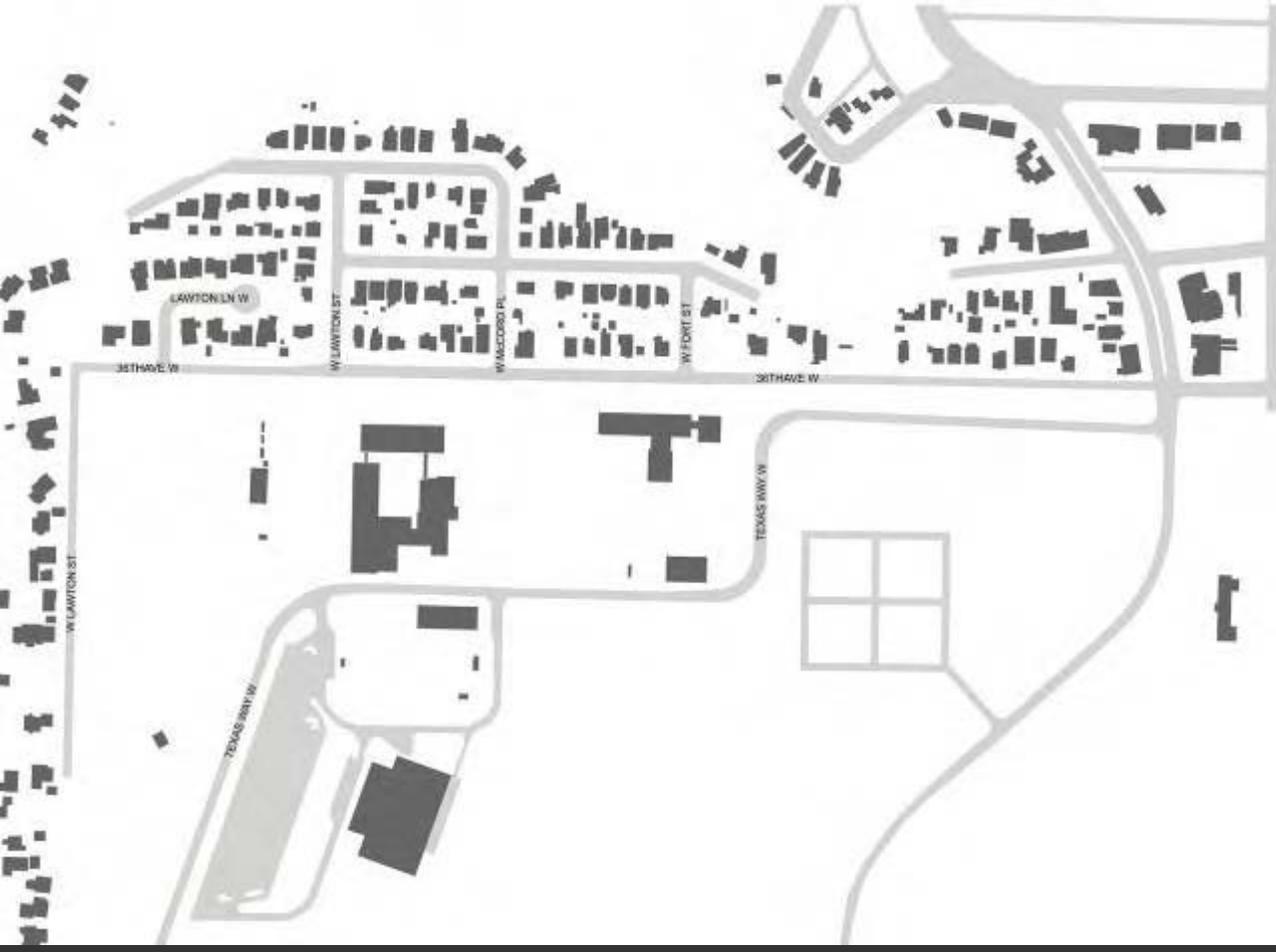
- ✓ Allows topography repair
- ✓ Allows better site circulation
- ✓ Minimizes 36<sup>th</sup> Ave. trips
- ✓ Reduces parking lots
- ✓ Seismic issues
- ✓ Economics
  - ✓ Uncertain Market
  - ✓ Cost



# Kiwanis Ravine – Fort Lawton Figure Ground



# Existing Streets





# Forest & Trees



# Cleared Site



# New Street Network



Draft Concept Plan



# 27<sup>th</sup> Avenue West Bio-Swale



Draft Concept Plan

# New Street Trees / Green Space Plan



Draft Concept Plan

# Draft Concept Plan



# Draft Concept Plan

# Draft Concept Plan

- ▶ 14 – 6 Large Single Family
- ▶ 15 – 10 Mid-sized Single Family
- ▶ 50 – 50 Small Single Family
- ▶ 17 – 42 Large Townhomes
- ▶ 12 – 17 Smaller Townhomes
- ▶ **108 – 125 Market Rate Units**
- ▶ 6 – 6 Habitat Townhomes
- ▶ 30 – 30 AHA Townhomes
- ▶ 50 – 55 Senior Studios
- ▶ **86 – 91 Affordable Units**
- ▶ **194 – 216 Total Units**





# Large Single Family

- ▶ 6 Large Single Family lots



# 5,000 SF Single Family

- ▶ 11 – 5,000 square foot  
Single Family lots



# Small Single Family

- ▶ 48 Small Single Family lots



# Large Townhomes

- ▶ 36 Large Market-rate Townhomes (18 duplexes)



# Smaller Townhomes

- ▶ 18 Smaller Market-rate Townhomes (9 duplexes)



# Habitat & AHA Townhomes

- ▶ 6 Habitat Townhomes  
(3 duplexes)
- ▶ 30 AHA Family  
Townhomes (15 duplexes)
- ▶ 36 Total Units



# AHA Senior Studios

- ▶ 50 – 55 AHA Senior Studio Apartments



# Draft Concept Plan

- ▶ 14 – 6 Large Single Family
- ▶ 15 – 10 Mid-sized Single Family
- ▶ 50 – 50 Small Single Family
- ▶ 17 – 42 Large Townhomes
- ▶ 12 – 17 Smaller Townhomes
- ▶ **108 – 125 Market Rate Units**
- ▶ 6 – 6 Habitat Townhomes
- ▶ 30 – 30 AHA Townhomes
- ▶ 50 – 55 Senior Studios
- ▶ **86 – 91 Affordable Units**
- ▶ **194 – 216 Total Units**

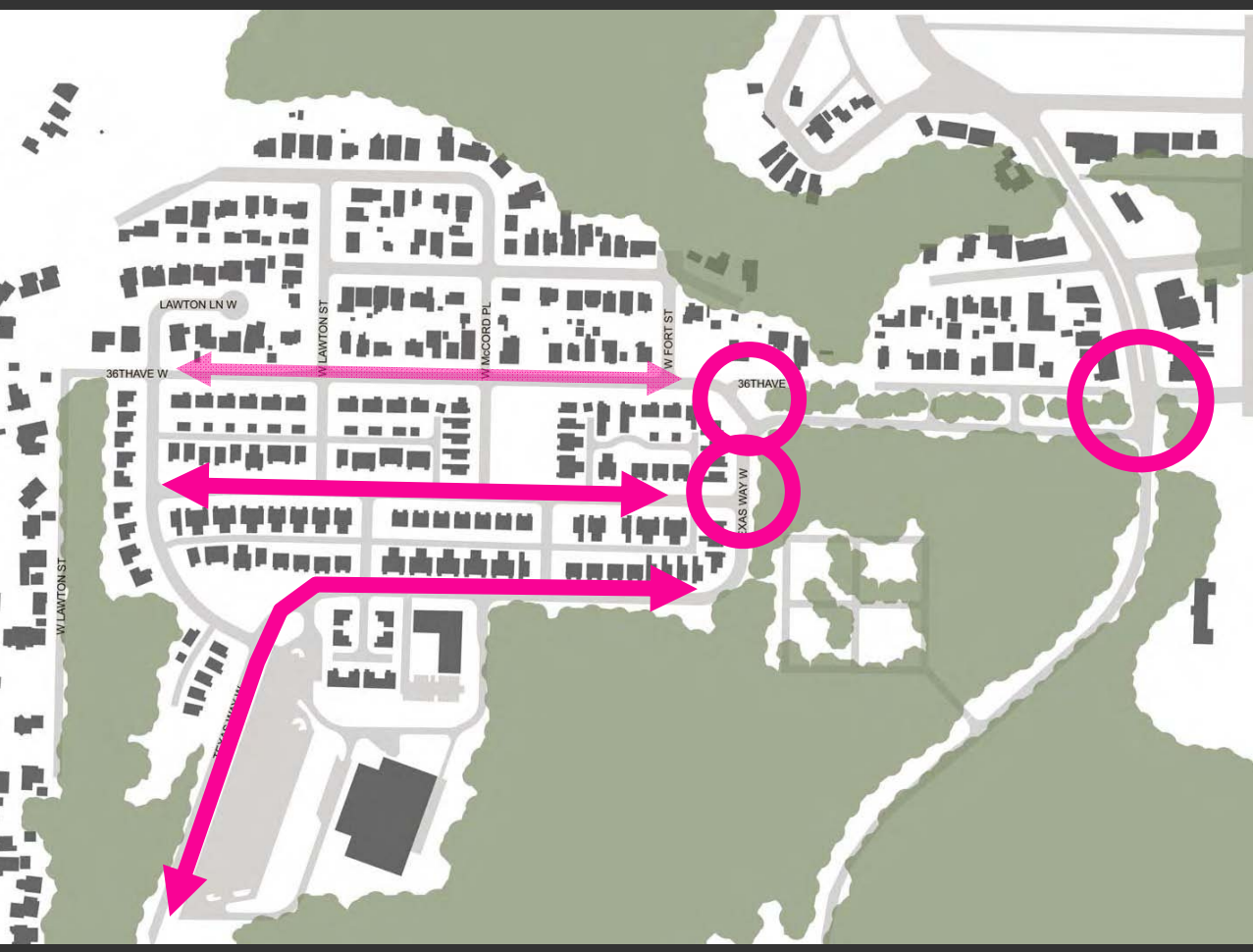




# Circulation Issues

# North – South Travel & Connections

- Southern Access: Texas Way West
- Northern Access: 40<sup>th</sup> Avenue West
- N – S Travel:
  - » Texas Way West
  - » New 37<sup>th</sup> Avenue West
  - » 36<sup>th</sup> Avenue West
- Key Intersections:
  - » Texas Way & 36<sup>th</sup> Avenue
  - » Texas Way & 37<sup>th</sup> Avenue
  - » Texas Way & Government Way (TBD)



## East – West Travel

- No Direct Routes
- 20 Homes closer to 36<sup>th</sup> than 37<sup>th</sup> (all by 2 of w/garages on alleys)
- Many choices means little volume in any one place
- Adds options for existing homeowners



# East – West Connections

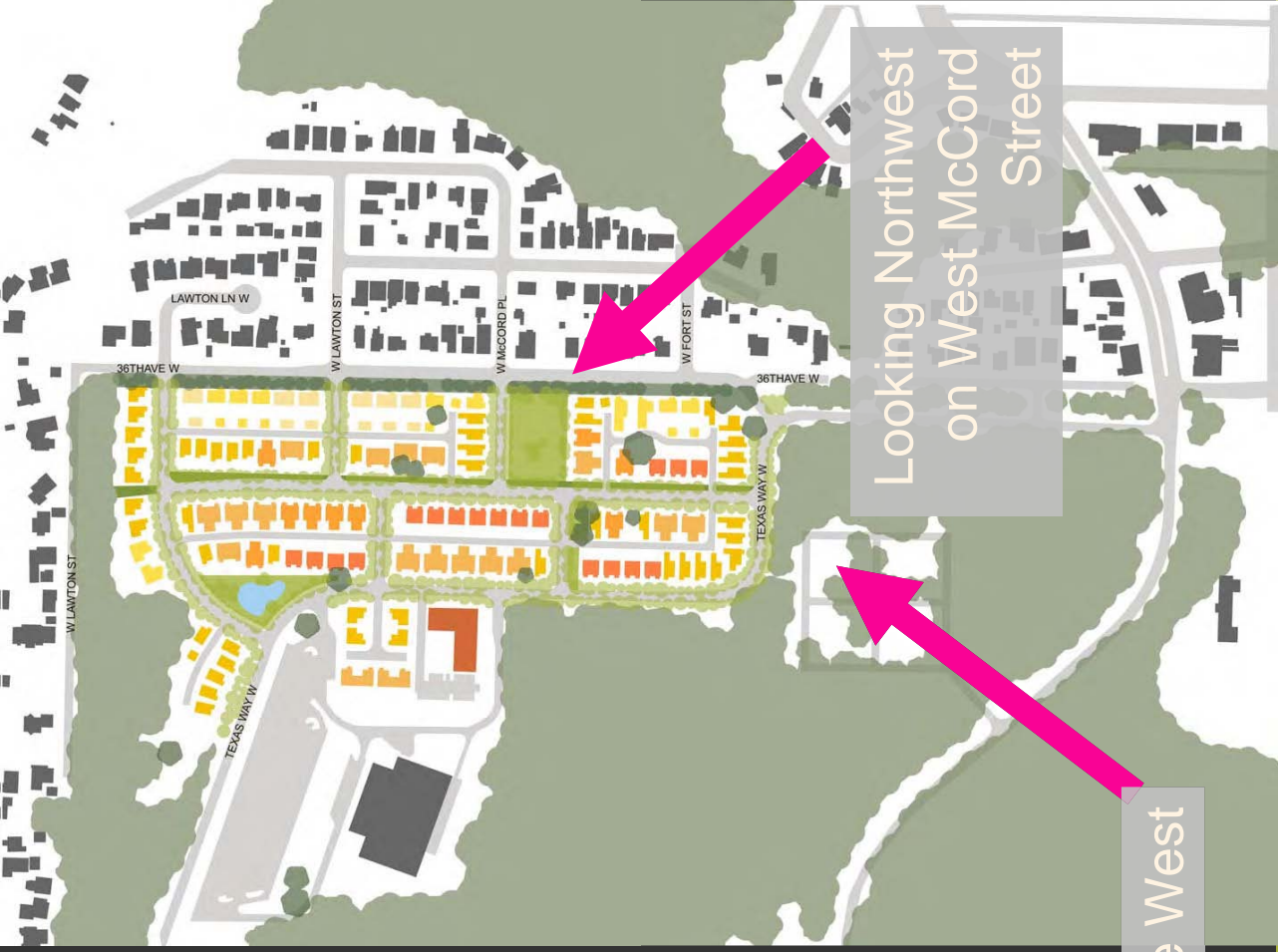
## Four Connection Points

- West Lawton Lane
- West Lawton Street
- West McCord Street
- Texas Way West



**Character**

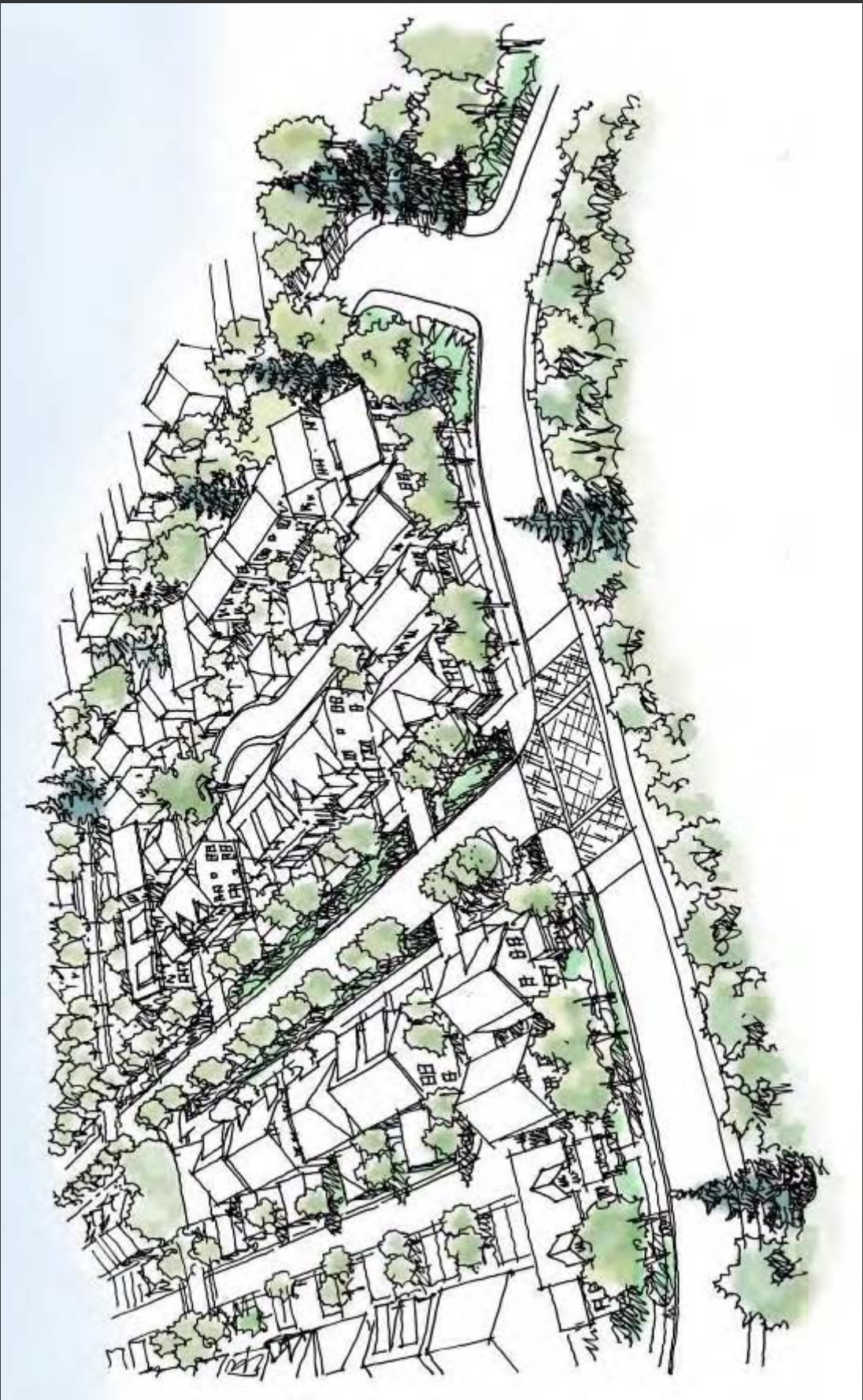
# Character Sketches



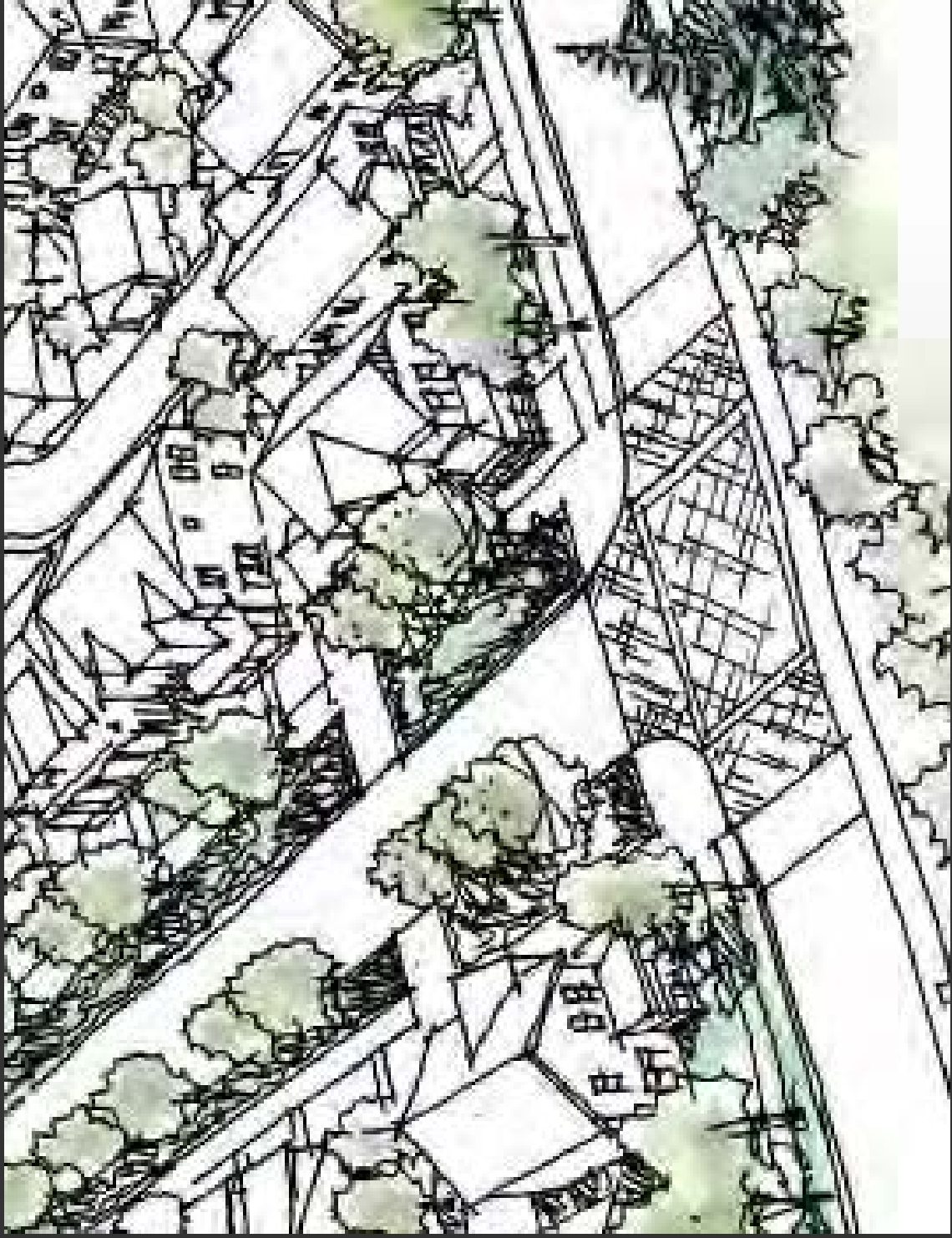
Looking Northwest  
on West McCord  
Street

Looking Northeast on 37<sup>th</sup> Avenue West

# Character Issues



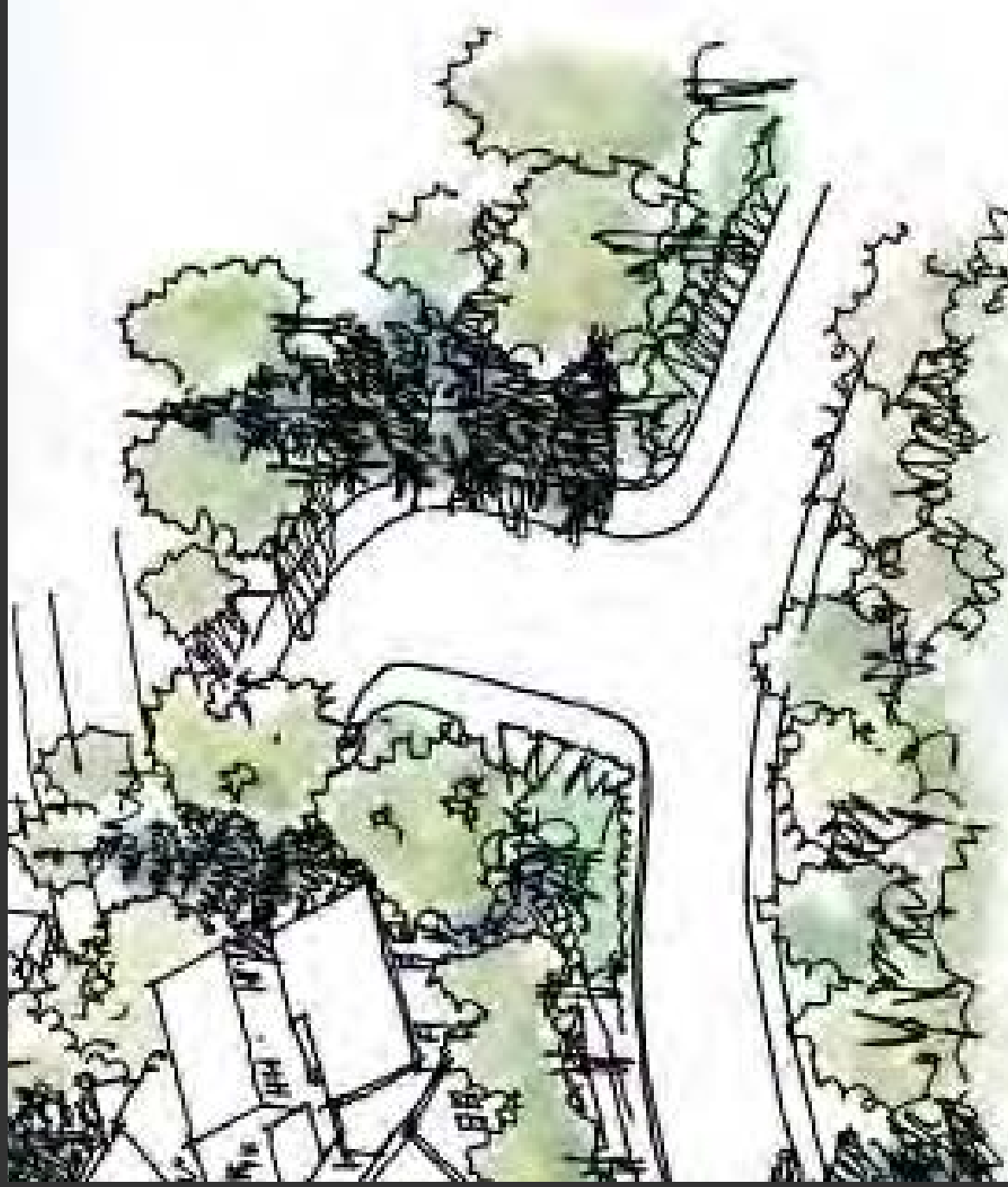
Looking Northeast on 37<sup>th</sup> Avenue West



# Looking Northeast on 37<sup>th</sup> Avenue West

EDAW | AECOM



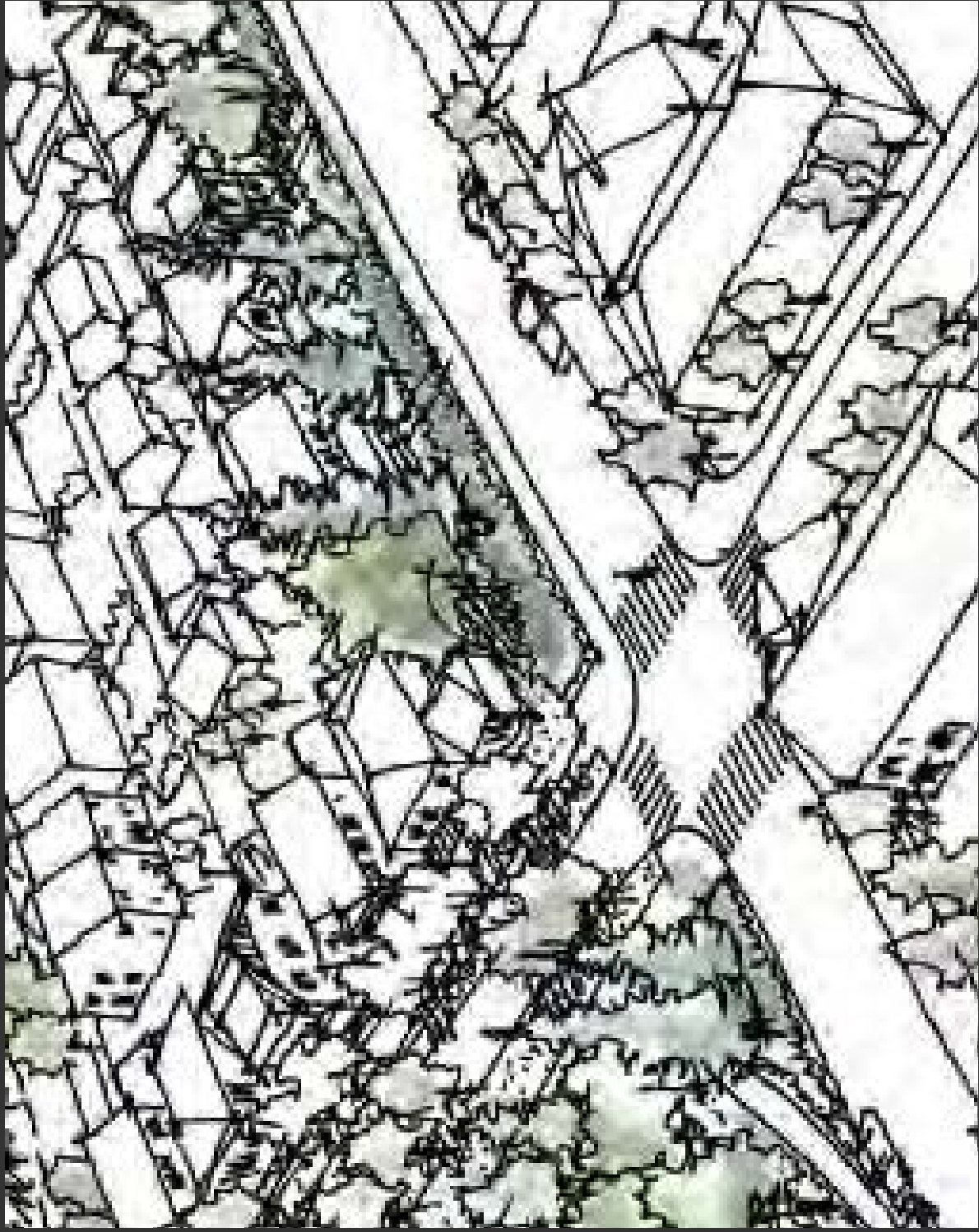


Looking Northeast on 37<sup>th</sup> Avenue West

EDAW | AECOM



Looking Northwest on West McCord Street



Looking Northwest on West McCord Street



Looking Northwest on West McCord Street



Looking Northwest on West McCord Street



Looking Northwest on West McCord Street

# 36<sup>th</sup> Avenue Treatment

# Existing 36th Avenue Berm

## Assets

- Strong visual buffer between neighborhood & military uses
- Maturing trees
- Potential wildlife corridor

## Liabilities

- Limited Visibility
- Potential hiding place
- Too densely planted (needs thinning)
- Limits connection to new neighborhood



# 36th Avenue Treatment



# Proposed 36<sup>th</sup> Avenue Berm

## Existing Berm Challenges

- Berm created as screen for military vehicle storage
- Dense planting stunts growth as trees mature
- Limited visibility – possible safety issue
- Dominated by younger Douglas Firs – limited tree mix
- No pedestrian amenities



# Proposed 36<sup>th</sup> Avenue Berm

## Wildlife Habitat Modifications

- Thin to improve structure as existing trees mature
- Plant additional tree species for structural variety
- Plant native shrub layer for forage
- Addition of wet meadow species in swale



# Proposed 36<sup>th</sup> Avenue Berm

## People Habitat Modifications

- Add sidewalk
- Add swale to manage stormwater and separate sidewalk from street
- Thin lower limbs to improve visibility
- Houses facing on street for neighborhood character



# East – West Connections

## Four Connection Points

- West Lawton Lane
- West Lawton Street
- West McCord Street
- Texas Way West



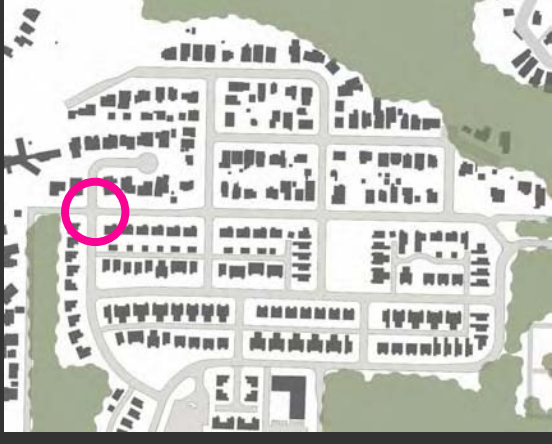
# West Lawton Lane

## Challenges

- Grade drops to west
- Berm created as screen for military vehicle storage
- Dominated by younger Douglas Firs

## Opportunities

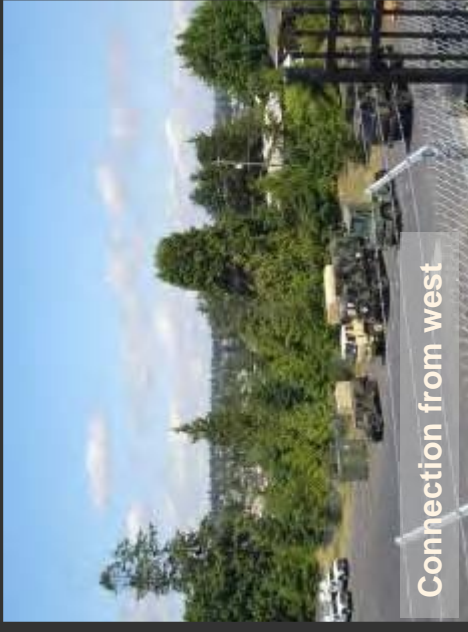
- Secondary connection for northeast neighborhood
- Regrade for safety and visibility
- Enhance habitat by replanting for structure and species diversity



36th looking north



Lawton Lane looking west



Connection from west

# 36th Avenue Treatment

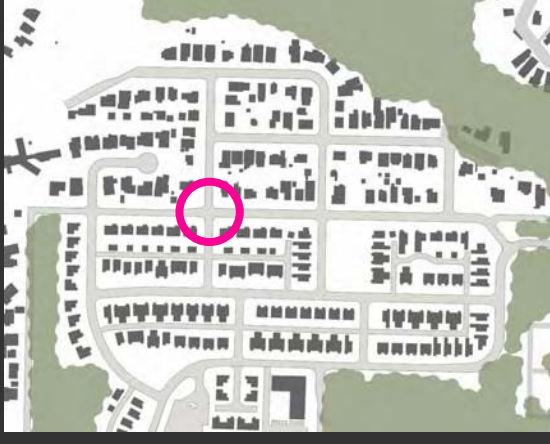
# West Lawton Street

## Challenges

- Big grade change at rockery
- Conflicts with VA driveway if extended to Texas
- Large Hemlock with good form

## Opportunities

- Secondary connection for northeast neighborhood
- Maintains pedestrian scale block size
- Extends existing neighborhood pattern



36<sup>th</sup> looking north



Lawton St looking west



Connection from west

# 36<sup>th</sup> Avenue Treatment

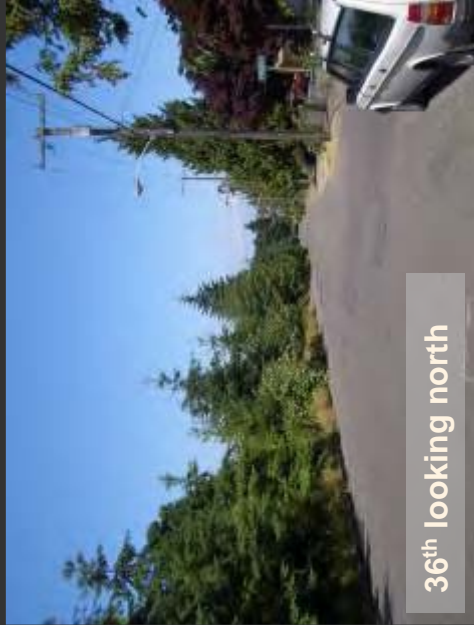
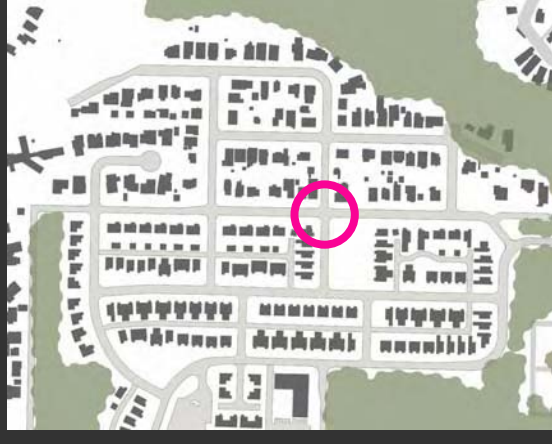
# West McCord Street

## Challenges

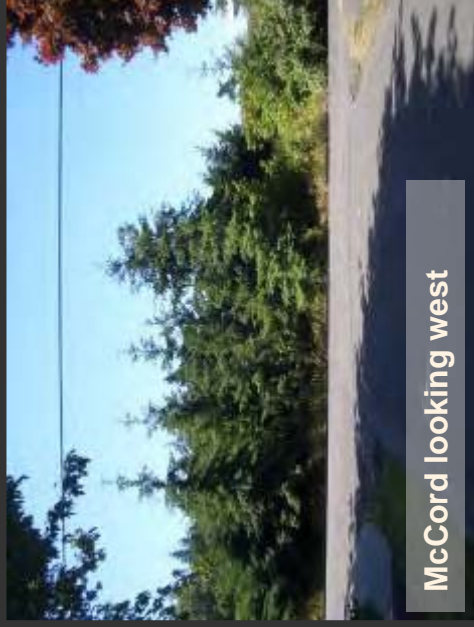
- Established mixed vegetation difficult to replant

## Opportunities

- Central connection for new and old neighborhoods
- Open old neighborhood to new park and possible future connection to Discovery park



36<sup>th</sup> looking north



McCord looking west



Connection from west

# 36<sup>th</sup> Avenue Treatment

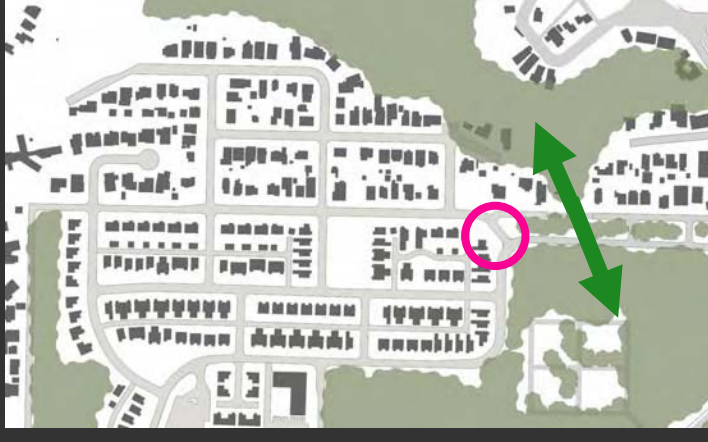
# Texas Way West to 36<sup>th</sup> Ave West

## Challenges

- Extensive grading required
- Need to coordinate with infrastructure
- Loss of existing oak
- Need to meet SDOT standards
- Cost

## Opportunities

- Improve habitat connection from Kiwanis Ravine to Discovery Park through:
  - Tree planting
  - Reduced Traffic
- Reduce cut-through traffic on 36<sup>th</sup>
- Reduce pavement on south leg of 36<sup>th</sup>
- Create “Green Gateway” for old and new neighborhood





# Texas Way to 36<sup>th</sup> Ave

## Proposed connection

- Tie in at curve of Texas Way
- Ten percent grade down to 36<sup>th</sup> Ave
- “Tail” to south provides access to existing houses south of Harvey.



From Texas



From 36th



From 36th

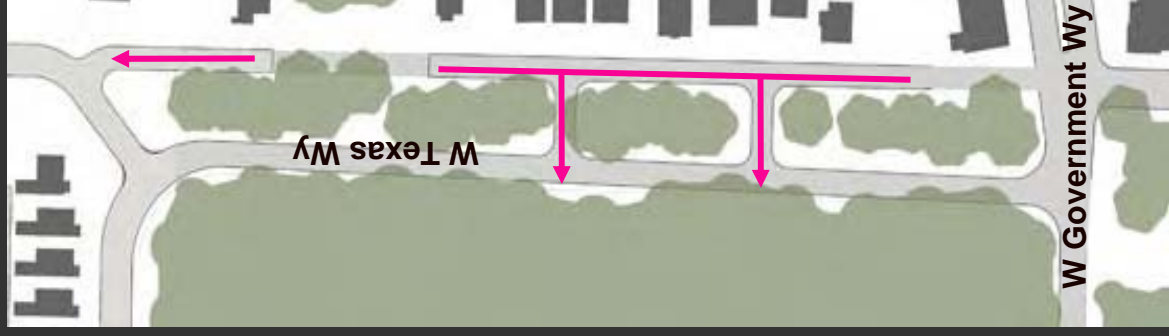


Visibility in both directions

# Texas Way to 36th Ave

## South of Kiwanis Ravine

- Two possible access points
- Create safe access for all vehicles
- Provide sufficient parking
- Minimize pavement
- Allow for additional landscaping and tree planting



North



South

**Open Space**

# Open Space

- ▶ 21% of site (6.2 acres) dedeed to City Parks Department
- ▶ 2 new parks
- ▶ Kiwanis Ravine extension
- ▶ Substantial Net Gain in Trees
- ▶ Enhanced Berm
- ▶ Planting strategy (trees & undergrowth)
  - » Mixed species
  - » Native plants
- ▶ N – S view corridors
- ▶ Potential Park trail connection
- ▶ More natural grading
- ▶ Native American sensitivity



# Impacts

# Community Goals (March 29 & April 26)

## Community

- ✓ Reflect neighborhood **character**
- ✓ Maintain home **property values** in this community
- ? Keep current **zoning**
- ✓ Enhance neighborhood **quality & values**
- ✓ Ensure a **family safe** environment

## Housing

- ✓ Optimize **residential mix**
- ✓ **Mix incomes** in a natural way
- ✓ Offer **diverse housing** choices for incomes, ages, & family sizes
- ✓ **Limit** total development
- ✓ **Blend** new development with existing neighborhood

## Circulation

- ? Minimize neighborhood **traffic**
- ✓ Improve entry to **Discovery Park**
- ✓ Offer multiple circulation **choices**
- ✓ Create pedestrian **friendly & safe** streets
- ✓ Minimize impact of the **Veteran's Administration** building & traffic

## Open Space / Environment

- ✓ Protect existing **forested areas**
- ✓ Improve **wildlife corridors** between Kiwanis Ravine & Discovery Park
- ? Increase **trails** into Discovery Park
- ✓ Improve **trees, vegetation, & habitat** across the site
- ✓ Repair site **topography** & natural **drainage**
- ✓ Create a **green & environmentally sensitive** community

# Guiding Principles

## Community

- ✓ **Blend / integrate** new development with adjacent neighborhoods and Discovery Park
- ✓ **Enhance neighborhood quality** & values through master planning approach
- ✓ Create a **Safe** Community
- ✓ Maintain / enhance **home property values** with good master planning.
- ✓ **Plan for impacts** on community (schools, police, traffic, etc.)

## Circulation

- ✓ Create **pedestrian friendly & safe** streets
- ✓ **Minimize negative traffic impact** (from new homes or FLARC) on existing neighborhood streets
- ✓ Improve Government Way **entry to Discovery Park**
- ✓ Improve **public transit** service.
- ✓ Increase connections to local **pedestrian and bike trails** (e.g. Discovery Park)

## Housing

- ✓ Provide a **diversity of housing** options -- including a mix of market rate, affordable, self-help and homeless housing
- ✓ **Blend new housing into fabric** of surrounding community. Avoid 'Urban Village' character.
- ✓ **Blend affordable housing** into community in a natural way.
- ✓ **Reuse existing buildings** if feasible
- ✓ Build "**Built Green**" Homes

## Open Space / Environment

- ✓ Create a **green & environmentally sensitive** community. Minimize carbon footprint.
- ✓ Provide **adequate parks and open spaces** for new community residents. Balance clustered housing with open space.
- ✓ Protect existing **specimen trees**, forested areas and **wildlife habitat** areas
- ✓ **Improve wildlife corridor** connections between Kiwanis Ravine & Discovery Park
- ✓ Repair site **topography & natural drainage**

# Draft Concept Plan

- ▶ 14 – 6 Large Single Family
- ▶ 15 – 10 Mid-sized Single Family
- ▶ 50 – 50 Small Single Family
- ▶ 17 – 42 Large Townhomes
- ▶ 12 – 17 Smaller Townhomes
- ▶ **108 – 125 Market Rate Units**
- ▶ 6 – 6 Habitat Townhomes
- ▶ 30 – 30 Habitat Townhomes
- ▶ 50 – 55 Senior Studios
- ▶ **86 – 91 Affordable Units**
- ▶ **194 – 216 Total Units**







Community Meeting

07.12.08

# City of Seattle

## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM



# Fort Lawton Redevelopment Plan

## Fort Lawton Redevelopment Planning Workshop

Saturday, July 12<sup>th</sup> & 19<sup>th</sup>  
8:30 am – Pre Meeting

on BRAC Process and review of prior workshops.

9:00 am – 1:00 pm – Workshop

\*\*\*\*\*

### Location July 12<sup>th</sup>

Magnolia Lutheran Church  
2414 31st Ave W

### Location July 19<sup>th</sup>

Ft. Lawton, Leisy Center  
4570 Texas Way West

\*\*Note the different locations\*\*

## How Would You Balance These Priorities at Fort Lawton?

- open space
- heron habitat
- market-rate housing
- housing for formerly homeless individuals and families

## Ft. Lawton Redevelopment Planning Workshops July 12<sup>th</sup> & 19<sup>th</sup>

The Army has named the City of Seattle as the local reuse authority for the redevelopment of Fort Lawton. The City will be incorporating all of the above features into a redevelopment plan.

For more info, visit [www.seattle.gov/neighborhoods/fortlawton/brac](http://www.seattle.gov/neighborhoods/fortlawton/brac)



City of Seattle

# Fort Lawton Community Workshop

July 19, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
Ed Cabot	2809 PERKINS LN W	283-2277	
Julia W Allen			JYJWA@COMCAST.net
PATTI CHRISTIE	4624 LAWTON 2N W	2838756	
BOB CHRISTIE	4624 " " "	" "	lolsail@aol.com
Bill Maxwell	4815 Gilman NW		MAGPOST@COMCAST.net
Laura Keller	2450 NW 5TH ST.	853 9407	Laura@frostpaw.com
Jonathan Tugler	3700 W Lawton St	283-1160	jntugler@comcast.net
monica wooten	3640 26 <sup>th</sup> PI W	201 B	wootens@comcast.net
Lisa Kjaer Schade	3515 W. Commodore Rd	281-7318	lkjaer@revenuemanagement.com
Christa Dungs			
Michelle Gonzalez	4526 36th Ave W.	949-1369	gonzalez-mich66@hotmail.com
Susanne Kromberg	2614 W. Smith St	283-3585	skromberg@usn.com
Susan Ewbank	4644 36 <sup>th</sup> Ave W	285-8104	nowitzke1@comcast.net
Sallie Bodie	3505 W Lawton	283 1254	S.Bodie@comcast.net
Elizabeth Tail			
Kevin Reynolds	4600 34 <sup>th</sup> Ave W	972 5489	reynoldskj@yahoo.com
Tiffanie Ranta	3508 W. McCord Pl	283-1203	TiffanieRanta@comcast.net
Dennis PLAPP	3425 Magnolia Blvd W.	666-4404	POB4404@Gmail.com
TED GRAY	3571 W. LAWTON	206.218.7162	TED.GRAY@AMEMORICA.com

City of Seattle

Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM

# Fort Lawton Community Workshop

July 19, 2008

## Sign In Sheet

Note: This information is subject to public disclosure requests.

Name	Address	Phone	Email
Keith Martensen	2644 Perkins Lane W	206 283-0687	SEAWAV@MSN.COM
Nance Parker	4309 34th Ave W	" 378-0177	
DON RAZ	3619 34th Ave W	206-285-4083	
MARK CRIPPONS	4519 35th Ave W	324 5110	
PETER CURRAN	3415 WEST ELMORE ST	283 2936	Peter.CURRAN@gmail.com
KC Dietz	4346 36th Ave W		dietzke@hotmail.com
Heidi Caspino	4463 36th W	284-6489	
Vera Mezich	4618 Lawton Ln W	285-9396	mezich@comcast.net
Toni & Teresa Moore	4623 Lawton Ln W	281-4358	trose.moore@comcast.net
Laurie Murray	4553-34 W	382	Pravita@Rutledge.com
Burton Fiedich	4554 - 34 W	283-8175	
Thomas Palm	9518 28th Ave W	206-783-6055	thomas-palm@gmail.com
Greg Fritzboj	4526 35th Ave W	206 352-2234	greg.f@spu.edu
Scott Schade	3515 West Commodore Way	206-281-7318	sschade@revenue.wa.gov
Duff Badgley	1900 W. NICOLE <sup>#116</sup> ST	206-283-0621	eduffbadgley@hotmail.com
Edgar Mach	4211 29th Ave W		
Stefan Kraemer	3528 W. Lawton Cir	329-1684	kraemersj@yaaho.com
Ken Burris	VA Medical Center		
Dave Fiorini	3900 W. Lawton St.	284-7621	
Jeanne Hardy	2820 E. CHAM	206 568-7553	JUCHWORKS.ORG
Judy Raymer	5409 - 42nd W	281-1140	JARaymer@msn.com

City of Seattle

Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM




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**East – West Connections**

Four Connection Points

- West Lawton Lane
- West Lawton Street
- West McCord Street
- Texas Way West

Pedestrian connection through Pocket Park at West Lawton Street

Final Redevelopment Plan

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**Final Redevelopment Plan**

Unit Type	SF	TH
Large Single Family	14	6
Mid-sized Single Family	15	10
Small Single Family	50	50
Large Townhomes	17	42
Smaller Townhomes	12	17
<b>Market Rate Units</b>	<b>108</b>	<b>125</b>
Habitat Townhomes	6	6
AHA Townhomes	30	30
Senior Studios	55	55
Homeless Units	85	85
<b>Total Units</b>	<b>194</b>	<b>216</b>

Final Redevelopment Plan

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**Housing Density**

- ▶ **Kwanis Ravine Neighborhood**
  - › 175 units
    - › 126 Single Family
    - › 49 Flats & Townhomes
  - › **28 Acres**
  - › 6.25 units/acre
- ▶ **New Fort Lawton Neighborhood**
  - › 194 – 216 units
    - › 66 – 79 Single Family
    - › 115 - 150 Flats & Townhomes
  - › **28 Acres**
  - › 7.1 – 7.5 units/acre



Final Redevelopment Plan EDAW | AECOM

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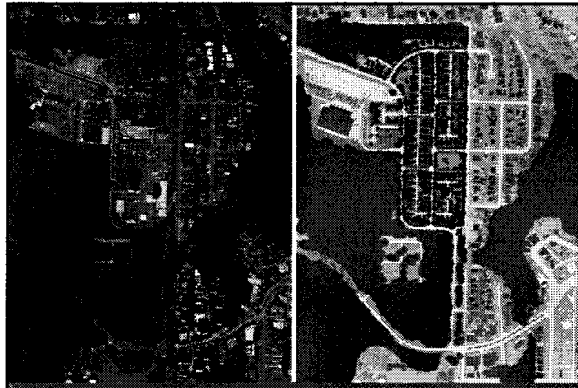
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Fort Lawton Redevelopment Plan EDAW | AECOM

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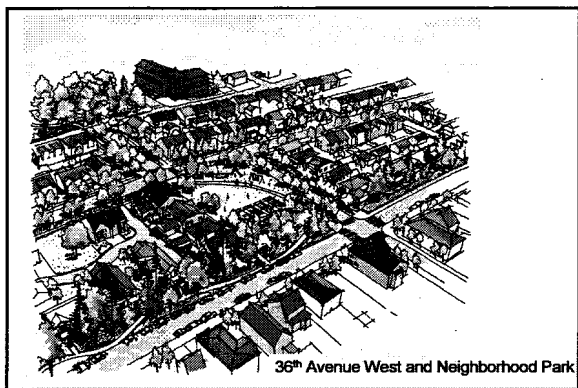
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36th Avenue West and Neighborhood Park

Fort Lawton Redevelopment Plan EDAW | AECOM

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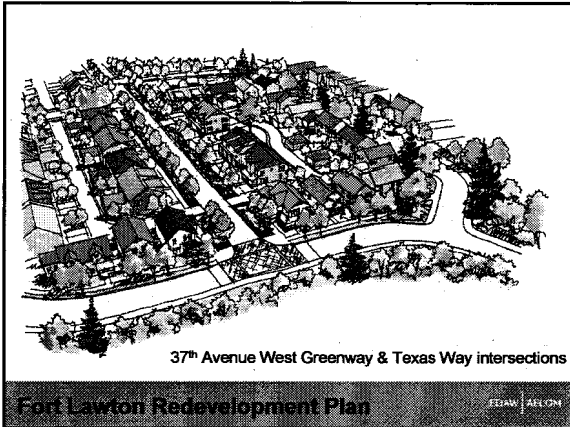
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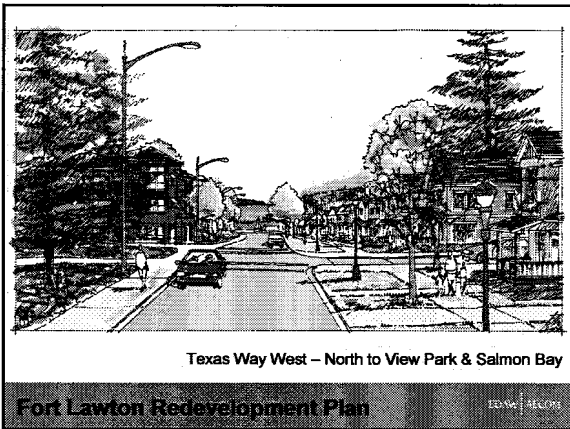
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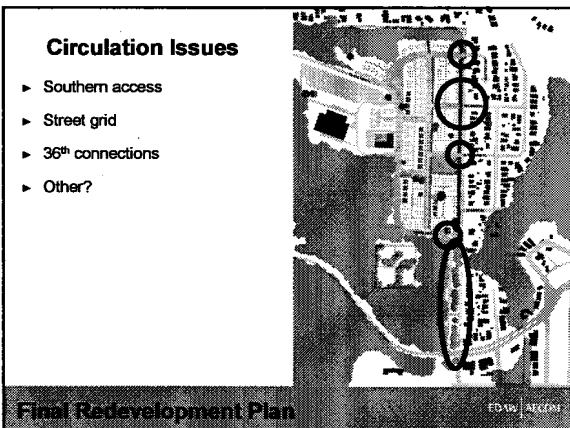
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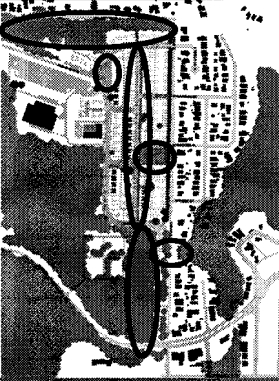
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**Open & Green Space**

- ▶ Forested Habitat
- ▶ New Parks
- ▶ Greenway
- ▶ Existing and New Trees
- ▶ Other?



Final Redevelopment Plan EDWARDS & KELCEY

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**Housing Mix**

- ▶ Market Rate
  - ▶ Single Family
  - ▶ Duplex Townhomes
- ▶ Self-Help
- ▶ Homeless
  - ▶ Family Duplex Townhomes
  - ▶ Senior Studios
- ▶ Other?



Final Redevelopment Plan EDWARDS & KELCEY

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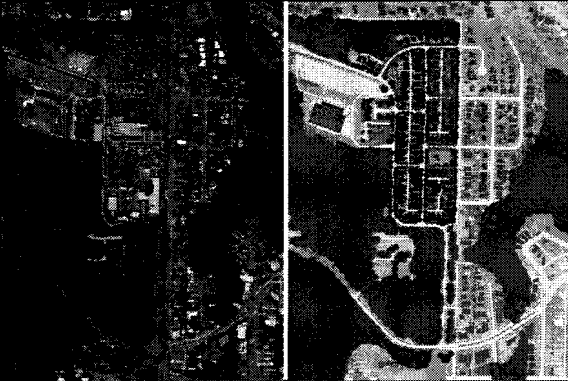
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Final Redevelopment Plan - Other Issues? EDWARDS & KELCEY

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Community Meeting

07.19.08

# City of Seattle

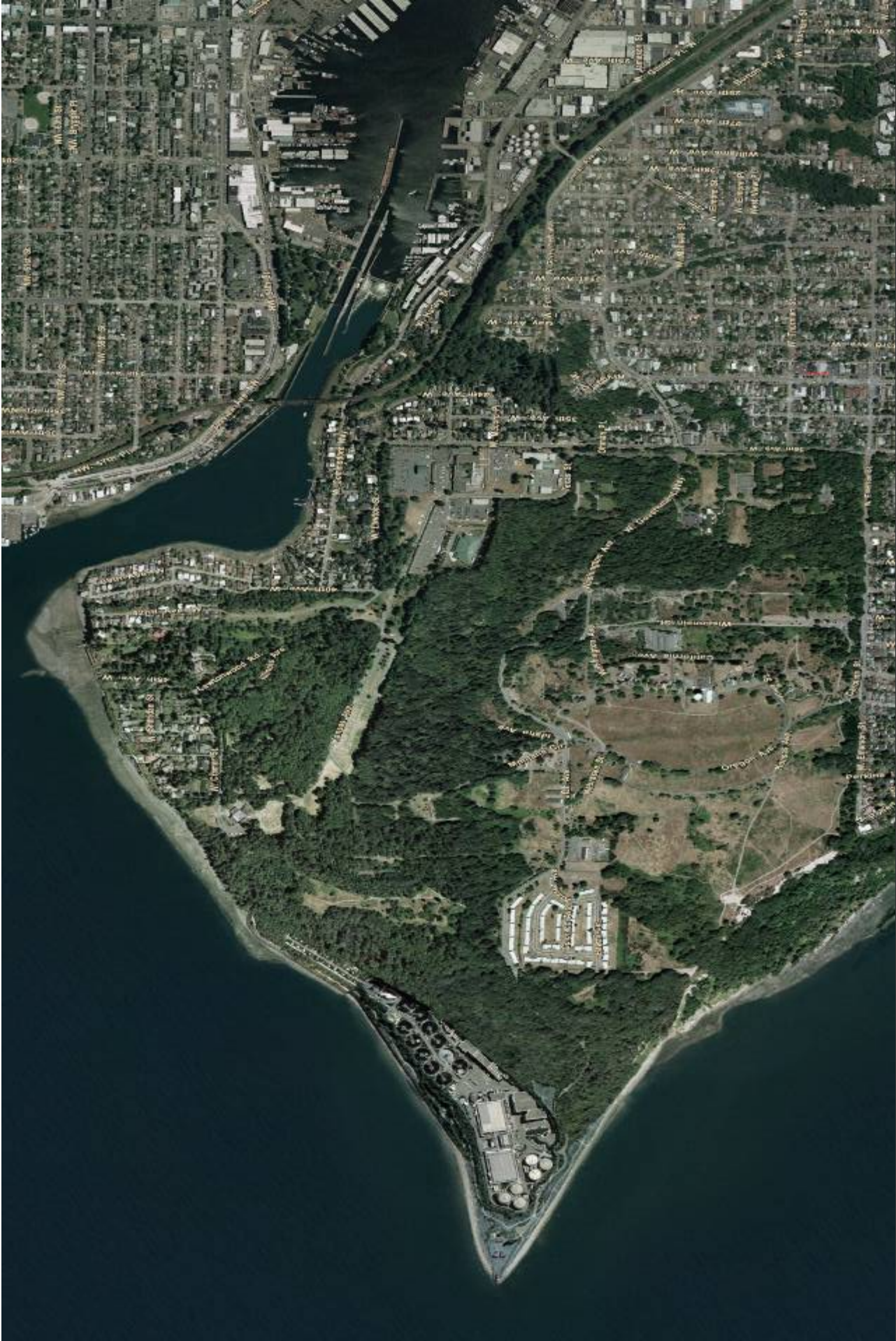
## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM



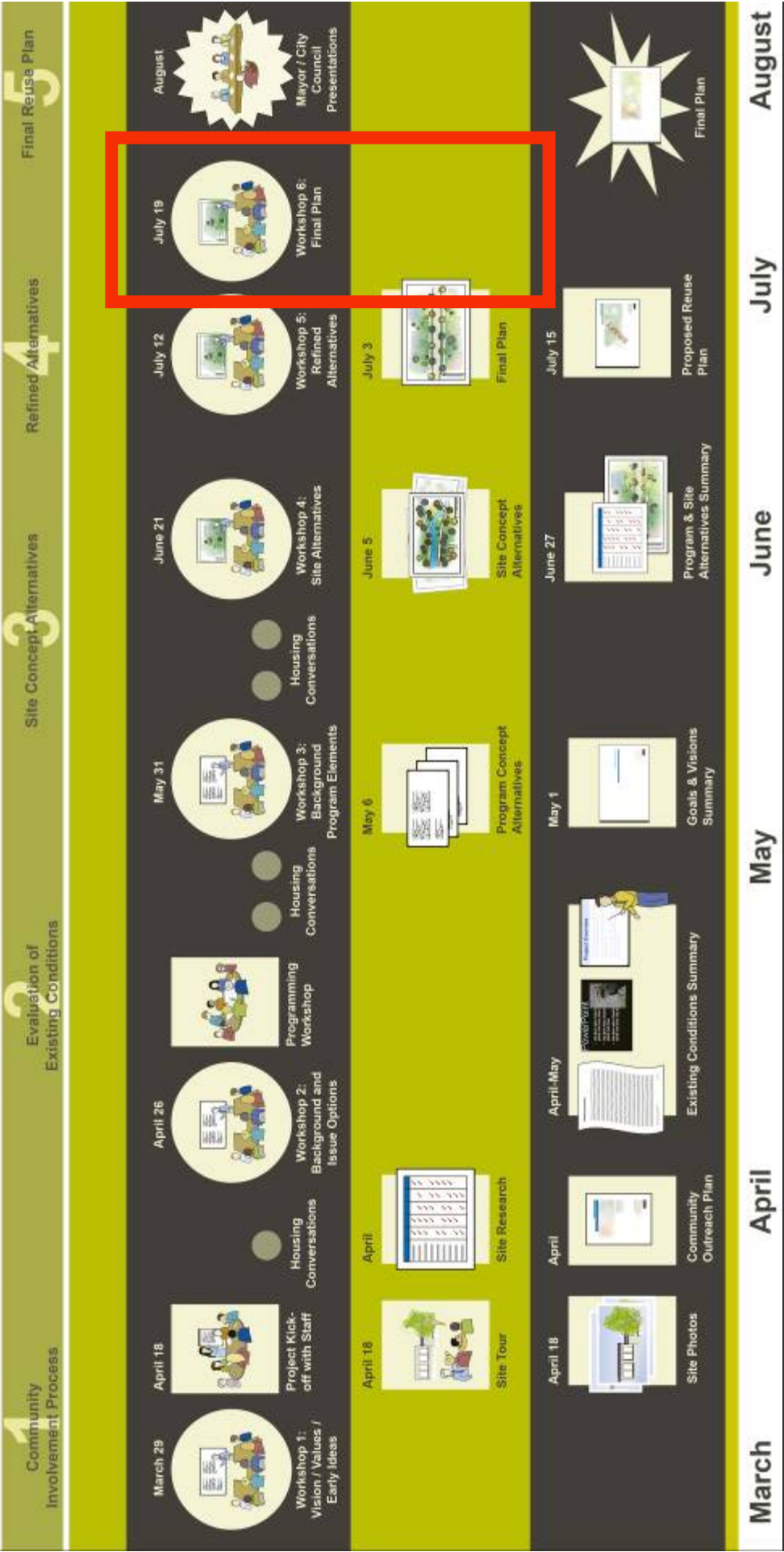
## Overview

- ▶ Process Review
- ▶ Final Redevelopment Plan
  - » Circulation
  - » Open & Green Space
  - » Neighborhood Interface
  - » Housing
    - › Market Rate
    - › Self-Help
    - › Homeless
- ▶ Impacts
- ▶ Discussion



# Process Review





# Fort Lawton Reuse Planning Process

EDAW | AECOM



# Feedback

# Community Goals for the Project (March 29 & April 26)



## Community Workshop Goals

# Community Workshop Goals (March 29 & April 26)

## Community

- ▶ Reflect neighborhood **character**
- ▶ Maintain home **property values** in this community
- ▶ Keep current **zoning**
- ▶ Enhance neighborhood **quality & values**
- ▶ Ensure a **family safe** environment

## Circulation

- ▶ Minimize neighborhood **traffic**
- ▶ Improve entry to **Discovery Park**
- ▶ Offer multiple circulation **choices**
- ▶ Create pedestrian **friendly & safe** streets
- ▶ Minimize impact of the **Veteran's Administration** building & traffic

## Housing

- ▶ Optimize **residential mix**
- ▶ **Mix incomes** in a natural way
- ▶ Offer **diverse housing** choices for incomes, ages, & family sizes
- ▶ **Limit** total development
- ▶ **Blend** new development with existing neighborhood

## Open Space / Environment

- ▶ Protect existing **forested areas**
- ▶ Improve **wildlife corridors** between Kiwanis Ravine & Discovery Park
- ▶ Increase **trails** into Discovery Park
- ▶ Improve **trees, vegetation, & habitat** across the site
- ▶ Repair site **topography** & natural **drainage**
- ▶ Create a **green & environmentally sensitive** community

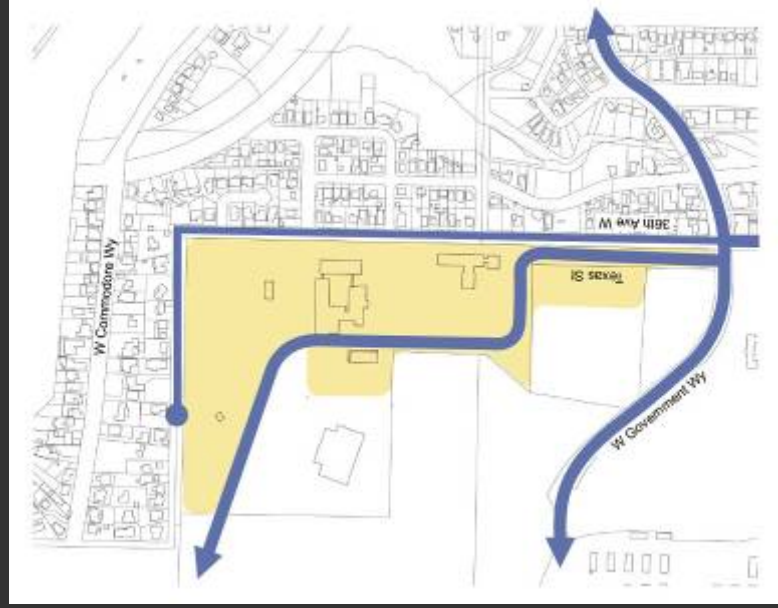
# Community Workshop Goals

# Issues Investigated (May 31)

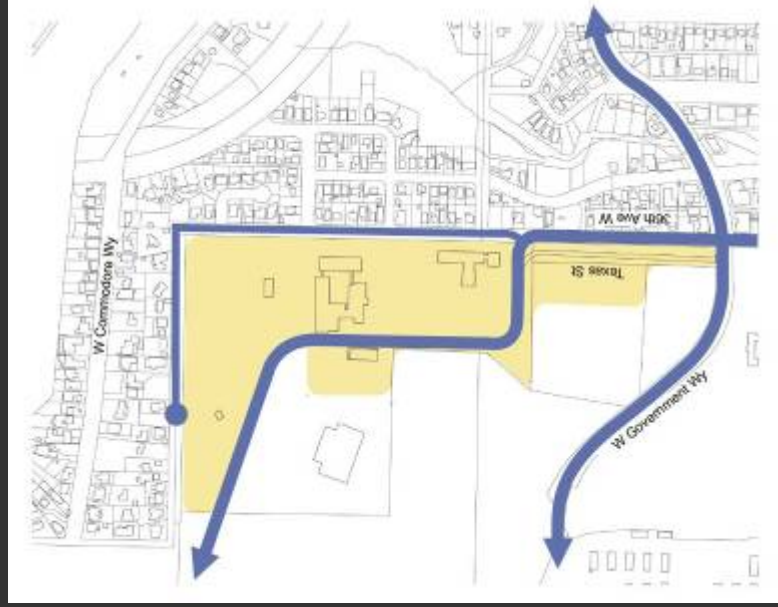
- ▶ **Cultural**
  - » Veterans Administration
  - » Existing Buildings
  - » Views
  - » Neighborhood Edges
  - » Underground Infrastructure
- ▶ **Circulation**
  - » Through Streets
  - » Bus Routes
  - » Bicycle Routes
  - » Trails
- ▶ **Natural**
  - » Forested Areas
  - » Habitat Connections
- ▶ **Geology / Topography**
  - » Topography
  - » Existing Site Grading
  - » Steep Slopes
  - » Soil Profile



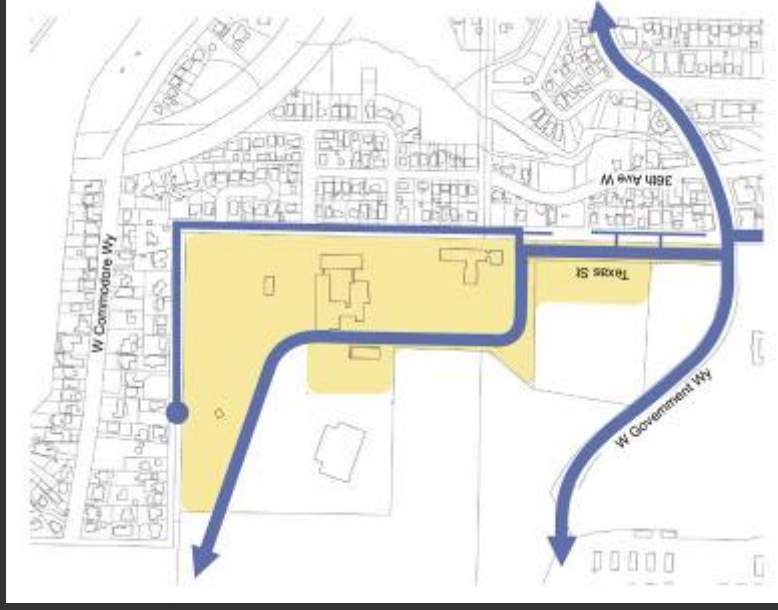
# Site Access Options (May 31)



A: Texas Way & 36<sup>th</sup> Ave.



B: 36<sup>th</sup> Avenue Only



C: Texas Way with  
36<sup>th</sup> Ave. Driveways

# Internal Circulation Options (May 31)



Connected  
Neighborhood



Pedestrian  
Connections  
Only



Pedestrian  
Connections to  
Veterans  
Administration



Separate  
Neighborhoods

## Internal Circulation

# 36<sup>th</sup> Avenue Treatment Options (May 31)

Completed Evergreen Buffer



Green Street

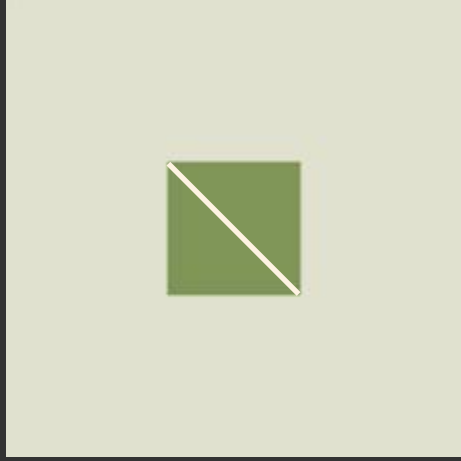


Traditional Neighborhood Street

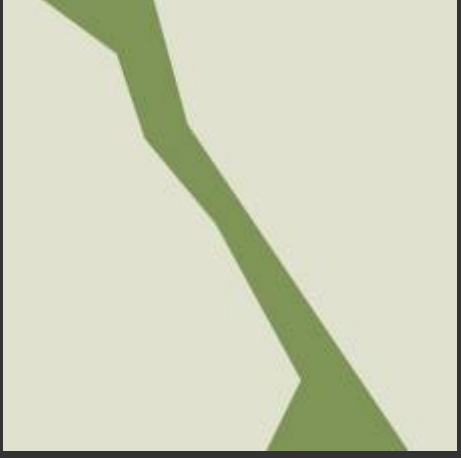


## 36<sup>TH</sup> AVENUE CHARACTER

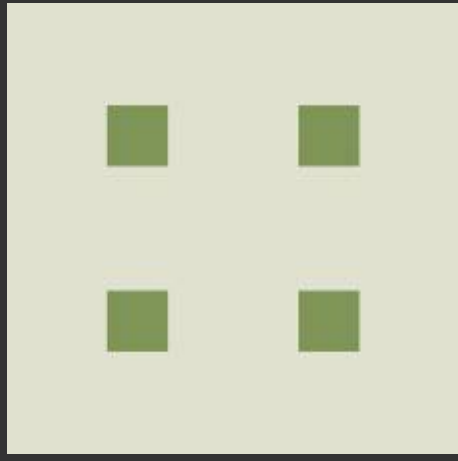
# Park & Open Space Types (May 31)



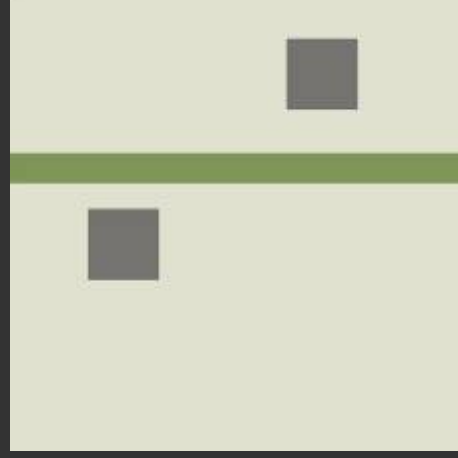
Central / Neighborhood



Greenway



Dispersed Parks



Visual Buffers

Open Space



# Project Guidance



## Project Guidance

- ▶ Community Input
- ▶ BRAC Requirements
- ▶ City Policy
  - » Parks
  - » Housing
  - » Circulation
  - » Community-wide needs
- ▶ Financial Feasibility



## Project Partners

- ▶ City of Seattle
  - » Office of Housing
  - » Parks Department
- ▶ Seattle Housing Authority
- ▶ Habitat for Humanity
- ▶ Archdiocesan Housing Authority
- ▶ YWCA
- ▶ United Indians of All Tribes
- ▶ Cascade Land Conservancy

**Project Guidance**

# Guiding Principles

## Community

- ▶ **Blend / integrate** new development with adjacent neighborhoods and Discovery Park
- ▶ **Enhance neighborhood quality** & values through master planning approach
- ▶ Create a **Safe** Community
- ▶ Maintain / enhance **home property values** with good master planning.
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- ▶ Create **pedestrian friendly & safe** streets
- ▶ **Minimize negative traffic impact** (from new homes or FLARC) on existing neighborhood streets
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- ▶ Improve **public transit** service.
- ▶ Increase connections to local **pedestrian and bike trails** (e.g. Discovery Park)

## Housing

- ▶ Provide a **diversity of housing** options -- including a mix of market rate, affordable, self-help and homeless housing
- ▶ **Blend new housing into fabric** of surrounding community. Avoid 'Urban Village' character.
- ▶ **Blend affordable housing** into community in a natural way.
- ▶ **Reuse existing buildings** if feasible
- ▶ Build "**Built Green**" Homes

## Open Space / Environment

- ▶ Create a **green & environmentally sensitive** community. Minimize carbon footprint.
- ▶ Provide **adequate parks and open spaces** for new community residents. Balance clustered housing with open space.
- ▶ Protect existing **specimen trees**, forested areas and **wildlife habitat** areas
- ▶ **Improve wildlife corridor** connections between Kiwanis Ravine & Discovery Park
- ▶ Repair site **topography & natural drainage**

# Environmental Analysis

## Existing Condition

- ▶ **Forest Areas:** 7.6 Acres 26%
- ▶ **Developed Area:** 16.8 Acres
- ▶ **Texas Way Corridor:** 4.4 Acres
- ▶ **Total Site Area** 28.8 Acres





## Existing Habitat Onsite

- ▶ North Bluff
- ▶ Forest Edge
- ▶ Interior Forest Species?
- ▶ Great opportunities for buffers, enhancement, invasive removal



# Habitat Potential

## Great Blue Heron

- ▶ Tall trees
- ▶ Interior Forest
- ▶ Proximity to water
- ▶ Ravines, small streams



WDFW



## Habitat Potential

### Other Species

- ▶ 10 potential species of Bats
- ▶ Foxes, Ermine, Native Shrews
- ▶ Over 270 birds species across the park



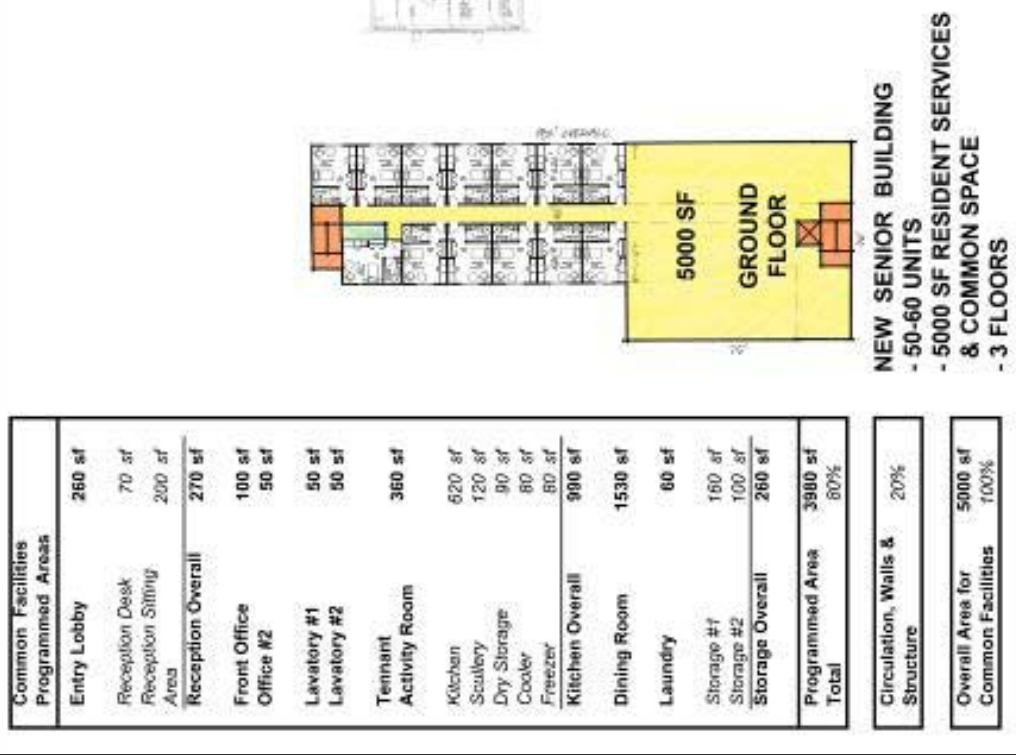
# Affordable Housing Program

## Affordable Housing

- Habitat for Humanity Home Ownership
  - 6 units
  - 3 – 5 bedrooms (4 typ.)
  - Duplex townhomes
  - Modest private yards
- Permanent Housing for the formerly homeless (85 units)
  - AHA / YWCA Family Housing (30 townhouses)
    - 2 – 4 bedrooms (3 typ.)
    - Groups of 8 – 14 units
    - Modest private yards
    - Shared community facilities
  - AHA / UI Single Elder housing (55 studios)
    - 300 sq. ft. (bath; no kitchen)
    - Common dining area & commercial kitchen
    - Space for services



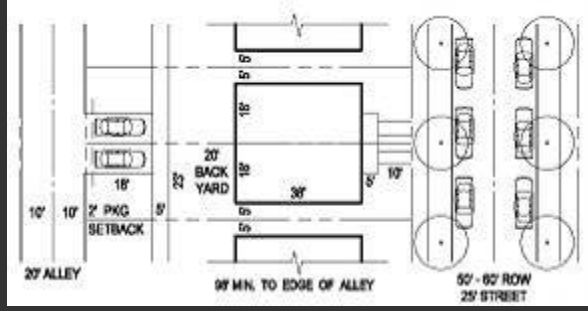
# AHA Senior Housing – Studio Apartments



Circulation, Walls & Structure	20%
<b>Overall Area for Common Facilities</b>	<b>5000 sf</b>
	100%

## Affordable Housing Program

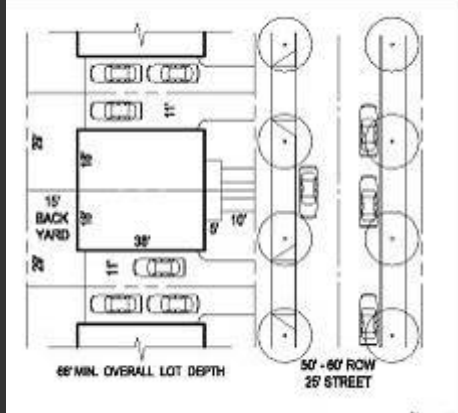
# AHA Family Housing – Duplex Townhomes



**Alley loaded**

No garage

Lot size: 98' x 23'  
= 2,254 sq. ft.



**Front loaded**

No garage

Lot size: 68' x 29' = 1,972 sq. ft.

**Building Program**

# Market Rate Housing Program

# Range of Housing Types



Larger



Smaller  
Single Family



Small Lot



Larger  
Townhomes



Smaller  
Townhomes



Stacked  
Flats

Market Rate Housing Program

# SHA Programming Options

	Option 1	Option 2	Option 3
	# Units	Market Mix	Total Mix
<b>Market Rate Housing</b>			
Flats: Apartments	0	0%	0%
Flats: Condominiums	0	0%	0%
Market Rate Townhomes in Leisey	28	30%	14%
Townhomes: Small	0	0%	0%
Townhomes: Large	0	0%	0%
Single Family: Small Lot	36	39%	18%
Single Family	15	16%	8%
Single Family: Large	14	15%	7%
	93	100%	47%
<b>Affordable</b> <sup>1</sup>			
Habitat: Families - Townhomes (10-20)	20		10%
AHA: Families - Townhomes (20-40)	30		15%
AHA: Singles - Studios (45-65)	55		28%
AHA: Singles - Studios in Harvey (45-65)	0		0%
	105		53%
<b>Affordable Total</b> <sup>1</sup>			
	105	Flats %	28%
		TH %	39%
		SF %	33%
<b>Total</b>			
	198	Flats %	25%
		TH %	47%
		SF %	28%
	105	Flats %	48%
		TH %	25%
		SF %	47%
	113	Flats %	28%
		TH %	47%
		SF %	25%
	69	Flats %	48%
		TH %	25%
		SF %	47%
	20	Flats %	25%
	30	TH %	47%
	0	SF %	25%
	55	Flats %	48%
		TH %	25%
		SF %	47%
	105	Flats %	28%
		TH %	39%
		SF %	33%
	174	Flats %	25%
		TH %	47%
		SF %	28%
	105	Flats %	48%
		TH %	25%
		SF %	47%
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	30	TH %	47%
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	55	Flats %	48%
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# Site Alternatives

# Zoning Considerations

## Existing Zoning: Single Family 7,200

- Allows:
  - Single family housing on 7,200 sq.ft. lots
  - Reuse of existing structures (not counted in unit calculation)

## Option: Planned Residential Development (PRD)

- Allows:
  - Same allowed number of units
  - Same reuse of existing structures
  - Flexibility in lot size and layout; can achieve more open space
  - Townhouses allowed outside 100 ft. buffer from existing single-family
  - 20% density bonus for affordable housing and/or useable open space

# Developable Areas Calculation



# Property Boundaries

Back of Veteran's  
Administration

Cemetery edge

# Site Alternatives



# Constants

- ▶ Protect forested areas & significant trees
- ▶ Sustainable design
- ▶ Strong pedestrian connections to Discovery Park
- ▶ Neighborhood compatible architectural character
- ▶ Pedestrian friendly safe streets
- ▶ Single family homes along 36<sup>th</sup>
- ▶ Native American Sensitivity





# Traffic Implications

## Veterans Administration Building (May 31)

- ▶ Current Fort Lawton daily trips: 150 – 300
- ▶ Department of Veterans Affairs (FLARC)
  - » Administrative & Clinical functions
  - » Regular staff: 145 – 150 (i.e. commute trips)
  - » Visitors: 170 – 235 (i.e. during the day trips)
  - » Total: 320 – 385



# Current Traffic Volumes

- No official counts for W. Government Way & 36<sup>th</sup> Avenue W/Texas Way



- Estimated 1,600 – 2,000 daily vehicles daily

- ***About 3 cars per minute in PM peak hour***

- Likely dramatic variations based on day and time of year



# Trip Generation: Includes Base Redevelopment, VA Growth & Capehart Relocation

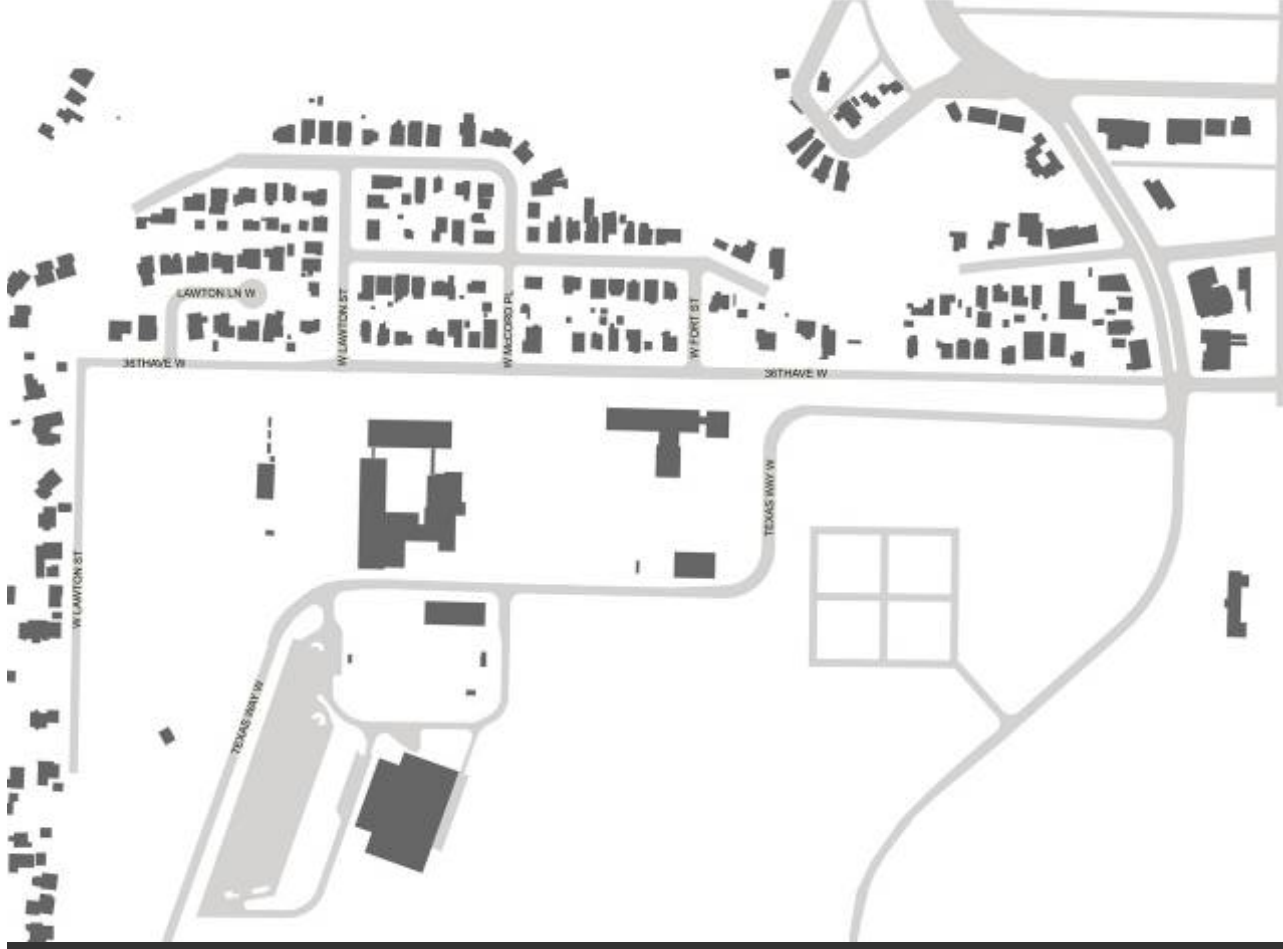
	Daily Housing Trips	PM Peak Hour Housing Trips	New Daily VA Trips	New PM Peak Hour VA Trips	Capehart Daily Trips	Capehart Peak Hour Trips	Net New PM Peak Hour Trips
<b>Scenario 1</b>	1,070	110	350	35	-380	-50	<b>95</b>
<b>Scenario 2</b>	1,000	95	350	35	-380	-50	<b>80</b>
<b>Scenario 3</b>	1,160	125	350	35	-380	-50	<b>115</b>
<b>Scenario 3A</b>	1,180	125	350	35	-380	-50	<b>115</b>

*Estimates based on Institute of Transportation Engineers: Trip Generation Manual*

*Note: ITE estimates are based on suburban land uses and often over estimate trip generation in areas with good transit and bicycle and pedestrian access/connections.*

# Draft Concept Plan

# Kiwanis Ravine – Fort Lawton Figure Ground & Existing Streets



Draft Concept Plan

EDAW | AECOM

# Forest & Trees



Draft Concept Plan

EDAW | AECOM

# New Street Network



Draft Concept Plan

EDAW | AECOM

# Green Space Plan



Draft Concept Plan

EDAW | AECOM

# Draft Concept Plan



Draft Concept Plan

EDAW | AECOM



# Draft Concept Plan

Unit Type	SF	TH
Large Single Family	14	6
Mid-sized Single Family	15	10
Small Single Family	50	50
Large Townhomes	17	42
<u>Smaller Townhomes</u>	<u>12</u>	<u>17</u>
<b>Market Rate Units</b>	<b>108</b>	<b>125</b>
<b>Habitat Townhomes</b>	<b>6</b>	<b>6</b>
AHA Townhomes	30	30
<u>Senior Studios</u>	<u>55</u>	<u>55</u>
<b>Homeless Units</b>	<b>85</b>	<b>85</b>
<b>Total Units</b>	<b>194</b>	<b>216</b>



# Draft Concept Plan

# Circulation Issues

# North – South Travel & Connections

- Southern Access: Texas Way West
- Northern Access: 40<sup>th</sup> Avenue West
- N – S Travel:
  - » Texas Way West
  - » New 37<sup>th</sup> Avenue West
  - » 36<sup>th</sup> Avenue West
- Key Intersections:
  - » Texas Way & 36<sup>th</sup> Avenue
  - » Texas Way & 37<sup>th</sup> Avenue
  - » Texas Way & Government Way (TBD)



## East – West Travel

- No Direct Routes
- 20 Homes closer to 36<sup>th</sup> than 37<sup>th</sup> (all by 2 of w/garages on alleys)
- Many choices means little volume in any one place
- Adds options for existing homeowners



# East – West Connections

## Four Connection Points

- West Lawton Lane
- West Lawton Street
- West McCord Street
- Texas Way West



# Character



Looking Northeast on 37<sup>th</sup> Avenue West



Looking Northwest on West McCord Street



# 36<sup>th</sup> Avenue Treatment

# Proposed 36<sup>th</sup> Avenue Landscaped Buffer

## Existing Challenges

- Created as screen for military vehicle storage
- Dense planting stunts growth as trees mature
- Limited visibility – possible safety issue
- Dominated by younger Douglas Firs – limited tree mix
- No pedestrian amenities



# Proposed 36<sup>th</sup> Avenue Landscaped Buffer

## **Wildlife** Habitat Modifications

- Thin to improve structure as existing trees mature
- Plant additional tree species for structural variety
- Plant native shrub layer for forage
- Addition of wet meadow species in swale



**36<sup>th</sup> Avenue Treatment**

# Proposed 36<sup>th</sup> Avenue Landscaped Buffer

## People Habitat Modifications

- Add sidewalk
- Add swale to manage stormwater and separate sidewalk from street
- Thin lower limbs to improve visibility
- Houses facing on street for neighborhood character



36<sup>th</sup> Avenue Treatment

# East – West Connections

## Four Connection Points

- West Lawton Lane
- West Lawton Street
- West McCord Street
- Texas Way West



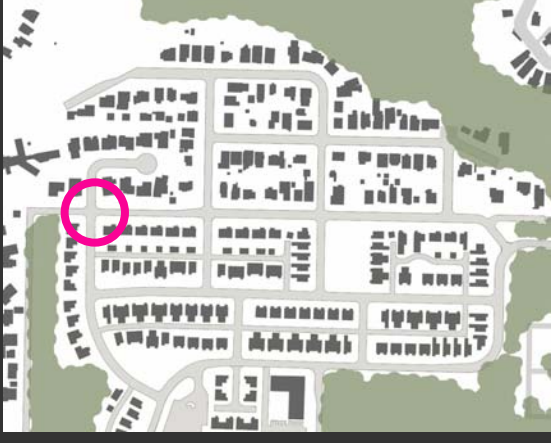
# West Lawton Lane

## Challenges

- Grade drops to west
- Created as screen for military vehicle storage
- Dominated by younger Douglas Firs

## Opportunities

- Secondary connection for northeast neighborhood
- Regrade for safety and visibility
- Enhance habitat by replanting for structure and species diversity



36<sup>th</sup> looking north



Lawton Lane looking west



Connection from west

# 36<sup>th</sup> Avenue Treatment

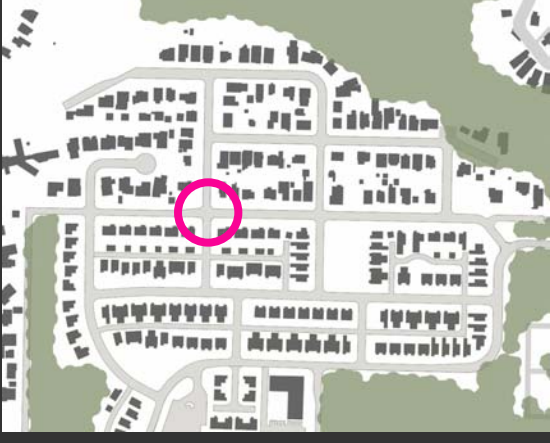
# West Lawton Street

## Challenges

- Big grade change at rockery
- Conflicts with VA driveway if extended to Texas
- Large Hemlock with good form

## Opportunities

- Secondary connection for northeast neighborhood
- Maintains pedestrian scale block size
- Extends existing neighborhood pattern



36<sup>th</sup> looking north



Lawton St looking west



Connection from west

# 36<sup>th</sup> Avenue Treatment

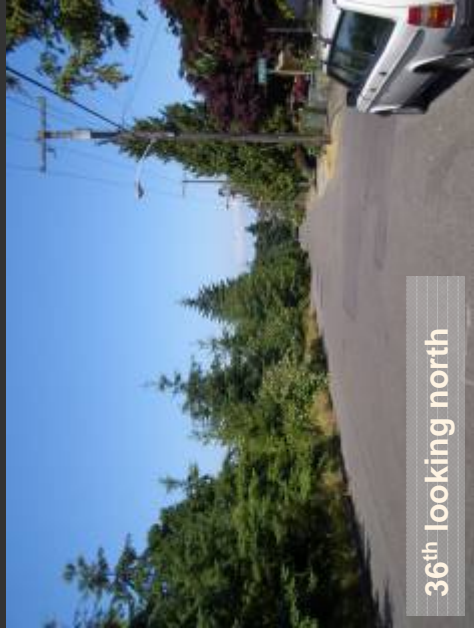
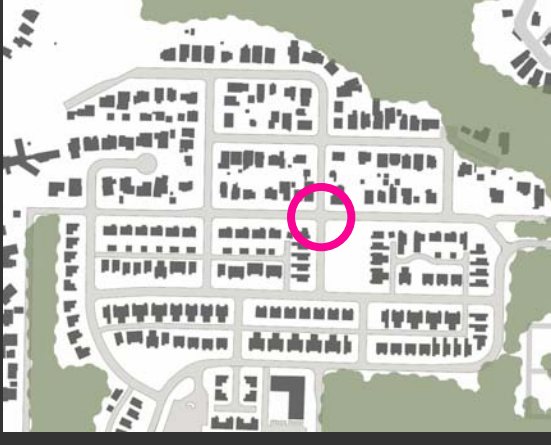
# West McCord Street

## Challenges

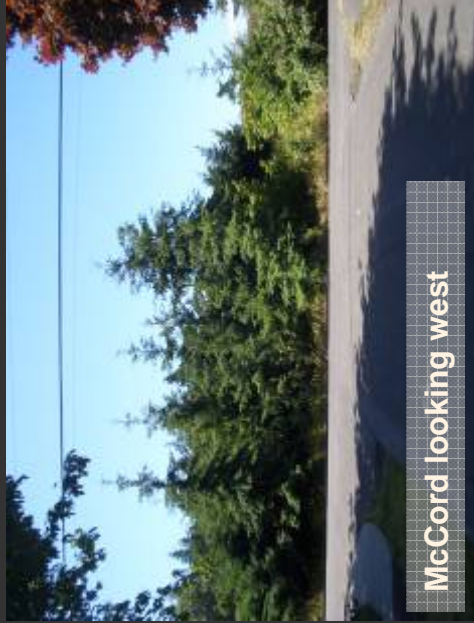
- Established mixed vegetation difficult to replant

## Opportunities

- Central connection for new and old neighborhoods
- Open old neighborhood to new park and possible future connection to Discovery park



36<sup>th</sup> looking north



McCord looking west



Connection from west

# 36<sup>th</sup> Avenue Treatment



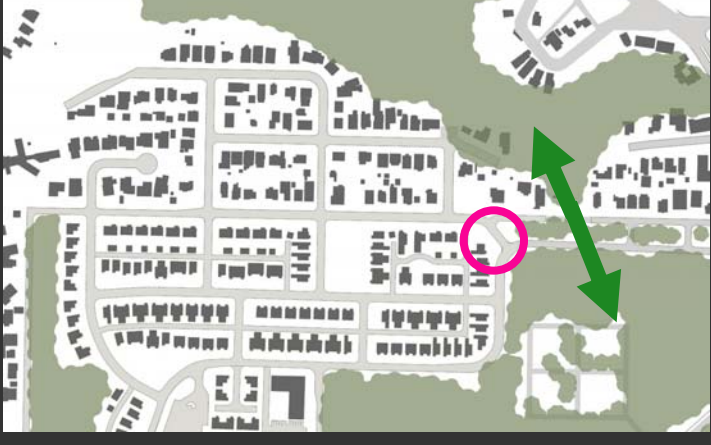
# Texas Way West to 36<sup>th</sup> Ave West

## Challenges

- Extensive grading required
- Need to coordinate with infrastructure
- Loss of existing oak
- Need to meet SDOT standards
- Cost

## Opportunities

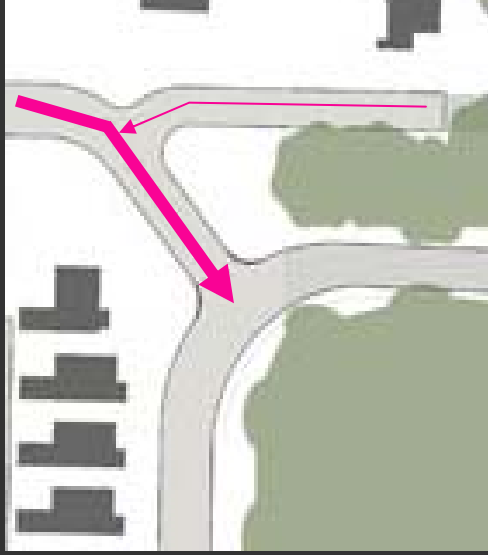
- Improve habitat connection from Kiwanis Ravine to Discovery Park through:
  - Tree planting
  - Reduced Traffic
- Reduce cut-through traffic on 36<sup>th</sup>
- Reduce pavement on south leg of 36<sup>th</sup>
- Create “Green Gateway” for old and new neighborhood



# Texas Way to 36<sup>th</sup> Ave

## Proposed connection

- Tie in at curve of Texas Way
- Ten percent grade down to 36<sup>th</sup> Ave
- “Tail” to south provides access to existing houses south of Harvey.



From Texas



From 36<sup>th</sup>



From 36<sup>th</sup>



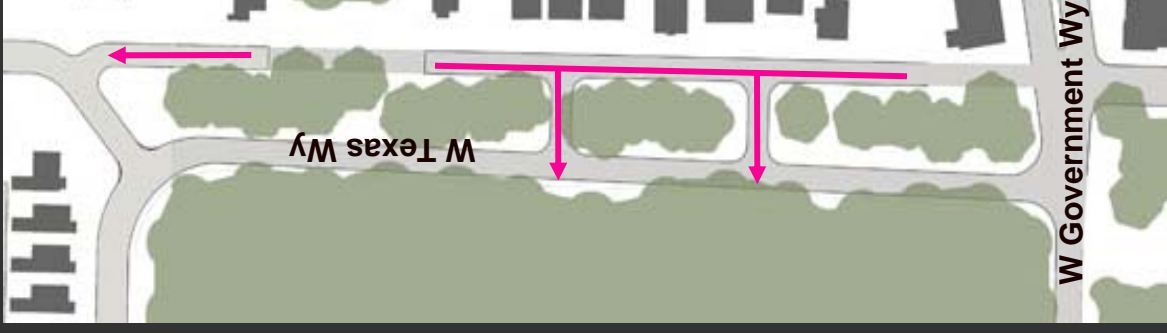
Visibility in both directions

## 36<sup>th</sup> Avenue Treatment

# Texas Way to 36th Ave

## South of Kiwanis Ravine

- Two possible access points
- Create safe access for all vehicles
- Provide sufficient parking
- Minimize pavement
- Allow for additional landscaping and tree planting



North



South

**Open Space**

# Open Space

- ▶ 26% of site (7.6 acres) dedeed to City Parks Department
- ▶ 2 new parks
- ▶ Kiwanis Ravine extension
- ▶ Substantial Net Gain in Trees
- ▶ Enhanced Landscaped Buffer
- ▶ Planting strategy (trees & undergrowth)
  - » Mixed species
  - » Native plants
- ▶ N – S view corridors
- ▶ Potential Park trail connection
- ▶ More natural grading
- ▶ Native American sensitivity



Open Space

# Impacts

# Community Goals (March 29 & April 26)

## Community

- ✓ Reflect neighborhood **character**
- ✓ Maintain home **property values** in this community
- ? Keep current **zoning**
- ✓ Enhance neighborhood **quality & values**
- ✓ Ensure a **family safe** environment

## Housing

- ✓ Optimize **residential mix**
- ✓ **Mix incomes** in a natural way
- ✓ Offer **diverse housing** choices for incomes, ages, & family sizes
- ✓ **Limit** total development
- ✓ **Blend** new development with existing neighborhood

## Circulation

- ? Minimize neighborhood **traffic**
- ✓ Improve entry to **Discovery Park**
- ✓ Offer multiple circulation **choices**
- ✓ Create pedestrian **friendly & safe** streets
- ✓ Minimize impact of the **Veteran's Administration** building & traffic

## Open Space / Environment

- ✓ Protect existing **forested areas**
- ✓ Improve **wildlife corridors** between Kiwanis Ravine & Discovery Park
- ? Increase **trails** into Discovery Park
- ✓ Improve **trees, vegetation, & habitat** across the site
- ✓ Repair site **topography** & natural **drainage**
- ✓ Create a **green & environmentally sensitive** community

## Impacts

# Guiding Principles

## Community

- ✓ **Blend / integrate** new development with adjacent neighborhoods and Discovery Park
- ✓ **Enhance neighborhood quality** & values through master planning approach
- ✓ Create a **Safe** Community
- ✓ Maintain / enhance **home property values** with good master planning.
- ✓ **Plan for impacts** on community (schools, police, traffic, etc.)

## Circulation

- ✓ Create **pedestrian friendly & safe** streets
- ✓ **Minimize negative traffic impact** (from new homes or FLARC) on existing neighborhood streets
- ✓ Improve Government Way **entry to Discovery Park**
- ✓ Improve **public transit** service.
- ✓ Increase connections to local **pedestrian and bike trails** (e.g. Discovery Park)

## Housing

- ✓ Provide a **diversity of housing** options -- including a mix of market rate, affordable, self-help and homeless housing
- ✓ **Blend new housing into fabric** of surrounding community. Avoid 'Urban Village' character.
- ✓ **Blend affordable housing** into community in a natural way.
- ✓ **Reuse existing buildings** if feasible
- ✓ Build "**Built Green**" Homes

## Open Space / Environment

- ✓ Create a **green & environmentally sensitive** community. Minimize carbon footprint.
- ✓ Provide **adequate parks and open spaces** for new community residents. Balance clustered housing with open space.
- ✓ Protect existing **specimen trees**, forested areas and **wildlife habitat** areas
- ✓ **Improve wildlife corridor** connections between Kiwanis Ravine & Discovery Park
- ✓ Repair site **topography & natural drainage**

## Impacts





## July 12 Feedback

- ▶ Housing Mix
- ▶ Street Connectivity
- ▶ Traffic
- ▶ Wildlife Habitat
- ▶ Interior Parks & Greenways

Impacts

# Final Redevelopment Plan

# East – West Connections

## Four Connection Points

- West Lawton Lane
- West Lawton Street
- West McCord Street
- Texas Way West

Pedestrian connection  
through Pocket Park  
at West Lawton Street



# Final Redevelopment Plan

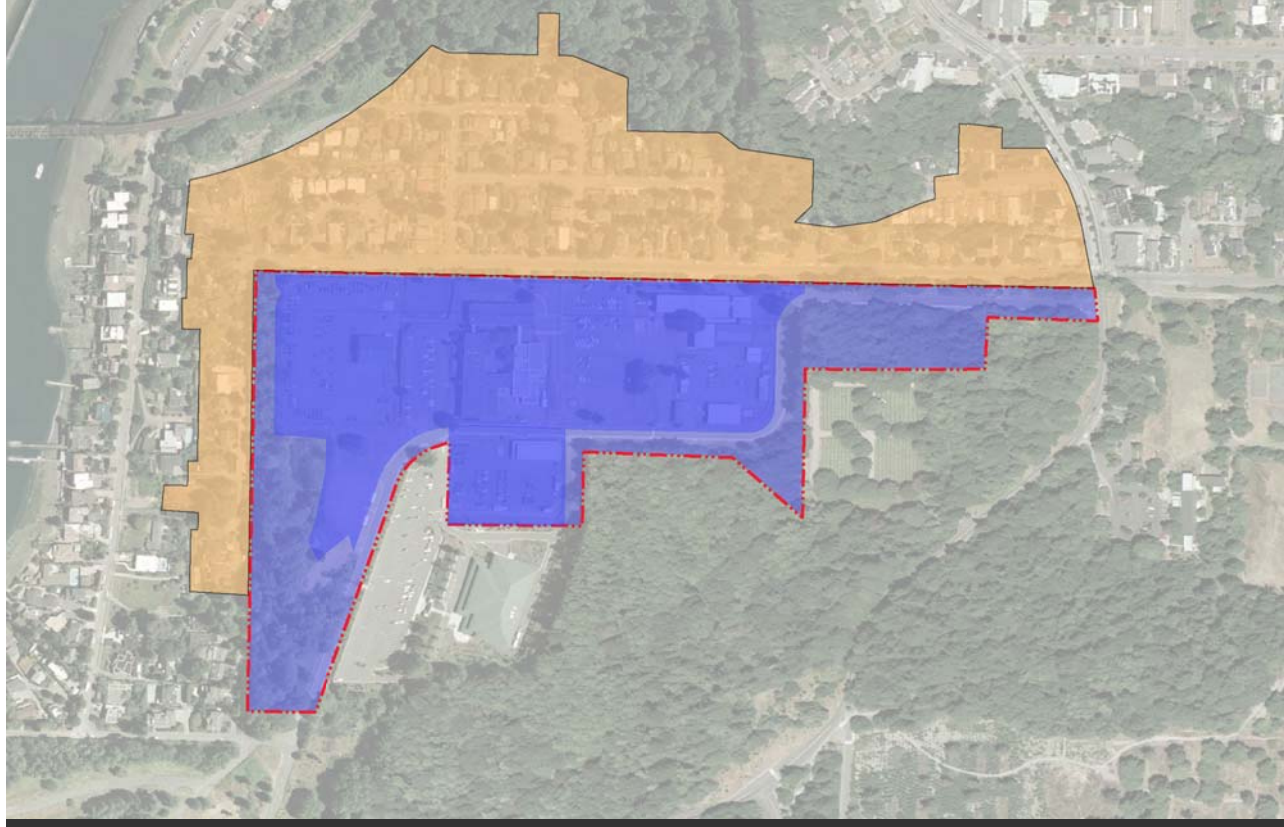
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<b>Homeless Units</b>	<b>85</b>	<b>85</b>
<b>Total Units</b>	<b>194</b>	<b>216</b>



# Final Redevelopment Plan

## Housing Density

- ▶ Kiwanis Ravine Neighborhood
  - » 175 units
    - › 126 Single Family
    - › 49 Flats & Townhomes
  - » 28 Acres
  - » 6.25 units/acre
- ▶ New Fort Lawton Neighborhood
  - » 194 – 216 units
    - › 66 – 79 Single Family
    - › 115 - 150 Flats & Townhomes
  - » 28 Acres
  - » 7.1 – 7.5 units/acre





# Fort Lawton Redevelopment Plan

EDAW | AECOM



36<sup>th</sup> Avenue West and Neighborhood Park

# Fort Lawton Redevelopment Plan

EDAW | AECOM



## 37<sup>th</sup> Avenue West Greenway & Texas Way intersections

# Fort Lawton Redevelopment Plan

EDAW | AECOM





Texas Way West – North to View Park & Salmon Bay

# Fort Lawton Redevelopment Plan

EDAW | AECOM



# Fort Lawton Redevelopment Plan

EDAW | AECOM



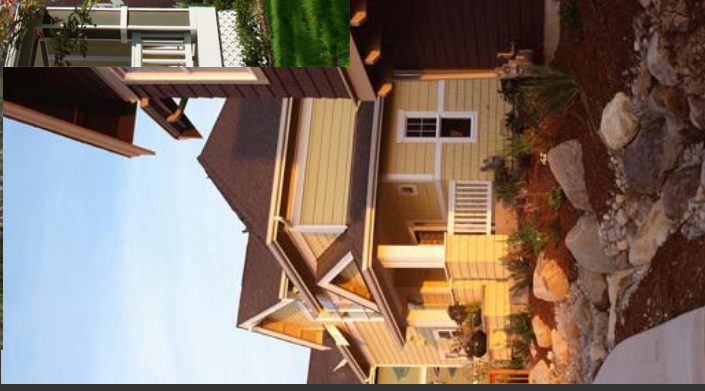
## Open & Green Space

- ▶ Forested Habitat
- ▶ New Parks
- ▶ Greenway
- ▶ Existing and New Trees
- ▶ Other?



# Housing Mix

- ▶ Market Rate
  - » Single Family
  - » Duplex Townhomes
- ▶ Self-Help
- ▶ Homeless
  - » Family Duplex Townhomes
  - » Senior Studios
- ▶ Other?





# Final Redevelopment Plan – Other Issues?

EDAW | AECOM



Community Meeting

07.19.08

# City of Seattle

## Reuse Planning for Fort Lawton Army Reserve Center

EDAW | AECOM





## **Public Comments via Email & Letters\***

**\*Sampling, not all**



Hello, my name is Courtney Smyth. My husband, my seven month-old daughter and myself are residents of the Magnolia neighborhood. I am registered voter and a Registered Nurse with the bulk of my nursing experience coming from Harborview Medical Center. I have been mildly impressed, until now, with the city of Seattle's past activities to try to help vulnerable populations like the homeless and victims of domestic violence. These are very difficult and diverse groups to assist and serve effectively.

My CONCERNS for your current plan for the redevelopment of the Fort Lawton property, a property that I feel I need to remind you, exists with in Discovery PARK, are MANY but to put it simply;

- 1) Discovery Park is a park. A place that should remain accessible to everyone. The master plan for Discovery Park describes the direction for use of park lands regained from the Federal Government. PLEASE review the master plan. This plan does not include development of this land for housing public or private.
- 2) Placing a large group of extremely vulnerable individuals in a dark corner of a major city park with no plan to assist them with supportive and easily accessible health care, adequate transportation, and comprehensive monitoring is not just asking for trouble, it is wrought with outcomes that I am not willing to stand by and watch unfold.

With the current Fort Lawton Plan, you, as a City Council do not seem concerned with the health and safety of these individuals who will potentially live at the end of ONE isolated bus line, basically in the middle of nowhere. If on the other hand you are truly concerned about their safety and well-being please actively seek another, more appropriate location for them and instead consider the master plan for Discovery Park. Please also research the potential of using the land for Seattle Parks and Recreation facilities. Or better yet, just make it another part of one of the most amazing inner city recreation areas in the United States.

This is your legacy, plan wisely.

Thank you,  
Courtney Smyth, RN



**From:** "Alex Sutter" <alexsutter@gmail.com>  
**To:** "Christa Dumpys" <Christa.Dumpys@seattle.gov>  
**Date:** 8/26/2008 11:54 AM  
**Subject:** Re: Fort Lawton Info

Thanks Christa! Here are my comments (in a letter to councilman Mclver), no need for a reply, just want to get them in the public comment record:

Mr. Mclver,

Hi, I'm writing to you as head of the Chair of Housing and Economic Development to express my strong opposition to developing Fort Lawton for any use other than as a park. This is an extremely valuable opportunity to claim a significant parcel of green space with rare north facing views of Puget Sound, available to all citizens of Seattle. The idea of developing this land for any housing, whether it be market rate housing, subsidized housing, homeless housing, etc., is extremely shortsighted. I support housing for the homeless, is Fort Lawton the only place where it can be built? How can building that much density right next to Discovery Park not have a significant negative impact on the park? Increased pollution from cars, noise, lights will certainly harm the wildlife at Discovery Park and the experience for visitors.

The demands on our existing green space are only going to increase as our population grows, shouldn't we take the opportunity to add more green space to meet this need? Small 1/2 acre parks littered throughout the city are good places to take kids to play, but they don't provide opportunities for citizens to experience Seattle's natural environment, nor homes for wildlife.

I also have some questions about the planning process. The mayor's technical advisory group invited 5 groups to join the planning process, 4 of which were advocates of development. The only group that one would expect to not be in favor of development, was the Seattle Parks Department. The SPD inexplicably concluded that it was not interested in the site for open space. The result was of course a vision (the 4 group's "vision") to develop housing.

Go spend a day in Discovery Park, walk around, see the wildlife, visit the proposed development site, take a couple of friends. Ask them whether they think it is better for a majority of the citizens of Seattle to build 200+ houses next to the park or to expand the size of the park? The answer is obvious. This is an extremely frustrating process. There has to be a better solution that serves both the need for more housing and protects this environmentally significant area.

Regards,

Alex Sutter

On Tue, Aug 26, 2008 at 10:21 AM, Christa Dumpys <Christa.Dumpys@seattle.gov> wrote:

> Alex,

> I will add your e-mail to the notification list. The draft plan is now  
> with City Council and there was a hearing last Thursday at City Hall. The

> next hearing is on Sept. 4th at 5:30p.m. at City Hall. For more information  
> on the process and a copy of the draft plan, please visit:  
> <http://www.seattle.gov/neighborhoods/fortlawton/brac/>

>  
> Feel free to send me your comments.

>  
> thanks,  
> Christa

>  
>  
> Christa Dumpys, MSW  
> Queen Anne/Magnolia Neighborhood District Coordinator  
> City of Seattle, Dept. of Neighborhoods  
> 206-684-4812

>  
>  
> >>> Alex Sutter <[alexsutter@gmail.com](mailto:alexsutter@gmail.com)> 8/23/2008 9:59 AM >>>  
> Christa,

>  
> Hi, I'm writing to ask to receive email updates on the Fort Lawton  
> planning process. Also, is there an email address that I can send my  
> comments to regarding the process.

>  
> Regards,  
>  
> Alex Sutter

>  
>



7/4/08

FORT LAWTON REDEVELOPMENT PLAN, WRITTEN COMMENT

Tuesday September 4, 2008

5:30 p.m.

\*\*INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD\*\*

NAME (PLEASE PRINT) Robert Johnson (P410947)

ORGANIZATION \_\_\_\_\_

ADDRESS (OPTIONAL) \_\_\_\_\_

PHONE/FAX (OPTIONAL) 206 634 0993

Written Comment regarding the Fort Lawton Redevelopment Plan:

The Federal Government did not ~~stop~~ give notice to BIA Portland area office Realty Branch to give notice to Tribes who have a legal right under ~~the~~ step 3, 5 of the Seattle Black Fact Sheet. This leaves a cloud on title of Fort Lawton by Tribes or Project Sound.





**From:** Julia N Allen <DrJNA@comcast.net>  
**To:** SCC Tim Burgess <tim.burgess@seattle.gov>, SCC Jan Drago <jan.drago@seat...  
**Date:** 9/3/2008 3:49 PM  
**Subject:** Ft Lawton BRAC Public Comment

Seattle City Council Member -

1. I represent Friends of Discovery Park for the Ft Lawton BRAC Process, and we have been criticized for not "saving" Ft Lawton.

2. At the very first public meeting we were so eager because the opportunity to acquire Ft Lawton and fulfill the vision of the Park Founders had finally arrived. But at that meeting, Kevin Stoops flatly stated that Parks was not interested in any but the few forested areas for addition to Discovery Park. Afterwards, when asked why, Kevin's answer was: "ask the Mayor." Right then and there it became obvious to all of us - the powers that be had decided that this property was destined for development, and DPR had been instructed to "stand down."

But Friends of Discovery Park made the decision to be part of the process, to work with the City, to be an active Stakeholder, and to make it the best Plan possible. We believe we have done that.

3. As the City Council understands, The Discovery Park Master Plan applies only to Discovery Park. It does not apply to any of the private property surrounding the Park, or to the Navy/Forest City housing located within the Park, or to the Ft Lawton Army Reserve Base located east of the Park - it applies only to City owned properties, i.e. the Park.

The document which has evolved from 1972 to 1974 to 1986, originally did anticipated Ft Lawton would one day become part of Discovery Park. It was a vision, a hope, a goal that this land would be held in trust for the Citizens of Seattle - but nowhere was it a legally binding promise - and sadly in 2008, on our watch, it is not to be.

4. Finally, as a tangent to this discussion, the Mayor has also been very clear that the City is not interested in the Navy Historic Houses situated within the Park (i.e. the Big Yellow Houses on the Bluff, not Capehart.) At one time, these properties were also envisioned to become part of Discovery Park.

This housing is currently owned and managed by Forest City and the Navy, and rented to mostly military families. But it will soon be sold to a private developer. Where now we have one landlord to deal with on issues between the tenants and the Park, in the future we will potentially have 26 separate homeowners - each with their own agenda and their own attorney.

This looms as the single most serious threat to the integrity of Discovery Park at this time, and why Friends of Discovery Park has put forth a proposal with Historic Seattle to purchase these properties in total, and then to manage them as a Trust. That way, even though they will continue to have tenants living in them, we will be able to control the behavior of those tenants as the Navy

currently does today. The Mayor's office says it will support our proposal in concept, but will provide no financial resources to achieve this goal.

>^.^<

Cheers

Julia N Allen

Member, Board of Trustees Friends of Discovery Park

DrJNA@comcast.net

**From:** "Alison Eisinger" <alison@homelessinfo.org>  
**To:** "Richard Mclver" <Richard.Mclver@Seattle.Gov>, "Jan Drago" <Jan.Drago@se...>  
**CC:** "Tom Rasmussen" <tom.rasmussen@Seattle.Gov>, "Sally Clark" <Sally.Clark@...>  
**Date:** 8/21/2008 6:08 PM  
**Subject:** Support for Fort Lawton Redevelopment Plan

Dear Members of the Housing and Economic Development Committee:

On behalf of the Seattle/King County Coalition on Homelessness (SKCCH), I am writing in support of the proposed redevelopment of Fort Lawton to include housing for Seattle neighbors who have been homeless. While we are not able to be present at tonight's Committee hearing in person, we wish to add these remarks to the public record.

As you know, SKCCH is a county-wide coalition of direct service, shelter, and housing providers who serve thousands of families and individuals who are homeless, are at risk of becoming homeless, or who have been able to stabilize in housing across Seattle. SKCCH works to ensure the safety and survival of people who are homeless, and to end the crisis of homelessness in our region. The Fort Lawton development plan would create 85 new units of housing for homeless people among the approximately 200 total units. These units are urgently needed as among the 9,500 units of housing our community needs, as estimated in our Ten Year Plan to End Homelessness.

The proposed housing would be supportive housing, meaning that services would be available to enable tenants to achieve goals, such as seeking and obtaining employment; receiving education and vocational training; and gaining access to health care. Supportive housing can help to build Seattle's neighborhoods as it helps residents rebuild their lives. Supportive housing is good for tenants, for taxpayers, and for communities. The Fort Lawton proposal is appropriate in terms of the proposed density, and will help all residents, including those who have been homeless, become part of the surrounding community.

Our city has an extraordinary opportunity with Fort Lawton to continue the fine partnerships modeled at the Sand Point Way naval station, where children whose families were once homeless are thriving and growing. We urge the Committee to support the proposed redevelopment, and to ensure that in a few years' time, those who currently live in Magnolia and those who will join them in their new homes may present a similarly hopeful and neighborly example.

Sincerely,

Alison Eisinger

Executive Director

Seattle/King County Coalition on Homelessness

(SKCCH)

77 South Washington St.

Seattle, WA 98104

Tel. (206) 357.3148

Fax (206) 461.3874

Web: [www.homelessinfo.org](http://www.homelessinfo.org)

**From:** "amit" <amit@intlnewsinc.com>  
**To:** <sally.clark@seattle.gov>, <jan.drago@seattle.gov>, <Richard.conlin@seat...>  
**CC:** <opinion@seattletimes.com>  
**Date:** 8/21/2008 4:09 PM  
**Subject:** Discovery Park / Fort Lawton Housing Plans

Council Members

I have communicated earlier with Ms. Sally Clark and as a member of the Magnolia community, stated my very vehement displeasure at the plan and the process through with the pleasures of the city council.

Magnolia is a quiet community, it has within its mix affluence, it has within it poverty, it has homes that serve the rich and it has within it homes that serve poor.

Magnolia looks pristine because it rarely elects a council person.

I drive on a road traversed by many a tour bus, regret that it is not a comfortable ride, it has pot holes , it has buses that take half the lanes and it has the picturesque railroad , the horns of the locks , but not many a councilmember .

Discovery Park is serene; it is a sanctuary that will soon be disturbed by the desire of the council to allow 200 homes to arise. It will take away the only parking available during the Pow Wow.

The plan comprehends that traffic will not increase sufficiently, Yeah, 200 homes and no significant traffic

The council makes no mention of elementary schools for the 200 house holds; pray tell me if the Seattle School Board is prepared for additional students, let alone students currently residing in Magnolia?

Pray tell how the city plans to manage crime: I say that having just listened to the radio describe how the residents of New Holly Park wish speed Bumps, the city does not.

Pray tell what incidence of crime featured in New Holly that will NOT be seen in Magnolia.

Pray tell me how you will mitigate public transit?

Pray tell me how you will insure safety?

I suggest that the Seattle Indian Community be given the land. They are the warden of the space, allow them to house the seniors, allow them the means to make the land habitable for humans, birds, trees and animals.

I as a STAKEHOLDER do not want to see 200 homes.

I be happier if Habitat of Humanities were to BUILD 20 homes.

I do not wish to see the Seattle Housing authority be given any more of MY taxes.

Come fix my roads so I can get a better ride.

Do not destroy my heritage. I lived in magnolia for 26 years. Give me a as stakeholder the same respect you give to folks that live on Fairview and Valley. Give me the boulevard that you give South Lake union.

I wish to be given the same consideration you give yourself, allow the CITY to build a homeless shelter in that space across the street. Where services are available, transit is plenty and WORK possible at city Hall.

When the council is willing to build homeless housing in that space you just created a concrete park in on 5th Ave then we can talk.

Amit Shah

206.802.6138.

**From:** "Betsy Ross" <betsylross@gmail.com>  
**To:** <richard.conlin@seattle.gov>, <tim.burgess@seattle.gov>, <sally.clark@se...>  
**Date:** 8/18/2008 10:30 AM  
**Subject:** Fort Lawton Redevelopment

Dear City Councilmembers:

As the date of the Fort Lawton Redevelopment Public Hearing approaches, I request that you consider the relevance of the Discovery Park Master Plan in your analysis. My concerns about the compatibility of the proposed development with the Park Master Plan have been continually dismissed by the City without any citation or authority. The provisions of the Master Plan were instituted as conditions for the use of the federal land by the City as a park. The Master Plan clearly states that high density housing in the bordering neighborhoods is prohibited by the Park Plan.

The Master Plan was adopted by the City under Resolution #27399 and has been used in the past in decisions regarding the Park. Recently, Ordinance #122502, September 24, 2007, referred to the Discovery Park Master Plan as the authority for the purchase of the Capehart Housing parcel. Although they are in different locations within the former Fort Lawton, the Fort Lawton Reserve Center parcel is no different than the Capehart parcel - they were both part of the original Fort Lawton and were not part of the original Discovery Park acquisition.

I submitted the following letter by email in May, 2008 which outlines my concerns.

Thank you for your attention to this matter,

Betsy Ross  
5246 40th Ave West  
Seattle, WA 98199

Dear Seattle City Councilmembers:

I am very concerned about the proposed housing development at Fort Lawton. As a neighbor and frequent visitor of Discovery Park, it is clear to me that the proposed development is in direct conflict with the park Master Plan. The 1972 Kiley Master Plan is the foundation for all plans for Discovery Park and should be followed in its entirety.

The Primary Function – Central Purpose of Discovery Park is "to provide an open space of quiet and tranquility for the citizens of this city." The Master Plan clearly addresses both the park premises and the surrounding area and advocates that the entire area should be kept beautiful and serene. The plan states that "There appears little danger that Magnolia would ever encourage high density or incompatible building uses in the section of the community near the park, but we should remember that the park is essentially quiet and low-key and bordering neighborhoods should be the same".

It is important to the residents of the city that the beautiful park is protected and the original plan be upheld. The park planners and citizens of the city went to concerted effort to develop Discovery Park and to

prohibit future incompatible development in and around the park. They intended to ensure the guiding principles were protected. The proposed housing development shows complete disregard for the Master Plan.

The Master Plan also strongly encouraged acquiring all federal land for park use – "The ultimate objective should be the acquisition of all lands which presently comprise the site of Fort Lawton".

In the community meetings that I have attended, the community concerns have been systematically dismissed. It appears that the city has no intention of preserving the quality and Master Plan of the park. We are repeatedly told that Fort Lawton is not a part of the park. However, as it is adjacent to the park, any development would have a direct and irreversible impact on the park which is specifically addressed in the Master Plan. The proposed development is clearly prohibited by both the existing zoning and the Master Plan.

Please do not approve any development in Fort Lawton that jeopardizes or compromises the vision and plan of the park. Protect Discovery Park so that it can be enjoyed by all for years to come.

Thank you,  
Betsy Ross



**From:** "Brenda Fowler" <brendafowler@comcast.net>  
**To:** "randy.hansen" <randy.hansen@comcast.net>, <sally.clark@seattle.gov>, <j...  
**CC:** <opinion@seattletimes.com>  
**Date:** 8/21/2008 2:16 PM  
**Subject:** RE: Discovery Park / Fort Lawton Housing Plans

Councilmember Sally Clark's Seattle View  
As our city grows and continues to grow, I beg of you to keep open spaces available to the public because they are a dying thing that absolutely needs to be treated as a threatened entity. Please, please take to heart the need of a small sanctuary that is alive and well with massive wild life where we can go to find peace from the city and life's everyday insanity and the push to be somebody.

I hope you can see and understand where I am coming from and do the right thing to follow the Master Plan for Fort Lawton & Discovery Park. The proposed plan of the City simply does not make sense on so many fronts.

I will be seeing you tonight!

**DO NOT REPLY TO THIS MESSAGE.**

-----Original Message-----

**From:** randy.hansen [mailto:randy.hansen@comcast.net]  
**Sent:** Thursday, August 21, 2008 12:40 PM  
**To:** sally.clark@seattle.gov; jan.drago@seattle.gov;  
Richard.conlin@seattle.gov; nick.licata@seattle.gov; 'Richard McIver';  
jean.godden@seattle.gov; tom.rasmussen@seattle.gov;  
bruce.harrell@seattle.gov; tim.burgess@seattle.gov  
**Cc:** opinion@seattletimes.com  
**Subject:** Discovery Park / Fort Lawton Housing Plans  
**Importance:** High

Seattle City Council Members;

As your public hearing draws near, I am requesting that you take a step back and review the financial realities of placing upwards of 200 homes in Magnolia in the departing DoD facility at the Army Reserve center adjacent to Discovery Park (part of the DoD's BRAC - Base Realignment and Closure process). A critical look will reveal a long-term and significant financial impact on Seattle taxpayers, not unlike the recent public toilet debacle foisted by still-sitting council members - except orders of magnitude greater.

I'm skeptical for a reason. As a nearly 50-year resident of Magnolia and 25+ year upper management employee of the city, I have lived the realities of being a taxpayer in Seattle. I also know the back room goings on of our city's operations and its political leadership. Sadly, it has ranged from simple ineptitude to financial incompetence and willful disregard of public trust. These are strong charges, but we all know what has and still does go on behind closed doors.

Recently, it was identified that the Seattle Housing Authority was lacking the \$56 million to provide needed repairs to existing facilities built in the early 80's through a bond issue (Seattle Times July 29, 2008). Additionally, the United Indians of All Tribes Foundation (UIATF) has struggled with financial difficulties in maintaining their Daybreak Star facility in Discovery Park, and the YWCA is at the mercy of donations and taxpayer support. The Archdiocesan Housing Authority was selected by Seattle as lead developer in partnership with the YWCA of King County, and the UIATF. With past performance as a guide, this project is already questionable. Taxpayers will ultimately take the hit and will continue to do so decades into the future. Even if initial costs are partially offset by including market-level housing, the long-term costs will still be covered by taxpayers. What happens when future 'general funds' are insufficient for sustainability of programs and facility maintenance, and bond measures fail?

Other concerns include the distance of the project to needed services for the occupants and the anticipated mix of occupants (89% unemployed; 69% with mental health issues; 68% with a history of domestic violence; 39% with major health or medical issues; and 35% with a history of chemical dependency). In my employment with our city, I have dealt firsthand with the additional violence and criminal activities frequently associated with these factors. This adds more ripples to the financial equation.

The City of Seattle is under NO obligation to obtain this property. This is a 'desire' of the City. If I had (almost) unlimited funding and accountability, perhaps it would seem like a good idea as well. But we have lived through - at our significant expense - some prior half-baked ideas with zero accountability. This should not be added to the list of taxpayer funded social experiments.

Randy & Robin Hansen

P.O. Box 99036

Seattle, WA 98139

(206) 465-3643 direct

robinhansen@comcast.net

randy.hansen@comcast.net

randy.hansen@seattle.gov

**From:** "Eden Mack" <emercer@drizzle.com>  
**To:** <Richard.mciver@seattle.gov>  
**CC:** <Myisha.chambers@seattle.gov>, <tim.burgess@seattle.gov>, <jan.drago@sea...>  
**Date:** 8/21/2008 1:55 PM  
**Subject:** Public Comment for Fort Lawton Redevelopment

Dear Councilman McIver,

I plan to attend and speak at the public hearing today, but also wished to ensure that my comments were heard in their entirety. Thank you in advance for both reading and hearing my statement.

"Hello. I'm Eden Mack. I first want to thank Council Members Harrell, Clark and Burgess and their staff for acknowledging my previous letter of concerns.

As a concerned citizen for the potential impacts of a development of this size, I have actively participated in the process. I am supportive of the goal to create a plan which is green and fits in to the surrounding neighborhood. My concerns are not related to the homeless housing. My concern is for how this development will be GREEN (not green washed) and will be civically responsible.

Building 200 or more homes on a site that is adjacent to heron nesting habitat and in a community where the schools are already over enrolled and the nearest retail and services are about a mile away will have a significant infrastructure and environmental impact.

My concern is for the potential destruction of the habitat and for the thousands of tons of demolition and construction waste that will be generated. My concern is for the additional Green House Emissions that we will be committing to because the site is remote and disconnected from where all residents (both formerly homeless and market rate) will work and conduct their daily business. My concern is that needed infrastructure (schools, public transport etc.) improvements will not accompany this project.

Further, I am deeply troubled that while the homeless housing agencies have committed to the number of units (85), the Seattle Housing Authority wishes to reserve the right to leave the total number of units open ended. It is disingenuous to run a community input process that makes certain commitments, but not hold the developer to those commitments.

These issues need to be adequately addressed. If you must move forward, I urge you to strongly consider including these 4 points in the resolution.

1. Require the conveyance all of the open space that is not planned to be built upon (26% of the site) to the Parks Department
2. Limit the number of total units. 50% homeless housing, and 50% market rate (for a total of 170) seems reasonable, based on all of the information we received during the stakeholder meetings. At the very least, keep the SHA accountable to what they told the community they planned on and limit the number to 216.
3. Require that all buildings be built to Silver or Gold Built Green or

LEED standards. At a minimum, recycling of all construction and demolition materials should be required at an 85% diversion rate.

Lastly, I ask that you reinstate a neighborhood planning process for Magnolia so that Magnolia can benefit from the same level of infrastructure and amenity improvements that other neighborhoods are receiving in exchange for this sort of density increase.

Thank you for your time, and considering my input."

Eden Mack

**From:** "Shaunta Knibb" <shaunta@smythlaw.com>  
**To:** <Richard.mciver@seattle.gov>  
**CC:** <Myisha.chambers@seattle.gov>  
**Date:** 9/4/2008 6:45 PM  
**Subject:** Fort Lawton Redevelopment  
**Attachments:** 20080904183733860.pdf

Dear Councilmember Richard McIver:

I was unable to stay at the public hearing this evening to make a comment before you and the other council members. I found the written comment sheet on the table outside the public hearing, but I did not see any instructions as to where to place a completed written comment sheet. As a result, I have attached a copy to this email of my comments regarding the proposed Fort Lawton Redevelopment.

Thank you for considering my comments.

Very truly yours,

Shaunta Knibb



Shaunta Knibb.  
2808 34th Avenue West  
Seattle, WA 98199

I moved to Magnolia in late November of last year and live in a modest two bedroom home. I am concerned about the Fort Lawton Proposal and am here to voice my objection to the present plan, and while I stand alone speaking to you today, my sentiments are shared by other Magnolia residents, who could not be here.

The proposal is too dense and is out of character for the Magnolia neighborhood. It simply is not consistent with the current makeup, which is largely single family. If the City wants to impose a change to the very nature of the Magnolia neighborhood, it should utilize the Environmental Impact Statement process immediately, and make no decisions before that process is complete. The City should also consider developing a neighborhood plan for the area before any large scale developments, particularly those inconsistent with the current makeup of the area, are considered.

As it stands, the plan and its supporting reports leave too many questions unanswered for me to support it. I have the following specific comments about plan.

Page 2-1 states that the project vision is to result in a plan that "fits into the surrounding neighborhood." Similarly, page 2-2 says that project is to "blend with existing neighborhood and Discovery Park" and that it will "enhance the quality of the existing neighborhood." These visions are consistent with Resolution 30883 in which the City stated that any proposal for Fort Lawton would be "consistent with Community Interests." The immediate relevant community here is that of Magnolia. A proposal for increased density and multi-family housing, whether in the form of townhouses or otherwise, does not fit into the surrounding neighborhood. It increases density, traffic, pollution, and noise. These are not beneficial for the community or the neighboring park and its wildlife.

The Transportation Study: Goal 3 states the project should minimize negative traffic impact of new development in an existing neighborhood. It recognizes that the existing neighborhood has low traffic volumes and is comfortable for walking--a general description for much of Magnolia.

The study makes some general proposals without any details and premises those proposals on limited or no actual data. The study illustrates that the City of Seattle appears to have done little to evaluate the traffic and attendant impacts on Magnolia and the surrounding areas by virtue of the proposed increased density. The study says on page 2 that the City did not provide any official traffic count information. What did they do to remedy the situation? They took traffic counts on two unspecified days from 4:30 to 5:30 only. Given that the City has known about Fort Lawton for several years now, it is of great concern that it is even considering a proposal without a full and complete traffic analysis.

The Gardner Johnson Report. Gardner Johnson was not asked to make a neutral evaluation about





the best use of the Fort Lawton land. It was apparently hired and asked to find a way to support multi-family housing, despite the City's statement quote above in Resolution No. 30883 and its vision statements to act consistently with and to enhance the quality of the existing neighborhood. Given that task and given the single family nature of Magnolia and the market realities of multifamily housing in Magnolia, which the report aptly discusses, the Gardner Johnson report does not make a convincing case for the increased density in this part of Magnolia. Indeed, it illustrates that multifamily housing such as that proposed should not be placed in a residential area where little or no other services exist. It shows, by way of example of the Capital Hill neighborhood, that the dense housing proposed should be built in transition areas--areas that transition between commercial and single family residential. The Fort Lawton area does not meet this criteria. (see discussion on page 30).

I am also concerned that the evaluation of this project is not being viewed in concert with the proposed Seattle Municipal jail siting in Interbay or the proposed redevelopment along Dravus. Together the impacts on the character and the nature of Magnolia could be great. As a new homeowner in the area, I urge you to place this proposal back under analysis, to evaluate the traffic impacts and other infrastructure issues, and to engage in an EIS. This proposal is not right for Magnolia.



**From:** <seattlegirl456@comcast.net>  
**To:** <Richard.mcliver@seattle.gov>  
**Date:** 9/8/2008 7:19 PM  
**Subject:** Ft. Lawton Re-use

Mr. Mcliver,

Not having much luck writing you in the past, I will keep this brief. I attended the majority of this past year's related meetings and have lived in Magnolia my entire life. I am looking forward to raising my daughter in what is now a lovely neighborhood. I am in full support of Doug Mcelroy's recent email and also wonder why the proposed re-use plan flies in the face of the Discovery Park Master Plan. I think that, while altruistic and well-meant, the city's current re-use plan is ill-devised and will have a devastating impact on the city's--one of the country's--largest green spaces. While I am not opposed to some homeless housing, I am 100% opposed to the high-density housing planned thus far. Seattle is so fortunate to have such a wonderful open space in their hands. Let's not "litter" it with development. I truly think that there are more urban spaces better suited for such a plan. Let's keep our parks parks. Please don't destroy Discovery Park with high to medium density housing. I understand that the city will need to pay the army. Why not let us, the tax payers, pay them? Allow the Ft. Lawton land to be paid for via a parks levy. In short, there are other options, other alternatives to both ending homelessness and keeping Seattle "green." Thank you for your time.

Sincerely,  
Julia Bass



**From:** "Vanessa Gregory" <vmbgregory@gmail.com>  
**To:** <Richard.mciver@seattle.gov>  
**Date:** 9/9/2008 10:32 AM  
**Subject:** Fort Lawton

Hello Mr. McIver - I would like to add my opinion as a Magnolia resident and neighbor to Discovery Park. Please do not allow the park to have a homeless living area. There is only one bus route available to them to get to downtown (for work) and the only grocery store close by is the Magnolia Thriftway (widely known as the most expensive store in Magnolia). Many of us residents would love to see the park expanded and allow for more green space and less buildings. Why not allow people to rent portions for weddings and gatherings (as the city used to do) to generate revenue. I'm afraid for my kids who play in the park and afraid to walk in the park should homeless people be allowed to live there.

Thanks,  
vanessa gregory



**From:** tony gumbrell <tonygumbrell@yahoo.com>  
**To:** "richard.mciver@seattle.gov" <richard.mciver@seattle.gov>  
**Date:** 9/9/2008 4:50 PM  
**Subject:** Discovery Park / Ft. Lawton Army Reserve parcel

Dear Richard McIver,

I write concerning the future disposition and use of the Ft. Lawton Reserve parcel of land that the city is slated to acquire. I am a retired registered voter living in Ballard, and I often walk to Discovery Park. I am fond of many parks in Seattle, large & small; but, I find Discovery Park to be our most important and best park. I strongly urge the city to include this parcel of land in the bounds of Discovery Park by expanding the boundary when the city gets the land. This piece of land is a natural part of the park and would enhance the use of the park as an undeveloped nature preserve immensely. I would like to see as many trees and as much greenery on the parcel as is possible and natural. A tree takes CO2 from the air and gives off oxygen reversing the process of the internal combustion engine. Developing this land will not do much for the environment and will detract from the park. If the city must use the land for purposes other than parkland,

then the land should still be included within the boundary of the park and used as consistent with the intentions and goals of the park's master plan as possible i.e. as an undeveloped nature preserve. Housing for say a hundred or so homeless people, or for very low income seniors, could be provided by converting existing buildings. The remaining buildings and large paved expanses could be removed consistent with the master plan. The city is one big development where housing can be subsidized in many different neighborhoods. There is little greenbelt, however, and only one Discovery Park. Consider the long term future, and future generations of Seattlites, and consider what is best for the whole city in the long run. If that land is lost to development it will be lost forever, or only recovered from it's developed state at impossible expense.

I used to drive from Tacoma to Seattle in 1971 and there was still forest being logged between the cities. Now, it is all gone. The Kent valley was once pasture and farmland. That is gone. Issaquah was once a sleepy farm town — no more. The Tacoma tide-flats around Fife was once farmland. It is now hideous commercial development. Today, one has to drive for an hour or more to get out of the city and into country. Let us preserve and protect our little bit of country here in the city, close to the center of the city at that. Discovery Park is a delight and a wonderful escape for all who visit it during the 365 days a year it is open. Open for all the citizens of Seattle, their visitors and guests. For bus loads of children to lame and injured seniors like myself the park is a respite and an oasis from commercial development, noise, and air pollution, where I see picnickers, photographers, kite fliers, and frisbee tossers. Let us not lose the golden opportunity to expand, enhance and buffer the park, rather than introduce permanent development with all the noise, traffic, and pollution that that entails to the park. Let's have the best most magnificent park we can have for our great city for all the future.

Yours very truly,  
Anthony Gumbrell





**From:** <ctburton7@comcast.net>  
**To:** <richard.mciver@seattle.gov>  
**Date:** 9/7/2008 11:04 AM  
**Subject:** Fort Lawton BRAC Process

Fort Lawton BRAC Process  
7th September 2008

Thank you for the significant amount of community input and involvement, and for the work of Office of Housing and others in the current BRAC process for Fort Lawton Army Reserve. Initially the process was not friendly to the community - SHA was arrogant about their role - but the second time around the process was much more open and receptive to community needs.

I am with Heron Habitat Helpers (HHH), the Adopt-a Park group for Kiwanis Ravine, adjacent to Fort Lawton Army Reserve base. HHHÆs concern is to retain the existing green space and wildlife corridors at Fort Lawton. These corridors connect Discovery Park with Salmon Bay and Puget Sound through Kiwanis Ravine. We know the importance of maintaining contiguous habitat to benefit all wildlife in the area, not just herons. We applaud the proposed plan for Fort Lawton for including so much green space and saving mature trees. Green spaces and trees are valuable for human quality of life too, not just wildlife.

I urge you to vote for the proposed plan, keeping the green spaces and mature trees requested by Seattle Parks. Developing Fort Lawton according to the proposed plan will be an asset to the entire city of Seattle.

Sincerely,

Carol T. Burton  
ctburton7@comcast.net  
206-691-1298



**From:** "Chuck Ross" <chuckaross@gmail.com>  
**To:** <richard.conlin@seattle.gov>, <tim.burgess@seattle.gov>, <sally.clark@se...>  
**Date:** 9/8/2008 8:28 AM  
**Subject:** Fort Lawton Housing

Dear City Council Members:

I feel strongly that the reserve center parcel of Fort Lawton should be acquired for inclusion in Discovery Park as called for in the Park Master Plan. The primary purpose of the park, as stated in the plan, is to provide the citizens of the region "an open space of quiet and tranquility". Great effort was made in advance to assure that the legacy of the park as a sanctuary would be maintained in the future. The Plan, as written by the founders, has been continually and successfully used many times to protect and maintain the vision of the park.

The proposed housing is clearly in conflict with the purpose of the park and the Master Plan. The site, with it's panoramic views, was clearly intended by the park founders and the City for park use. High density housing at this location is an incompatible use. Any development should be "quiet and low-key" as stated in the Master Plan. Accordingly, the current proposal should not be approved.

Charles A Ross  
170 Mercer Street  
Seattle, WA 98109



**From:** "Doug McElroy" <doug@scanmarineusa.com>  
**To:** <Richard.mciver@seattle.gov>  
**CC:** "Alice Heck" <alice@salmonbay.com>, "angie pizarro" <angiecpizarro@h...>  
**Date:** 9/8/2008 2:42 PM  
**Subject:** Ft. Lawton

Dear Mr. McIver:

If the Ft. Lawton property is to be used outside the guidelines of the Discovery Park/Ft. Lawton Master Use Plan, the residents of the area surrounding Ft. Lawton need to be given clear reason why. The Master Use Plan was rolled out by the city and the parks department in the past to define what the plans were for Discovery Park and the old Ft. Lawton property, but now it (the Master Use Plan) seems to be characterized as inapplicable to that same land.

If the Master Use Plan was in error, in what way was it in error, when did the error occur and who was responsible for it? If not, why is it not being considered in the BRAC process? Those who have attended meetings where the Master Use Plan has been brought up have said it does not apply. If it does not apply, why not?

Those of us in the immediate area who are fully convinced the current plan proposals are short sighted and threaten the value of the property we have been paying very high taxes on need very clear definition of what and how things have transpired up to now. Not all of those copied here are in agreement with my characterization above, but I know some are.

Please accept my apologies if this request is redundant. I have not been able to follow the process in its entirety lately.

Thank you for you kind consideration.

Doug McElroy  
3726 West Lawton  
Seattle, WA 98199



**From:** Alex Sutter <alex@sutter@gmail.com>  
**To:** <richard.mciver@seattle.gov>  
**Date:** 8/23/2008 11:12 AM  
**Subject:** Fort Lawton

Mr. McIver,

Hi, I'm writing to you as head of the Chair of Housing and Economic Development to express my strong opposition to developing Fort Lawton for any use other than as a park. This is an extremely valuable opportunity to claim a significant parcel of green space with rare north facing views of Puget Sound, available to all citizens of Seattle. The idea of developing this land for any housing, whether it be market rate housing, subsidized housing, homeless housing, etc., is extremely shortsighted. I support housing for the homeless, is Fort Lawton the only place where it can be built? How can building that much density right next to Discovery Park not have a significant negative impact on the park? Increased pollution from cars, noise, lights will certainly harm the wildlife at Discovery Park and the experience for visitors.

The demands on our existing green space are only going to increase as our population grows, shouldn't we take the opportunity to add more green space to meet this need? Small 1/2 acre parks littered throughout the city are good places to take kids to play, but they don't provide opportunities for citizens to experience Seattle's natural environment, nor homes for wildlife.

I also have some questions about the planning process. The mayor's technical advisory group invited 5 groups to join the planning process, 4 of which were advocates of development. The only group that one would expect to not be in favor of development, was the Seattle Parks Department. The SPD inexplicably concluded that it was not interested in the site for open space. The result was of course a vision (the 4 group's "vision") to develop housing.

Go spend a day in Discovery Park, walk around, see the wildlife, visit the proposed development site, take a couple of friends. Ask them whether they think it is better for a majority of the citizens of Seattle to build 200+ houses next to the park or to expand the size of the park? The answer is obvious. This is an extremely frustrating process. There has to be a better solution that serves both the need for more housing and protects this environmentally significant area.

Regards,

Alex Sutter





Testimony  
Seattle City Council  
September 4, 2008

My Name is George Smith and I'm an 18 year Magnolia resident. I'm speaking in favor of the Ft. Lawton Reuse Plan.

Every neighborhood in Seattle has the opportunity and I would argue obligation to do their part to support more affordable housing. Right now we have disproportionate amounts of housing for people with limited incomes concentrated in some neighborhoods. Aside from two Seattle Housing Authority properties in North Magnolia and some section 8 rentals, there is no other housing in Magnolia for very low income families or singles in a neighborhood of more than 20,000 people.

The availability of the former Army Reserve site is a unique opportunity for the Magnolia community to be a part of the solution to homelessness. Given the high cost of land in Seattle, opportunities public reuse must be used to the fullest extent. With more than 8000 people a night on the streets or in temporary shelters, we must press forward to solve the problem of lack of affordable housing.

The planners for the site have done a good job of addressing community concerns. Many here tonight participated in three community meetings in the past few months to draft a community relations plan. This is a detailed document that spells out the reciprocal obligations of the housing providers and the community. It addresses residents concerns regarding tenant screening, building security, building design and other issues.

I urge the council to support the Reuse Plan. The plan takes a balanced approach to addressing a critical societal need without compromising the beautiful environment that surrounds this site. I look forward to seeing Magnolia contribute in a small way to reducing the problems of homelessness and lack of affordable housing.

George Smith  
3632 Arapahoe Pl.W  
Seattle, WA 98199



Seattle City Council Meeting BRAC for Ft Lawton Army Reserve Plan

September 4, 2008

My name is Heidi Carpine  
4663 36<sup>th</sup> West

Dear City Council Members,

I still feel ideally this land should be added to Discovery Park.

And I strongly support all the lands included in the BRAC plan for additions to Discovery Park and BRAC park plans within the development.

It is most important that any development of the Army Reserve Land should include Plans to enhance the Olmstead Boulevard Entrance to Discovery Park.

Discovery Park as you know has over 550 acres of open space park. It is a highly used park. It had 86 thousand 500 hundred people using the Park between September 2007 to September 2008.

This number is compiled by counting

- People coming to the Visitors Center
- Public contact
- Foot patrols
- Park Checks
- Docent Stations
- School programs
- Day Camps
- And Environmental Programs

I feel it is extremely important that any development next to the Park should plan for these park visitors in their traffic plan. They should also take into account that Park visitation has increased every year.

I feel it is time to review the Traffic circle plan for safety of the five or six roads at the entrance to the Park. This concept has great potential for a grand park entrance as suggested in the Discovery Park Master Plan.

I have left a copy of the plan with Richard Conlin

Please provide a magnificent park entrance to Discovery Park



My name is Ron Piland, I'm a registered Seattle voter and a member of the Magnolia Neighborhood Planning Council.

The holistic cost of the proposed Ft. Lawton Redevelopment Plan is considerably greater than the price tag being presented to the tax payers of Seattle. Currently the fire & life safety services shared by the Magnolia and Queen Anne neighborhoods are strained; the average classroom size in Magnolia neighborhood schools is dysfunctional and the traffic conditions are at their tipping point. Adding a development this size will require the tax payers of Seattle to fund the expansion of services and corridors, adding a financial order of magnitude to the cost of this project that voters will oppose once the true cost is revealed.

The BRAC process provides a unique opportunity for Seattle to both bolster the immense value of Discovery Park and decrease the city's operating costs. This feat can be accomplished by relocating the Seattle Department of Parks & Recreation to this tract of land. It is known that the Parks & Recreation Department is searching for a downtown location to relocate a number of its stand-alone facilities under one roof. Based on reported moving and annual rent projections the amortized 20 year cost to move & house this department will fall in the \$65 – 70 million dollar range. Moving this department to the Ft. Lawton location will significantly ease the burden on overly burdened Seattle tax payers while preserving the primary goal of the Discovery Park's Master Plan which was adopted in 1972 and respectfully preserved ever since by your City Council predecessors.

We support a parks use for the land, which is a conveyance allowed under BRAC rules. To miss this one-time opportunity to enhance the considerable value of Discovery Park is a price too great to pay. We ask that you restart the planning process and give citizens a true place at the table in planning our neighborhood.

Thank you for your thoughtful consideration of this matter.

Ron Piland  
4483 Gilman Ave. W.  
Seattle, WA 98199  
[ronpiland@comcast.net](mailto:ronpiland@comcast.net)



**From:** "Ken Hobbs" <ken.and.terri.hobbs@gmail.com>  
**To:** <richard.mciver@seattle.gov>, <bruce.harrell@seattle.gov>, <sally.clark@...>  
**CC:** "kc dietz" <dietzkc@earthlink.net>  
**Date:** 9/3/2008 2:14 PM  
**Subject:** Fort Lawton Redevelopment Plan

Dear Council Members,

Thank you for your careful analysis and questions raised at today's Housing Committee discussion. I feel that the issue of what is meant by "conceptual" is coming into better focus for all of us. Since public comment preceded presentation by Executive staff, there is one further point I wish to make based on staff's presentation. I agree that there are some things that need to remain conceptual when it would be premature to bore down to a further level of detail now (where sewer lines go, how bioswale drainage gets designed, etc). I disagree that things should remain conceptual based on the premise we don't yet know whether the feds will approve this plan and that the total number of units may end up to be different than this plan.

Under BRAC, the federal approval process is a yay or nay. There is no circumstance by which HUD will say, we approve the plan but only if there are 100 instead of 85 homeless units, or the Army will say, we approve the plan but only if there are 150 instead of 125 market rate units. Under 32 CFR Section 176.35, HUD reviews the plan for compliance with the regulations. If it rejects the plan, the LRA (City) gets 90 days to submit an amended plan. (As Councilman McIver stated, we would expect further public input to address whatever concerns HUD might express in rejecting the plan). After HUD's approval of the original or amended plan, and the environmental assessment the Army is required to perform, the Army simply disposes of the land, by a direct transfer of the land earmarked for homeless housing and other public benefit conveyance (i.e. the forested portion earmarked for incorporation into Discovery Park) and the remainder by either a sealed bid auction in response to an RFP, or a negotiated sale to SHA. Based on this scenario, the Council should be evaluating the plan proposed by the Executive based on the expectation the plan will in turn be approved by the feds as proposed.

Those protections which are appropriate to provide the community as an expression of legislative intent about what will happen during the more detailed planning and permitting process that will occur after the land is transferred should be included in the council's resolution approving the plan, and should not await some further public process associated with a contract rezone, a PRD application, etc.

Thank you.

Ken Hobbs  
(206) 940-9900 cell





**From:** "Doug Christie" <lidsail@comcast.net>  
**To:** <Tim.Ceis@seattle.gov>, <tim.burgess@seattle.gov>, <jan.drago@seattle.go...>  
**Date:** 8/28/2008 5:24 PM  
**Subject:** Fort Lawton - Give us a true voice!!

Greetings,

The Sustainable Neighborhoods Coalition (SNC) recently called upon Seattle's Mayor Greg Nickels to secure a 180-day extension of the fall deadline for submitting the City's Ft. Lawton redevelopment plans. I write today in support of that request and ask that you use your influence to implement it. The City has failed to present sufficient information on its plans; has not involved the community in a meaningful way; and thus has failed to honor its commitment to transparency and due process.

We have a right to understand how the City reached its conclusion that the Ft. Lawton site is best suited for; and can support; a high-density; mixed income community. As importantly; we have a right to know what transpired during 2007; when the LRA stopped communicating with us and rebuffed our efforts to stay informed.

The current process is disingenuous and the citizens of Seattle deserve better. I call upon you and your representatives to work with the community and engage in a process that is truly transparent and inclusive.

Best Regards;

Patti Christie



**From:** Sue Cary <scary@chhip.org>  
**To:** "richard.mciver@seattle.gov" <richard.mciver@seattle.gov>  
**Date:** 8/21/2008 2:53 PM  
**Subject:** Ft. Lawton

Dear Richard:

It will come as no surprise that I want to add my voice to other housing advocates in support of the proposed Ft. Lawton Redevelopment Plan. Land available for the inclusion of affordable housing is scarce, and this army land represents a unique opportunity to distribute in a fair and appropriate way affordable housing throughout the City. The plan does a very good job of creatively maximizing the use of the land to meet a wide variety of needs. City staff have put forth huge amounts of effort to work with neighborhood residents and address any reasonable concerns. It is critical for the Council to support this effort and keep the process moving forward. Thank you very much for your consideration, sue

---

Susan Cary  
Director of Asset Management  
Capitol Hill Housing  
1406 10th Avenue, Suite 101  
Seattle WA 98122  
206.329.7303



Testimony  
Seattle City Council  
August 21, 2008

My Name is George Smith and I'm a Magnolia resident. I'm speaking in favor of the Ft. Lawton Reuse Plan.

The Ten Year Plan to end homelessness calls for 9400 units of new housing. Building more units throughout the City is one of the keys to making the plan successful. Currently we have a disproportionate amount of homeless and low income housing in downtown Seattle. Downtown is not a location that fits everyone. There are no full-service food stores, no schools, few parks and no community center.

In Magnolia we have all these amenities and close by. The location of the housing is within easy walking distance of a full service supermarket, for those able, and within a ten minute bus ride to the Magnolia Village, which has all commonly needed services such as a post office, hardware store, shoe repair, supermarket and pharmacy.

The availability of the former Army Reserve site is a unique opportunity for the Magnolia community to be a part of the solution to homelessness. Given the high cost of land in Seattle, opportunities such as the Ft. Lawton reuse must be used to the fullest extent.

The planners for the site have a tough job balancing neighborhood concerns about density, habitat protection for Discovery Park and Kiwanis ravine and providing an economic return to the Army. In considering all the different interests, I believe this is a thoughtful plan that strikes the right balance to achieve the common good. It includes market rate homes, affordable owned housing for moderate income homeowners, developed by Habitat for Humanity and a very modest amount, in my opinion, of housing for formerly homeless and does it in a way that retains significant open space.

I urge the council to support the plan and I look forward to seeing Magnolia contribute in a small way to reducing the problems of homelessness and lack of affordable housing.



**From:** "Donna Kostka" <donna4510@comcast.net>  
**To:** "Richard McIver" <richard.mciver@seattle.gov>  
**CC:** "KC Dietz" <dietzkc@earthlink.net>, "Carol Burton" <ctburton7@comcast.ne...>  
**Date:** 8/20/2008 1:31 PM  
**Subject:** testimony on Ft. Lawton plans

Councilman McIver and your colleagues on the City Council - I have been involved with the Fort Lawton divesture process for over a year. The planners have not listened to neighborhood people enough. Still in danger is the cutting of a tree berm of conifers that had been planted by the Army Reserve along the west side of 36th Ave. West. Planners are proposing to cut through roads and cut a number of trees to make front lawns for high priced market rate houses they propose building on the west side of and facing 36th Ave. West. This is poor planning!

The tree term along the west side of 36th Ave. West should be kept in tact. For the most part it is a higher elevation than 36th Ave. West and so the making of front lawn entries and passage of roads would leave awkward rises of trees, leading to most if not all of them being cut. The berm should be breached only a fraction by making sidewalk connections through, to assist the movement and communication of people and kids on bicycles.

The berm of trees is so valuable as a wildlife corridor and a screen for dust and sound from the construction that will be plaguing the neighborhood until the new development is built. And after the construction is done, it will continue to be a useful design element to be a backdrop of trees for the new neighborhood in an area that essentially will be built on parking-lot kinds of spaces. Please save these trees! Donna

Donna Kostka

6516A 24th Ave. NE

Seattle, WA 98115

(206) 283-7805

donna4510@comcast.net





**From:** "itfh" <itfh@comcast.net>  
**To:** "Sally Clark" <sally.clark@seattle.gov>, "Tom Rasmussen" <Tom.Rasmussen@...>  
**Date:** 8/20/2008 3:49 PM  
**Subject:** Ft. Lawton testimony

To the Seattle City Council:

The primary goal of the Interfaith Task Force is to encourage all sectors of our community—public, business, nonprofit, religious congregations, and individual private citizens—to cooperate in finding solutions to end homelessness and create affordable, supportive housing for low-income residents. When options such as the plan being proposed for Ft. Lawton, we understand that many residents of our City are wary of any change in the culture of their neighborhoods.

The City and its partners, Seattle Housing Authority, AHA, the YWCA, and the United Indians organization, have put forward a carefully considered plan to integrate more housing into the Fort Lawton/Discovery Park neighborhood. The majority of those units will be market rate, not housing for homeless or low-income people. The breakdown is 125 market rate units, 6 Habitat townhomes, and 85 units for formerly homeless people. The ITFH would rather see as many units to house the homeless as possible yet we know that the dynamics involved here are being addressed well in the Plan that is being put forward by the Seattle Office of Housing. We support that Plan without any loss of the units designated for homeless/formerly homeless housing.

As a program of the Church Council of Greater Seattle, whom we expect will send a similarly supportive message, we urge the Housing and Economic Development Committee to recommend to the full Council that the City's Office of Housing Plan be adopted. I am currently out of town on vacation and cannot testify in person tomorrow, but I will come in September when the public hearing before the full Council occurs.

Thank you.

Bill Kirlin-Hackett

Director, ITFH

a program of the church council of greater seattle

4 Nickerson St., Suite 300

Seattle WA 98109



**From:** m smith <msmith102@hotmail.com>  
**To:** <myisha.chambers@seattle.gov>  
**Date:** 8/2/2008 3:30 PM  
**Subject:** NO to the houseless housing proposed for Fort Lawton!

Here is my thought for the hearings which I will not be able to attend. Please enter them into the public record.

NO to the homeless housing proposed for Fort Lawton!

All city officials that are pushing that, can adopt a homeless person into their home instead. Screw this biz of mucking up someone else's neighbor and home. Tell Mayor Nichols and the City Council to adopt the homeless into their personal homes and see how they feel.

I slave at a job I hate, get into a descent neighborhood and now I have to face the bums and leeches of the world that are too lazy to lift a hand to help themselves. HELL NO!!!

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**From:** Kevin Reynolds <reynoldskj@yahoo.com>  
**To:** <richard.mciver@seattle.gov>  
**CC:** <myisha.chambers@seattle.gov>, <jan.drago@seattle.go>, <bruce.harrell@se...  
**Date:** 8/5/2008 12:51 AM  
**Subject:** Fort Lawton Reuse - Concentrated Poverty Concern

Dear Councilman McIver, Housing & Economic Development Committee;

I am a resident of Magnolia immediately adjacent to Fort Lawton, and have actively participated in the community process since October 2006, including City sponsored tours of the Sand Point and High Point projects. I appreciate your involvement in this process, especially your personal appearance at the 26 April redevelopment workshop at Magnolia Lutheran Church.

Like many of my neighbors, I am a strong PROPONENT of homeless housing in our neighborhood. With three daughters under the age of seven, I see this as an opportunity to be directly involved in helping to end homelessness in our great city. However, the current reuse plan proposes too high of a concentration of formerly homeless housing on a site which is physically isolated and far from appropriate support services.

The reuse plan includes 55 homeless senior studio apartment units, 30 homeless family townhomes, and 10 Habitat homes. While there is significant need for all of these programs, including all of these units will result in a poverty concentration in this new neighborhood of over 40% when considering the proposed 108 - 125 market rate units. If the surrounding 175 neighborhood units are included, the concentration of poverty is still over 25%. According to HUD's Moving to Opportunity program (<http://www.huduser.org/publications/fairhsg/mtoFinal.html>), percentages over 10% are neither economically nor socially sustainable.

I urge the Committee to make a choice between one of these programs. If Capehart - Ordinance Number 122502, "development of housing incorporating low and moderate income housing in excess of the 66 units at Capehart," is the highest priority, then increasing the homeless senior building to 67 units may be sustainable due to the proposed level of support services included with the program. If meeting the needs of family housing is most critical, then 30 - 34 homeless family units would be within the HUD 10% guidelines.

Please pass the reuse plan onto the federal government for consideration, but only after choosing one of the homeless/low income options.

Respectfully submitted,  
Kevin Reynolds  
4600 34th Avenue West  
206-972-5489



**From:** Susanne Kromberg <skromberg@msn.com>  
**To:** <richard.mciver@seattle.gov>, <myisha.chambers@seattle.gov>  
**Date:** 8/20/2008 10:51 AM  
**Subject:** Fort Lawton redevelopment plan

Dear Richard McIver, I am a Magnolia resident who has faithfully attended the community meetings on the proposed redevelopment for many months. Unfortunately I am unable to attend the meeting tomorrow, as I am traveling in Norway. I have been impressed with the work the Department of Neighborhoods has put into creating opportunities for Magnolians to voice any concerns they might have, both about the neighborhood and about the housing for formerly homeless men, women and children. The Housing Office presented a great deal of thorough research in meeting after meeting to allay the fears that some neighbors had, and presented impressively detailed plans to address the challenges presented by building mixed-income housing in a well-to-do neighborhood such as Magnolia.

I have been thoroughly satisfied that Magnolia has the resources it needs to successfully integrate the proposed mixed-income housing units, and I am pleased that Magnolia in this fashion gets to contribute to solving the problem of homelessness in Seattle. It is also impressive to me that this is being done in ways that enhance Discovery Park, strengthen the Heron Habitat and are in keeping with Native American values. I welcome my new neighbors, and most of the people I talk to in Magnolia join me in extending this welcome. Susanne Kromberg  
2614 W. Smith St  
Seattle, WA 98199  
206-283-3585skromberg@msn.com





**From:** "Elizabeth Rinehart" <elizrinehart@gmail.com>  
**To:** <richard.mciver@seattle.gov>, <jan.drago@seattle.gov>, <bruce.harrell@se...>  
**Date:** 8/21/2008 10:04 AM  
**Subject:** Fort Lawton Redevelopment

I'm writing this email to support the proposed Fort Lawton redevelopment plan. As a Magnolia resident, I have read a lot of articles and postings online and heard many comments from neighbors opposing the redevelopment of Fort Lawton for various reasons. Many of the reasons seem to be based on fear and ignorance. I love living in Magnolia and I see one of the only drawbacks is the lack of diversity (I have also lived in Columbia City neighborhood and Capitol Hill before buying in Magnolia). When my son is old enough to attend school and make friends in the neighborhood, I don't want him to have a sheltered view of the world....it's important to me that he learn that all kinds of people can be neighbors and friends.

While the idea of providing much-needed affordable and homeless housing is appealing, I also want to applaud the specific design that has come out of the months of community input and design workshops. The street layout is sensible...the streets along the east side of the development connect with the existing streets so the new community actually becomes part of the existing neighborhood. The development reuses existing land that has already been developed rather than cutting into the sensitive environments within Discovery Park. I also love the fact that about a quarter of the new development will be given to the Seattle Parks depts. I applaud the effort and consideration that has gone into the design process and look forward to seeing the new neighborhood be built.

Thanks,  
Elizabeth Rinehart  
elizrinehart@gmail.com



**From:** "randy.hansen" <randy.hansen@comcast.net>  
**To:** <sally.clark@seattle.gov>, <jan.drago@seattle.gov>, <Richard.conlin@seat...>  
**CC:** <opinion@seattletimes.com>  
**Date:** 8/21/2008 12:40 PM  
**Subject:** Discovery Park / Fort Lawton Housing Plans

Seattle City Council Members;

As your public hearing draws near, I am requesting that you take a step back and review the financial realities of placing upwards of 200 homes in Magnolia in the departing DoD facility at the Army Reserve center adjacent to Discovery Park (part of the DoD's BRAC - Base Realignment and Closure process). A critical look will reveal a long-term and significant financial impact on Seattle taxpayers, not unlike the recent public toilet debacle foisted by still-sitting council members - except orders of magnitude greater.

I'm skeptical for a reason. As a nearly 50-year resident of Magnolia and 25+ year upper management employee of the city, I have lived the realities of being a taxpayer in Seattle. I also know the back room goings on of our city's operations and its political leadership. Sadly, it has ranged from simple ineptitude to financial incompetence and willful disregard of public trust. These are strong charges, but we all know what has and still does go on behind closed doors.

Recently, it was identified that the Seattle Housing Authority was lacking the \$56 million to provide needed repairs to existing facilities built in the early 80's through a bond issue (Seattle Times July 29, 2008). Additionally, the United Indians of All Tribes Foundation (UIATF) has struggled with financial difficulties in maintaining their Daybreak Star facility in Discovery Park, and the YWCA is at the mercy of donations and taxpayer support. The Archdiocesan Housing Authority was selected by Seattle as lead developer in partnership with the YWCA of King County, and the UIATF. With past performance as a guide, this project is already questionable. Taxpayers will ultimately take the hit and will continue to do so decades into the future. Even if initial costs are partially offset by including market-level housing, the long-term costs will still be covered by taxpayers. What happens when future 'general funds' are insufficient for sustainability of programs and facility maintenance, and bond measures fail?

Other concerns include the distance of the project to needed services for the occupants and the anticipated mix of occupants (89% unemployed; 69% with mental health issues; 68% with a history of domestic violence; 39% with major health or medical issues; and 35% with a history of chemical dependency). In my employment with our city, I have dealt firsthand with the additional violence and criminal activities frequently associated with these factors. This adds more ripples to the financial equation.

The City of Seattle is under NO obligation to obtain this property. This is a 'desire' of the City. If I had (almost) unlimited funding and accountability, perhaps it would seem like a good idea as well. But we have lived through - at our significant expense - some prior half-baked ideas with zero accountability. This should not be added to the list of taxpayer funded social experiments.

Randy & Robin Hansen



**From:** Duff Badgley <eduffb@hotmail.com>  
**To:** <richard.conlin@seattle.gov>, <jan.drago@seattle.gov>, <tim.burgess@seat...>  
**Date:** 8/18/2008 9:20 PM  
**Subject:** Ft. Lawton proposal threatens tree grove at Discovery Park entrance  
**Attachments:** Protect Discovery Park power point, 8-18-08.ppt

Hello Council Members, Consultants to Seattle Housing Authority, the Master Developer for the proposed Ft. Lawton re-development plan, have proposed relocating a road at the main (east) entrance to Discovery Park. This proposal threatens a grove of lovely mature trees that now greets visitors to Seattle's flagship park--just when our city is struggling to restore our urban tree canopy that has fallen from 40% in 1972 to 18% today. Destroying this tree grove would violate the intent of the recently-passed Council resolution calling for tree grove protection. Loss of these large, carbon-storing trees would also be a setback in our efforts to address climate change. The proposal calls for relocating 36th Avenue, West to the south of West Government Way, across the street from the proposed Ft. Lawton redevelopment plan, so that it would line up with Texas Way as it exits Ft. Lawton. The idea--a very bad one-- is to modify the intersection to accommodate increased traffic expected from the new housing at Ft. Lawton. Traffic lights can direct this increased traffic. The proposed relocation of 36th Avenue, West is unnecessary. You will not see this proposed street relocation on the Ft. Lawton BRAC maps---it's across the street from, and to the south of, the FT. Lawton property. The S.H.A consultants have said it is 'beyond their scope'. But yet they champion it and threaten our trees. Please save these beautiful trees! Keep the streets at Discovery Park's main entrance as they are shown on the 7/19/08 S.H.A maps and as they were presented by S.H.A to the Council on 8/6/08. See the attached powerpoint for pictures of these trees. Thank you. Duff Badgley  
Heron Habitat Helpers (HHH) Board member  
HHH Ft. Lawton lead since 2006  
HHH is a stakeholder recognized by the city and S.H.A in the Ft. Lawton BRAC process  
206-283-0621

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**From:** Lyon Terry <lyonterry@yahoo.com>  
**To:** <richard.mciver@seattle.gov>  
**Date:** 8/18/2008 11:00 PM  
**Subject:** Fort Law

Dear Mr. McIver,

My name is Lyon Terry. I live at 4323 29th Ave. W in Magnolia. I have lived here for 3 years and love it. I also teach 2nd grade at Lawton Elementary and have two kids who will attend Lawton starting next year. I will be here for a long time.

I have talked to many people about the redevelopment plan and read much of the plan myself. I believe it looks like a positive development for my neighborhood. We need to step up to the plate as a neighborhood and support people who are less privileged than many of us. I fear that the squeaky wheel individuals of the neighborhood are getting all of the press. Please know there are many of us who do approve of this plan.

I appreciate many aspects of the thoughtful plan:

1. The density of the plan is excellent environmentally speaking, but Metro service will have to step up to serve this end of the neighborhood better.
2. Supporting homeless individuals is important for us and also valuable for our children to see that there are less privileged individuals in our city. However, we will need more infrastructure for this in the way of daycares and more support workers in the schools.
3. Mixing the housing while also connecting the new neighborhood to our existing and beloved neighborhood.
4. Keeping as much green space as possible and potentially adding more. This is a great idea.

Thanks you for your work on the city council. Please let me know if you have any questions or would like me to further support my positions. Thank you for not only listening to the most vocal in the neighborhood.

Lyon Terry, 206-352-3179





**From:** "Perry and Christine Atkins" <coopatkings1@comcast.net>  
**To:** <richard.conlin@seattle.gov>, <tim.burgess@seattle.gov>, <sally.clark@se...>  
**CC:** "Sanjay Bhatt" <sbhatt@seattletimes.com>  
**Date:** 8/19/2008 7:34 AM  
**Subject:** Public Comment on Ft. Lawton Redevelopment

Dear City Councilmembers;

I am unable to attend the City Council meetings this week pertaining to the redevelopment of the Ft. Lawton Army Reserve, but I wanted to make sure that this email was entered as my public comment statement.

I have gone to nearly all of the stakeholders meetings that have been held over the past 2 years and consider myself a stakeholder in this project.

I live in the Kiwanis Ravine neighborhood adjacent to Fort Lawton. We are one of the few "pocket neighborhoods" in Magnolia with Bay Terrace, Land's End and Lawtonwood being others that are geographically cut off from the rest of Magnolia and buffeted by Discovery Park. Mine is a long standing community with many of the residents having lived in the same house for over 50 years.

I am respectfully requesting that the Seattle City Council ensure that the redevelopment of Fort Lawton be done correctly. If you visit our neighborhood you will see signs posted in front yards stating "Ft. Lawton Re-Use/ DO IT RIGHT!". We are referring to the proposal put forth by the Seattle Housing Authority in regards to the balance of townhomes vs. single family homes for the market rate housing and the concentration of housing for the homeless vs. total housing density of the immediate surrounding neighborhood. If the balance is off in either of these areas the market rate housing potentially will not sell at highest value and the project as a whole, as well as our neighborhood, will be negatively impacted. We would like to see the project by successful for the homeless members of our community and we would like to see the integrity of our neighborhood maintained. We are the neighborhood that will be impacted 24 hours a day, 7 days a week.

Through all of the meetings over the past 2 years, one question kept running through my mind. When all of the consultants, politicians, and construction workers are done with this project, will it make sense for my neighborhood, Magnolia and Seattle as a whole? Please help us ensure that the answer will be "yes".

Thank you,



**From:** "Kathleen Southwick" <ksouthwick@crisisclinic.org>  
**To:** "Jan Drago (E-mail)" <jan.drago@seattle.gov>, "Nick Licata (E-mail)" <ni...>  
**Date:** 8/19/2008 11:49 AM  
**Subject:** Support for Fort Lawton Redevelopment Plan

Dear Council Members McIver, Drago, Harrell and Licata,

I would ask that you support the proposed Fort Lawton Redevelopment Plan without reduction to the number of units of housing for homeless people. The City of Seattle has gone on record as leader in support of achieving the goals of the 10 Year Plan to End Homelessness. The addition of these units are essential for reaching our goal. While I understand the neighbors concerns, I do not believe they are grounded in reality. Magnolia is a close-in neighborhood with excellent bus service so that residents can easily travel to downtown to link to needed services, just as the current residents travel to downtown for shopping, work and recreation. There is an assumption that homeless families or seniors are "less than desirable" neighbors. The truth is that many homeless families are working families with one or both parents employed. Often, it is an illness or accident that have thrown these families into homelessness. What they need is stable housing with social service support as they move back to financial stability.

Our 2-1-1 Community Information Line handles over 100,000 calls each year from people needing basic needs services and housing for families is one of the most requested services, yet in very scarce supply. By including this type of housing in the Fort Lawton project we will be moving toward reducing homelessness in Seattle. Thank you for your consideration of this request.

Kathleen Southwick  
Executive Director  
Crisis Clinic  
206-461-3210 ext 615  
Fax: 206-461-8368



**From:** Julia N Allen <DrJNA@comcast.net>  
**To:** SCC Richard J McIver <richard.mciver@seattle.gov>  
**CC:** FoDP Gary Gaffner <GaryGaffner@emeraldnetwork.com>, DPAC Pete Galloway <...>  
**Date:** 8/19/2008 6:43 PM  
**Subject:** Ft Lawton BRAC Plan Public Hearing Comments

Council-member McIver -

**COMMENTS FOR PUBLIC HEARING ON FT LAWTON BRAC 8/21/08**

1. Friends of Discovery Park supports the proposed public benefit conveyance of the Forested Habitat Areas for addition to Discovery Park as described in Chapter 5 of the Final Fort Lawton Redevelopment Plan dated 7/19/08.
2. We also support the addition to Discovery Park of any additional forested areas that may become available around the Cemetery and/or around the FLARC building once those boundaries are determined.
3. Further, Friends of Discovery Park, in an effort to improve connectivity, access and safety, recommends and supports pedestrian and bicycle improvements along Texas Way between the Ft Lawton Redevelopment Site and the North Parking Lot of Discovery Park. Currently this busy stretch of road has no sidewalks, crosswalks, bicycle lanes or shoulders, and is therefore very hazardous to negotiate.

On behalf of Friends of Discovery Park,

>^..^<

Cheers

Julia N Allen

Member, Board of Trustees Friends of Discovery Park

DrJNA@comcast.net



**From:** Julia N Allen <DrJNA@comcast.net>  
**To:** SCC Richard J McIver <richard.mciver@seattle.gov>  
**CC:** SCC Nick Licata <nick.licata@seattle.gov>, SCC Jan Drago <jan.drago@seat...>  
**Date:** 8/19/2008 7:05 PM  
**Subject:** PUBLIC COMMENTS on Ft Lawton BRAC Plan for 8/21/08

Council Member McIver -

I have attended every meeting and workshop on the Ft Lawton BRAC process for the last 2+ years.

The Army wants money for it's land, and we have been told repeatedly by Scott McCain (Army Base Transition Coordinator) that they consider Ft Lawton to be their most valuable piece of real-estate currently up "for sale."

The Local Reuse Authority (the City) must balance Homeless Housing and other "free" land conveyances, with Market Rate Housing to be sold at a profit = money for the Army.

Seattle has a need for Homeless Housing, but we also have a need for Workforce Housing - i.e. affordable homes for working families (fire, police, teachers, etc.).

The Plan as currently proposed has 85 Homeless Units. AHA (John Hickman) has said it's model is based on 40 to 50 Senior Units per facility - yet the proposal gives them 55. YWCA (Sue Sherbrooke) has said it has no set number of Family Units needed at any one site - their model allows for flexibility between various locations - yet the proposal gives them 30.

The ratio of 85 Homeless Units (plus 6 Self-help Units = 91 Units), to only 125 Market Rate Units is not going to get the Army the \$\$\$ it wants - the math just isn't there.

I propose reducing the AHA Senior Units to 50, and the YWCA Family Units to 16 for a total of 66 (what the City Council promised during passage of the Capehart purchase.) Then, to maintain the same overall housing density on the Site (7.1 - 7.5 units/acre), make up the difference with more Market Rate Workforce Housing (small single family homes or townhomes.)

Thank you.

Julia N Allen, PhD, DVM  
3618 39th Ave West  
Seattle WA 98199 USA  
Tel/Fax 206-281-0988  
DrJNA@comcast.net





**From:** Duff Badgley <eduffb@hotmail.com>  
**To:** <richard.mciver@seattle.gov>, <bruce.harrell@seattle.gov>  
**CC:** <tom.rasmussen@seattle.gov>  
**Date:** 9/3/2008 6:30 PM  
**Subject:** Ft. Lawton traffic and saving trees at DP entrance  
**Attachments:** Protect Discovery Park power point, 8-18-08.ppt

Dear Councilmembers McIver and Harrell, Thanks to you both for your responsiveness today at Council's Housing and Economic Development Committee public hearing on Ft. Lawton and BRAC. It is reassuring to know that Council is listening to community concerns and wants to save trees. The trees at the main entrance to Discovery Park shown in my attached powerpoint fall just outside (to the south) of the latest S.H.A. maps for the Ft. Lawton re-development plans. This is part of the challenge in saving these lovely trees that greet visitors to Seattle's flagship park. Although the proposed re-development will generate increased vehicle traffic at the intersection of Texas Way and 36th Ave., West, the southern part of this intersection and surrounding trees officially fall 'outside the scope' of the BRAC plan. So, you will see no city plans for this southern part included in BRAC plans sent to H.U.D. and D.O.D. But, E.D.A.W., the S.H.A. consultant hired to help prepare their Ft. Lawton re-development plans, has several times in public meetings stated 'it would be a good idea' to relocate 36th Avenue, West as it comes from the south to meet W. Government Way. If this relocation happens, all the trees in the grove will be killed outright or fatally damaged.

A network of buried utility lines (water, sewer, storm water, gas, phone) lies underneath the grove. The large excavation required to relocate these lines would doom all the trees. And needlessly add to the city's re-development cost. I have suggested Council meeting with SDOT and Parks soon to study this intersection with a goal of preserving all trees in the vicinity. I propose that traffic lights and street alignments currently shown in S.H.A. (7-19-08) maps can handle the increased traffic. And save these trees. I have met at the grove with Tim Gallagher, Parks and Recreation Superintendent. I have met and exchanged several emails with Councilmember Tom Rasmussen, Chair of the Parks and Seattle Center Committee. I remain ready to meet also with SDOT, if you think a citizen component would help the process. Perhaps the Housing and Economic Development Committee, and then the full Council, could attach a rider to the city Ft. Lawton re-development plan, directing SDOT, Parks and other agencies to give tree preservation top priority at the intersection of Texas Way and 36th Ave., W. This tree grove is an important part of our city's urban forest and our legacy. The city has committed to restoring our urban canopy that has dramatically fallen from 40% in 1972 to 18% today. A wonderful way to demonstrate this commitment would be to preserve this grove of mature, high-profile trees. Thanks, again, for your responsiveness today. Regards, Duff BadgleyHeron Habitat Helpers (HHH) board memberHHH lead for Ft. Lawton since 2006eduffb@hotmail.com206-283-0621

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<http://clk.atdmt.com/MRT/go/msnkwxp1020093185mrt/direct/01/>



*NOTE: It was clear early on that Seattle Parks and Recreation was not interested in having the City of Seattle obtain the surplus property at Fort Lawton through the Base Re-alignment and Closure (BRAC) process for an additional piece of Discovery Park. This was sad because this property is adjacent to the Park and the Master Plan of the Park calls for active participation by citizens in getting any of the remaining surplus land when it became available. Parks in fact, informed us during the BRAC planning meeting that they considered the piece of land "full of old buildings they had no need of, lots of asphalt and no trees"; and, while they would certainly ask for two to three pieces of land that had remained forested and that bordered the park or cemetery (and they are doing so), they had no use or interest in this property for Discovery Park. This opportunity lost and this said (and said emphatically) the Magnolia Historical Society decided the best course of action was to work with the City in making sure a safe, and sustainable neighborhood development plan including a homeless housing component as required by BRAC was a huge priority for us as a stakeholder in the process. We rolled up our sleeves...*

It is important to understand how a community stakeholder like The Magnolia Historical Society (MHS) comes to our conclusions of strong support and strong recommendation that you accept the conceptual plan presented to you by City staff and hired consultants and that sits before you in a 2,000 page documentation of procedures, process, and pondering regarding the Fort Lawton Base Re-alignment and Closure process (BRAC).

This matter regards a City action that is far reaching and neighborhood changing to Magnolia Bluff, Discovery Park; and, in particular, to the adjacent neighborhood of impact: Kiwanis Ravine, one of Magnolia's pocket neighborhoods.

Particularly, because of the homelessness portion of the articulated requirements from Department of Housing and Urban Development.

The Historical Society comes to the conclusions being presented today through participation in the project from the very beginning: from taking the first public property tour and attending the workshop presentation of the Notice Of Intent (NOI) process. Then, as one of 3 community-based group representatives appointed as members of the Mayor's Task Force, which spent time learning of the BRAC process and then studying the submitted NOI(s) and making recommendations to the City as Task Force members (which also included well-known and well-reputed community members on the issues of homelessness and development). Lastly, and most importantly, from its representation and active participation at every single meeting held during the project planning process).

In our opinion, it was wise the public process was stopped for nearly a year and a half, the deadline for the deal extended and that the City went into discussions with the Army to clarify the profit needs and the homelessness requirement for this particular parcel and this particular BRAC deal.

The City says it emerged with a better understanding of the ways this property could meet the requirements and the City could proceed to continue in its role as Land Re-use Agent and it was evident in the way they came to approach the project.

While it was obvious the City had higher hopes for obtaining more homeless housing units at this site (NOI's of more than 300 requests for homeless units for this site were presented) they realized that was unrealistic given the profit desires of the Army. The City did not back away after learning this; but, continued to get the homeless units they could with

consultation of the great providers chosen Archdiocesan Housing Authority (AHA) and Young Women's Christian Association (YWCA) Habitat for Humanity and United Indian of All Tribes, and ALSEK; and, still take the responsibility to produce a sustainable neighborhood that the community would accept; and, hopefully would generate Army profit expectations. They could have decided to back out of the deal. Magnolians are so fortunate, that after these discussions and delays did not do so. The City still brought their best people forward and continued to be the Land Re-use Agent for this project.

This move by the City insured in the eyes of MHS a strong commitment to make this development a well-planned sustainable new neighborhood, with a strongly serviced homelessness component that would blend into a mix income market-rate neighborhood. This community would have the benefit of a strong Community Agreement on Homelessness (between neighbors and providers held accountable by the City, which was developed in the process); and, a clear conceptual development plan of this site that we think meets the needs of the neighbors, the and the City, and the Army and HUD and that was developed in partnership with individual neighbors and stakeholder groups as true partners in the task.

**In general, the process was even handed, folks were given enough time and many venues to give input and reasoning for their point of views and thoughtful compromise plans were presented and re-presented...discussed and re-discussed in great detail until the final plan that sits before you became a plan of delicate balance and compromise.**

MHS views this as a plan of soft density (notable under the maximum amount that could have been called for by the probable re-zone) with a fair percentage of homeless units

and services that the Providers feel they need to succeed. That is an important part and point in making this homeless housing successful. (These number of units are also are on a lower end of the spectrum of the maximum that could have been asked to be built).

The plan provides open space, habitat corridors, trees, nice and sensible street connectivity with the adjacent neighbors, and sustainable development practices that will make this a pleasant and safe neighborhood. This neighborhood will have the added advantage of having a master plan and a home-owner's association that will keep the future planning to development process of a high quality and as planned with no surprises.

The real disaster that could befall this neighborhood is that that you reject or tinker with this very well-thought out plan and the Army rejects it letting developers of all different stripes have at these 28 acres to piece-meal together in an uncontrolled frenzy of density for profit and are unconcerned with the issues that this Plan has been certain to include in its planning for: Landscaping Design, Open Space, Wildlife Concerns, and Mixed Affordable Market-Rate Housing. (It should be noted that: this will be the first time in decades affordable housing will be returned to the Magnolia market).

It is up to you to pass this plan without much amendment, as the experts have done their jobs well (as documented in the 2000 page report before you) and for the most part, in what we heard in meetings, because the community supports the Plan.

**THOUGH THE TIME-LINE WAS TIGHT, THE WORK WAS DONE WELL AND THE RESULTANT PLAN ONE THE MAGNOLIA HISTORICAL SOCIETY FULLY SUPPORTS AS IS. WE REALIZE THE DEVIL IS IN THE DETAILS AND THEY ARE STILL TO BE DEVELOPED. WE TAKE SERIOUSLY THE CITY'S COMMITMENT TO CONTINUE**

**THE PROCESS WE HAVE BEGUN: TO WORK TOGETHER ON THOSE DETAILS. WE EXPECT WE WILL BE TREATED AS FULL PARTNERS WHEN THIS CONCEPTUAL PLAN BEGINS TO BE PUT INTO ACTION.**

In the words of one of our board members, nearly an 80 year native of Magnolia: **"we have been fully kept abreast of the discussions and details regarding the project at Fort Lawton through our continual participation in the process, through written reports and oral reviews at our Board meetings. I have read the articles in both the Seattle Media and the Magnolia News and understand both sides of the controversy regarding the proposed development and concerns of the residents nearby. I come down on the side of the goal to make this prime property used for the benefit of all segments of society. I have seen too much of available Magnolia land (such as the Briarcliff School land) go to developers whose sole purpose is to eek out for themselves as much profit as possible from the high income segment of society. Homeless men, a particularly lonely and forgotten people, deserve a decent place to live with dignity. Single mothers with children need as much help with housing and acceptance as possible. As for others with modest incomes an affordable place to live in Magnolia can be a dream come true.**

**Possible problems with accessibility and traffic are being addressed sensibly. I think in this day and age, even Magnolia's peaceful enclave must accept its share of urbanization and density... It is happening whether we like it or not. The proposed plan seems to me acceptable and even desirable given the alternatives."**

**Dale Forbus Hogle**

(Submitted by MHS President Monica Wooton in oral testimony August 21, 2008 at the Public hearing at City Hall in Council Chambers and in written testimony August 21, 2008 to the City Council).

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NOTE: In response to Councilmember Harrell's question, August 6<sup>th</sup>, at the first briefing of the Proposed Development Plan at Fort Lawton (BRAC) re: historical precedence that there was possibly a reversionary clause or promise that this Fort land would be returned to the City at no cost if surplused or any other condition:

The Magnolia Historical Society (MHS), as Magnolia historical researchers and writers of *Magnolia: Making More Memories* (in which there is an in-depth chapter on the history of Fort Lawton: "Change the Only Constant: Fort Lawton" it was very clear that no such reversionary agreement had been made, the land was not donated to the City for a dollar a claim with any provision to have it return to original owners (as is one persistent Magnolia Urban Legend); but, was in fact sold to the Seattle Chamber of Commerce by individuals (lands were bought outright or traded for City schools property in Ballard) and a complicated dance began when the Army, as one of its requirements for placing the Fort in Seattle, demanded the land be donated to them and The Seattle Chamber gave the property to the Army to cinch the deal.

(Councilmember Clark has a copy of the *Magnolia: Making More Memories* for those interested in reading the chapter on the history of Fort Lawton or go to [magnoliahistoricalsociety.org](http://magnoliahistoricalsociety.org) the article is posted on our web page).

In episodes of offering the land back and forth between Army and City over the past 100 years...it always continued



to be a complicated dance of ownership between the city and Army with no reversionary agreements or assurances. In the Depression years, when the Army DID offer the entire Fort parcel back to the City, at no cost, one assumes if there had been such an arrangement, it seems only logical the Army would have deeded it back then and there; but, the City said: no, it did not want to maintain the property in depressed times and the Army retained the land).

The Jackson Bill/Fort Lawton Bill- "The Federal Land for Park and Recreation Act" did result in large parcels of military land surplused in the 70's and given back to the public for parks (Discovery Park was formed through this Act). The enactment and continuation of the practice designed by the Act was more and more disregarded when Reagan came to power (and Jackson passed from the political scene) and evolved through the Bush years as a piece of legislation no longer in force and we now have the BRAC process to deal with surplused military properties left over today. Again, it is a shame that Seattle Parks and Recreation did not pursue getting this whole parcel of land for additional property to be added to Discovery Park through the BRAC process.



The Honorable Greg Nickels  
PO Box 94749  
Seattle, WA 98124

Via email and US Mail

May 20, 2008

Dear Mayor Nickels:

We, the Sustainable Neighborhoods Coalition (SNC), a newly formed citizens group, call for 180-day moratorium on the current approach to determining how or if Ft. Lawton will be developed. We call on the City to engage in a process that is more transparent and inclusive and that encourages city/stakeholder teamwork. More participation, transparency and inclusiveness will make the ultimate solution better for all.

During the six month moratorium, the City must consult the existing Discovery Park Master Plan, develop its own Master Plan for the proposed re-use of Ft. Lawton and share it with the citizens of Seattle. The plan must be based on the City's prior written commitments to "create an open space park with only those facilities and developments are absolutely necessary for the enjoyment of the open space experience." The Ft. Lawton Master Plan must clearly describe the background, the purpose, the philosophy and guiding principles that will govern any proposed development on the site.

Specifically, the City must develop and share with the citizens of Seattle a detailed proposal that includes:

- its objective(s);
- a clear demonstration of purpose and need;
- a comprehensive and objective assessment of the environmental impact;
- alternative uses;
- mitigation measures;
- an assessment of significant adverse impacts that cannot be mitigated;
- major conclusions and significant areas of controversy; and
- any uncertainties and other issues to be resolved.

Moreover, the City must demonstrate how its proposal for reusing Ft. Lawton aligns with the Discovery Park Master Plan, which clearly:

*"...lays down guidelines which, if followed faithfully, cannot fail to create on this site a park which will be one of the great urban parks of the world – and a joy to this City forever." – Discovery Park Master Plan*

Then, the City and its partners must conduct a series of regularly-scheduled, frequent and

meaningful planning and design forums that are easily accessible to all citizens. During these meetings, the City and its partners must allow multiple opportunities for citizens to:

- Hear and see proposed plans in detail;
- View and comment on artistic renderings and other visual aids showing the proposed development;
- Review supporting studies and analyses, including, but not limited to, transportation issues, environmental impact, economic considerations, land value assessments, etc.;
- Ask and receive detailed, public responses to their ideas, suggestions and concerns; and,
- Be fully included in the process going forward.

The current process is inauthentic and the discussion about redeveloping Ft. Lawton leaves too many important questions unanswered.

Respectfully yours,

KC Dietz, SNC President,  
On behalf of SNC Members

**From:** kc dietz <dietzkc@earthlink.net>  
**To:** <linda.cannon@seattle.gov>  
**Date:** 6/9/2008 5:21 PM  
**Subject:** Fort Lawton BRAC-Redevelopment plan

The Sustainable Neighborhood Coalition has sent the following letter to the mayor to request an extension for the Reuse Plan for Fort Laston:

Dear Mayor Nickels:

In early May, the Sustainable Neighborhoods Coalition (SNC) called on you to help secure from the Army a 180-day extension of the deadline for submitting the City's Ft. Lawton redevelopment plans. We've not received any response from you. Today, we are again requesting that the City of Seattle, as the Local Reuse Authority (LRA) for Ft. Lawton, obtain a 180-day postponement of the deadline to submit a reuse plan to the Federal government.

We, as stakeholders in this process have been denied access to important information that is critical to our understanding of the LRA's proposal for the site. The LRA has failed to present sufficient information about its plans, has not involved the community in a meaningful way, and in so doing has abrogated its commitment to transparency and due process.

We have a right to understand the facts, studies, research reports and other objective data that support the City's conclusion that the site is best suited for, and can support, a high-density, mixed-income community. Moreover, we have a right to understand what transpired during all of 2007, when the LRA suddenly discontinued communications with us and rebuffed our efforts to stay informed.

The process is moving too fast. Even the City's consultant, EDAW, one of the largest firms in the world with unparalleled experience in BRAC projects, agrees. During the May 31st public meeting, Brian Scott, EDAW's lead on the Ft. Lawton project, said that he and his team are relying on "napkin-sketches" and "back of the envelope analyses" to keep pace. Does it make sense to go about designing one of the most environmentally sensitive projects in Seattle in this manner?

According to the BRAC process:

"The Secretary of Defense may postpone or extend any deadline provided for under this paragraph in the case of an installation covered by this paragraph for such period as the Secretary considers appropriate if the Secretary determines that such postponement is in the interests of the communities affected by the closure or realignment of the installation. The Secretary shall make such determinations in consultation with the redevelopment authority concerned and, in the case of deadlines provided for under this paragraph with respect to the Secretary of Housing and Urban Development, in consultation with the Secretary of Housing and Urban Development."

You can access the documents created by the Ft. Monroe LRA, <http://www.fmfada.com> . We encourage you to read through it and share it with those responsible for the Ft. Lawton process as an example of the type of work the City and its consultants ought to be doing and sharing with the community. Don't the citizens of Seattle deserve this same level of transparency and due process?

We continue to call on City officials to demonstrate a sincere willingness to work with the community and to engage in a process that is truly transparent and inclusive and that encourages City/Stakeholder teamwork.

Respectfully,

KC Dietz, President  
Sustainable Neighborhood Coalition

And the following supporters

CC w/o attachment:

Tim Ceis

King Co. Executive Ron Sims

Sen. Patty Murray

Rep. Jim McDermott

Rep. Helen Sommers

Chris Jowell

Seattle City Council Members

King Co. Council Member Larry Philips

Sen. Maria Cantwell

Sen. Jeanne Kohl-Welles

Rep. Mary Lou Dickerson

1 June 2008

Mayor Gregory Nickels  
PO Box 94749  
Seattle, WA 98124

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IDE-Draft  
5/20/08

RE: Fort Lawton Redevelopment Planning Process

WF # 761390

Dear Mayor Nickels,

Carbin

I'm writing to express my grave concerns about the current redevelopment community input process for Fort Lawton. I've attempted and am attempting to be an informed citizen. While there are several challenges to this, the greatest appears to be the lack of actual data available at any meeting my spouse, our neighbors, or I have attended. This lack appears to reflect that basic information simply has not been collected.

We live in a diverse neighborhood of working families with dozens of school age and younger children. Active families were part of what drew us here 6 years ago from Capitol Hill. However, the greatest part of our decision was driven by concern for my spouse's health. His childhood asthma, silent for decades, reactivated while we lived on a busy city arterial. Antibiotics and even the steroid, prednisone with its significant lifelong potential side effects, became annual events despite HEPA filters, electrostatic air cleaners and other asthma precautions. Our eldest daughter also developed reactive airway disease. Their healthcare providers independently urged us to move to a quieter, less dense area. We did not want to leave Seattle and after an extensive citywide search were thrilled to find our current home under construction on our quiet, dead-end street in late 2001. Since we moved here in the spring of 2002, my husband has not required antibiotics or steroids for his breathing. Our oldest child, although part of a longitudinal UW and Children's Hospital study on Reactive Airway Disease, also improved to the point that she no longer even uses albuterol.

NO1

I've asked, both in email and at the meeting I could attend, what the current traffic patterns and air quality in our neighborhood are and how they have been or will be measured. While we are now being asked to comment on potential future traffic patterns, no one has yet measured the current traffic! I have no objective frame of reference from which to compare the projections presented and so contribute more meaningfully. Although air quality and emissions are included in the nightly news, no one has measured them here or can tell me when or even if they will be assessed. Beyond my immediate family, children and the elderly are the most likely to be impacted by asthma. Traffic emissions and construction debris are also risk factors. This is a neighborhood that is full of children. We are failing them in this current process.

I was struck at the May 31<sup>st</sup> community meeting that although we were reminded more than once, this process has apparently been ongoing for some months, the bulk of what was presented "came together just this week", "literally, back of the envelope calculations late last night". While I value the information that was presented, I note this disturbing discrepancy. I am dumbfounded that no one has even measured current neighborhood traffic patterns. We're now getting into the summer, when traffic activity in Discovery Park, at the Daybreak Tribal Center and at the reserve

appear to be at their highest. The chance to gather accurate, longitudinal information given the current timeline is lost. Being told that an unnamed traffic flow consultant has now been retained is not an effective assurance, regardless of that person's unknown credentials. For these reasons, I signed the new neighborhood group's letter requesting a deadline delay. Beyond a nebulous vision for what might be developed, actual data must be gathered and presented for an informed, intelligent community discussion. We're being asked to provide input for an actual, real plan that will generate an actual, lasting development—real numbers are needed.

Given my family's ongoing experience with asthma, I want to be able to support my city creating asthma friendly, green housing. I want to support preserving and improving our natural spaces as per the existing Discovery Park plan (which per longer-time residents, did include the current military reserve). I do not want to believe that these are exclusive visions. Consensus at the local grocery store checkout lines about this process earlier in the month boiled down to "I don't know if they already have a plan and just aren't telling us, or if they genuinely don't know." Both thoughts are frightening. From yesterday's meeting, it appears to be the latter; that no one has collected actual data—they just don't know'. How can a quality proposal, a well-thought, lasting and inclusive plan for the future, possibly be generated given this lack? I cannot believe that you would knowingly choose to endorse any proposal in such a situation.

Thank-you for your time. I look forward to your reply.

Sincerely,

Shannon Corbin, MD  
3522 West Lawton Street  
Seattle WA 98199-1143



DIR-FYI  
F:6

July 22, 2008

Eden Mack  
4211 29<sup>th</sup> Ave West  
Seattle, WA 98199

Dup. WF # 770235  
IN IR

Mayor Greg Nickels  
City Hall  
7th Floor, 600 Fourth Avenue  
Seattle, WA 98124-4749

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08 JUL 24 AM 9:51  
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MAYOR'S OFFICE

Mack

RE: Concerns about Fort Lawton Re-development Plan

Dear Mayor Nickels,

I am a Seattle native, and I love this City. I love it for its progressive commitment to environmental protections and its community activist spirit. I have supported you with my vote, and continue to support many of your initiatives.

I am writing you today, though, because I am very concerned about the current plan for Fort Lawton. I have participated fully and in good faith in the stakeholder process since it re-started in March. I support both the project's environmental objectives, and the objectives of the Committee to End Homelessness. I recognize that Ft. Lawton is a wonderful opportunity to provide housing for homeless seniors and families, while developing the site in a manner that is respectful and protective of the surrounding environment.

However, at the onset of this process, Brian Sullivan of SHA assured us that even though this process was going to be very fast, the end result would be something that we all could support. Now that the process has ended, the plan that you will be presented today (Monday, July 21<sup>st</sup>) falls short of meeting the goals set forth. While I am only representing one concerned citizen (myself) in this letter, I understand from talking with others that I am not alone in my concerns.

As you already know, this site is remote from amenities and services. Among the many agencies that have rejected this site for this reason, the City's own Parks department stated that they were not interested in utilizing any of the buildings for their administration purposes because of its remoteness. The one bus that goes through the site does not link directly to Magnolia village, or Ballard. In fact, it takes well over an hour to get to Ballard from Magnolia on the bus because there are at least 3 transfers involved, even though it is only a mile or two away. There is no plan to increase public transit options any where near this site, and because of this, the residents, both formerly homeless and market rate, will be forced into their cars to conduct their business. This problem is amplified by a higher number of units on the site.

I commend the intention to preserve essentially all of the forested and non-build able land as part of Discovery Park. However, the desire to then significantly increase the density of the area that will be built upon is counter to your own commitment to Climate Protection ("emphasizing solutions that reduce driving..."), the Puget Sound Regional Council's "Vision 2040" ("In order to provide adequate facilities, services, and housing, and maintain economic health, we need to continue to change the way we accommodate growth. This does not mean that all new urban development will be high-density. In fact, in many cases, existing moderate-density locations, especially single-family neighborhoods, will not significantly change...") and the mission of the Cascade Land Conservancy ("New development is designed to make neighborhoods efficient, walkable and affordable.")

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This increase in density in such a remote location is not environmentally responsible. More car trips will be required (increasing green house gas emissions) and the actual development will impact the neighboring heron habitat. There are also significant impacts on local infrastructure (child care, schools, public transport, road, retail etc.) to which there is no plan for mitigating these problems. One particularly troubling issue that would further set the formerly homeless families up for hardship is that there is a crisis in the availability of childcare in Magnolia and the North End, as is finally being reported by the local news. There are no openings, and wait lists are often 400 children long. Placing families in a remote location, with limited bus service, and no child care options is not setting them up for success.

Because of these reasons, I believe very strongly that the total number of units needs to be reduced. I would like to request that you renew your commitment to environmental protection, ending homeless and sound urban planning by:

- Requiring that a thorough, professional assessment of infrastructure (schools, public transportation, fire, police etc) be conducted before the plan goes to Council to ensure that this development is civically responsible.
- Ensuring that the partner agencies site a child care facility (on-site or nearby) in order to meet the demand.
- Truly protect the north forest area by removing the plan for houses along northern edge of the site, as they will threaten the health of that existing wildlife corridor.
- Restrict the total number of units to below 132 to 170 (assuming 66-85 units of formerly homeless as 50% of the total.)
- Restrict the number of market rate townhouses on the site to less than 12% of the total market rate units (as per the City's hired expert's recommendations).
- Ensure that the existing forested lands are conveyed to the Parks Department.

I do believe that we can create a plan that meets the needs of the community, the environment and the homeless. However, this current plan falls short. Please re-consider the environmental and community impacts of the planned number of units on this site, and ensure that the development will truly meets the goals set forth.

Sincerely,  
Eden Mack

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Originally sent via e-mail on July 21, 2008

CC: City Council Members:

Nick Licata  
Sally Clark  
Jan Drago  
Richard Conlin  
Jean Godden  
Tim Burgess  
Bruce Harrell  
Richard McIver  
Tom Rasmussen



# Magnolia Community Club

MAGNOLIA'S COMMUNITY COUNCIL

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Matthew Campbell

Diana Dearmin

Gene Hoglund

Michele Marchi

Jose Montano

Marianne Parks

Tom Tanner

\*Ms. Rogers recused herself from issues related to the Fort Lawton redevelopment.

Magnolia  
Community Club  
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Seattle, WA  
98139-0564  
206.283.1188

August 29, 2008

Mayor Greg Nickels  
City of Seattle  
P.O. Box 94749  
Seattle, WA 98124-4749

City of Seattle Council  
Seattle City Hall  
Floor 2  
PO Box 34025  
Seattle, WA 98124-4025

RE: Fort Lawton Redevelopment Plan

Dear Mayor Nickels and Honorable Council Members:

I am writing to you in my capacity as Vice President of the Magnolia Community Club and to forward the Magnolia Community Club's comments on the recent draft of the "Fort Lawton Reuse Plan" that discusses the proposed redevelopment of Fort Lawton under the Base Realignment and Closure (BRAC) process.

The Magnolia Community Club is the oldest neighborhood district council in the City of Seattle. First founded in 1924, the Magnolia Community Club represents the interests of all residents in the Magnolia neighborhood by actively reviewing and responding to issues that may affect the Magnolia and its residents.

In early 2007, the Magnolia Community Club previously forwarded its comments about the proposed re-development of Fort Lawton for homeless housing. In that letter, we emphasized several issues important to members of the Magnolia community that the City needed to consider in the BRAC process, including:

- That the City carefully consider whether or not the use of Fort Lawton for homeless housing made logical sense based on its remote geographical location and the lack of police, medical, fire, and social services.
- That the majority of the Magnolia community preferred that the Fort Lawton lands become parkland, joined to Discovery Park, rather than be redeveloped for any other uses.

[www.magnoliacommunityclub.org](http://www.magnoliacommunityclub.org)

- That any homeless housing provided should focus on homeless seniors rather than homeless families, to avoid discontinuity in the local schools that may result from children moving in and out of local schools as their families step up the economic ladder and move to market rate housing.
- That the City refrain from providing homeless housing for the “chronically homeless”, because of the lack of any significant social services in the Magnolia area.
- That, if the City provided homeless housing at Fort Lawton, that the City simultaneously enhance services it provided to Magnolia, including an enhanced police presence, additional medical and emergency services, and that the City actively address ancillary issues that could arise, including homeless encampments in Discovery Park.

We applaud the City’s efforts in its initial draft to the extent it addresses and considers the viewpoints of the Magnolia community on several of the above issues. Notably, we are encouraged by the inclusion of market-rate housing, which would allow for better integration of the site into the existing neighborhood. We also welcome the City’s incorporation of various design elements, such as buffer areas, open areas, and street access, to address concerns about the transition between the proposed development and the exhibiting neighborhoods. We remain concerned, however, that the City has failed to consider (or actively explore) several critical issues.

#### **The City Fails to Consider Converting the Entire Site to Parkland**

Initially, we continue to strongly object to the redevelopment of Fort Lawton for housing of any type, rather than, as the vast majority of Magnolia residents prefer, to convert Fort Lawton in its entirety to parkland as part of Discovery Park.

We understand that the BRAC process requires the City, as the Local Reuse Authority, to balance the needs of the homeless against other community interests in considering future uses of the property. But we seriously doubt that had the BRAC process not provided incentives to parties proposing homeless housing, that the area would ever have been considered a potential site for housing of any type for Seattle, homeless or otherwise.

As such, we are unaware of any serious effort by the City to assess whether the City could use Fort Lawton exclusively as parkland. For instance, we question whether the City has explored fully the original terms and conditions on which the property was transferred to the United States in 1896. Historical accounts refer to the fact that the City deeded the property to the United States for no consideration in an effort to encourage the military to construct a naval shore battery. If the terms of the transfer included a reversionary interest for the City if it ceased being used as a military base or, in turn, the City has other grounds to rescind the transfer, the City may be entitled to possession of the property outright.

Regardless, the use of the site as parkland falls under the "public benefit conveyance" provisions contained in the BRAC process. *See, e.g.*, 40 U.S.C. § 550(e) ("public benefit conveyance" may include property to be used as parks). If the City objectively balanced the community needs for additional parkland and green space versus the interests of the homeless that the property can reasonably serve, it likely would conclude that using the property exclusively as parkland is the preferred future use. If the City already has explored these alternatives or rejected them as unworkable, we encourage the City to identify what efforts it undertook and explain why these alternatives are not viable.

Discovery Park is a unique Seattle asset. The closure of Fort Lawton provides an opportunity for the City to add over 28 acres of parkland. The conversion of Fort Lawton to parkland is consistent with the historical treatment of other parts of the Fort Lawton site and would go far in halting the step-by-step erosion of Discovery Park that has occurred in the past few decades as a result of the siting of the West Point treatment facility, the construction of the Daybreak Start Cultural Center, and the future conversion of the Capehart officers' quarters to private housing.

The City will never again possess an opportunity to add such substantial amount of property to Discovery Park. While the creation of 85 homeless housing units is noteworthy, it ultimately is insignificant in substantively addressing the homeless issue in Seattle. The benefits to be derived from the homeless housing proposed for Fort Lawton pales in comparison to the generations of Seattle residents that will benefit from expanding Discovery Park. The City has an opportunity to create a lasting legacy. All that is required to make this happen is a dedicated and committed political leadership willing to lobby and advocate for the conversion of Fort Lawton into parkland as a "public benefit conveyance" and the preferred future use of the site.

#### **Other Issues Related to Draft Redevelopment Plan**

Apart from our primary objection, we raise the additional concerns to the current draft of the Fort Lawton Reuse Plan that fails to take into account several earlier concerns we raised.

#### ***The Proposed Housing Units are Inconsistent with the Magnolia Neighborhood***

The current draft contains two fundamental inconsistencies with the current zoning, making the proposed development incongruous with the existing neighborhood. First, the draft includes townhomes in either of the two "focus" options. Depending on the option selected, i.e., "Single Family Focus" or "Townhouse Focus", over one-third to 40% of the proposed housing units would consist of townhomes. Second, the draft proposes the creation of "smaller lot single family homes", presumably because of its conclusion that the demand for this type of housing is not currently being met in the Magnolia neighborhood. But, it is precisely the absence of this type of housing that illustrates why it is inconsistent with the neighborhood. The current zoning calls for single-family residences with a minimum lot size of 7,200 feet. We are unaware of any portion of the site that allows for the development of townhomes or small lot single family residences. While exceptions exist, townhomes and small lot single family homes are out of character with the Magnolia neighborhood.<sup>1</sup> We strongly encourage that the City revise the draft

<sup>1</sup> The draft plan itself acknowledges that there are "not many townhouses and/or duplexes in the areas . . . ."

to exclude townhomes and small lot single family homes in their entirety or, at minimum, reduce the proposed number of those types of units to make them the exception rather than a substantial portion of the proposed housing units.

The current draft also fails to take into account in any fashion the effect of the increased housing for homeless families would have on local schools. As we previously indicated, providing housing for homeless families is important policy goal, but we remain concerned about the impact of children moving in and out of local schools as their families step up the economic ladder, and choose to move to market rate housing. There is a dearth of affordable, market rate housing in Seattle, particularly in the Magnolia neighborhood. We wish to avoid a situation in which hundreds of children cycle through only a couple of years in our local schools while they live at Fort Lawton and then move outside the City. The current draft, which proposes the creation of 30 units of family housing, does not address in any manner the effect that the additional children from those families would have on the existing schools.<sup>2</sup>

#### ***The Draft Does Not Address the Dearth of Services***

Moreover, the current draft does not address in any fashion the needs for additional City services to the Magnolia area as a consequence of the housing intended to be constructed. We frequently have raised our concerns about how the City has failed to meet the needs of current Magnolia residents, including providing vital police and emergency services and certain transportation improvements.<sup>3</sup> For instance, our community remains particularly at risk in case of a future earthquake because of the lack of replacement of the Magnolia Bridge. The current draft, however, proposes a significant increase of between 199 and 216 housing units in Magnolia. Yet it contains no discussion about any commensurate increase in services that the City may need to provide. The City's draft plan should address these needs and account for how the City will, in turn, enhance the available services if its draft proposal for Fort Lawton is adopted.

#### ***The Draft Contains No Limits on Density or Housing Units***

We also note that the current proposal contains no firm guidelines to limit the risk of "over density" if, as the draft proposes, the City sells the single family and duplex townhome lots to market rate developers. We perceive a significant risk that developers will successfully advocate for reduced lot sizes for the single family and duplex townhomes, contending that they need to be able to build additional units to have a financial incentive to purchase the lots. Yet, the current draft does not place any limit or cap on the number of contemplated housing units. For the Magnolia community to be able to support any plan developed by the City, it needs to be reassured that the number of housing units does not increase beyond the identified amount. As such, we support the approach proposed by the Sustainable Neighborhoods Coalition, which has called for, among other things, the City to expressly adopt limits on the number of housing units

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<sup>2</sup> We also should point out that Magnolia is virtually unique as the only neighborhood in the City that does not possess a "local" high school.

<sup>3</sup> While the draft plan suggests that the "the quality of existing bus service is high", it fails to account for the distance between the Fort Lawton site and government and social services. There is, in fact, no discussion whatsoever of the distance from the site to core government and social services that homeless and low-income residents will need.

proposed, to establish a firm ratio of nonconforming townhome and apartment units to other types of single family residences, and to exclude property dedicated for parks uses from buildable land in calculating density under any zoning or permitting requirements.

***The Draft Fails to Address Parking***

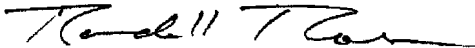
We finally note, that the current draft does not discuss parking in any detail. In fact, our review of the plan indicates that it does not call for any off-street parking for any residents that will live in the apartments, townhomes, or small lot single family residences. It is unrealistic to assume that the residents of these housing units will rely entirely on public transportation to travel the great distances that will result from being placed in such a remote location. We wish to avoid the substantive risk that hundreds of cars – lacking any off-street parking – will clog the streets of the Fort Lawton and existing neighborhood.

**Conclusion**

We strongly recommend that the City exhaust all efforts that would allow the conversion of Fort Lawton to parkland. While providing homeless and low-income housing is an honorable goal, the Fort Lawton site is ill-suited for such purposes. A candid comparison of the site being reused as parkland and that for homeless housing will very likely demonstrate that the preferred future use of the property should be exclusively for parkland.

If the City proceeds with the draft proposal, we nonetheless request that the City address the concerns described above to ensure that the needs of all Magnolia residents are taken into account.

Very Truly Yours,



Randall Thomsen  
Vice-President, Magnolia Community Club 2008

cc: Per Attached Distribution List

**Distribution List**

Ms. Jan Drago

Mr. Richard Conlin

Mr. Nick Licata

Mr. Richard McIver

Ms. Jean Godden

Mr. Tom Rassmussen

Ms. Sally J. Clark

Mr. Bruce Harrell

Mr. Tim Burgess

Mr. Chris Jowell, Project Lead, Office of Housing, City of Seattle (*via e-mail*)

Mr. Mark Ellerbrook, City of Seattle (*via e-mail*)

Ms. Adrienne Quinn, Director, City of Seattle (*via e-mail*)

Ms. Julie Moore, City of Seattle (*via e-mail*)

Ms. Linda Cannon, Office of Intergovernmental Relations, City of Seattle (*via e-mail*)

Ms. Christa Dumpys, Department of Neighborhoods, City of Seattle (*via e-mail*)

Mr. Ken Hobbs, Sustainable Neighborhoods Coalition (*via e-mail*)



**From:** "Ted Gray" <ted.gray@amcmedical.com>  
**To:** <Tim.Ceis@seattle.gov>, <tim.burgess@seattle.gov>, <jan.drago@seattle.go...>  
**Date:** 6/19/2008 10:44 PM  
**Subject:** Fort Lawton - Give us a true voice!!

Greetings,

The Sustainable Neighborhoods Coalition (SNC) recently called upon Seattle's Mayor Greg Nickels to secure a 180-day extension of the fall deadline for submitting the City's Ft. Lawton redevelopment plans. I write today in support of that request and ask that you use your influence to implement it. The City has failed to present sufficient information on its plans; has not involved the community in a meaningful way; and thus has failed to honor its commitment to transparency and due process.

We have a right to understand how the City reached its conclusion that the Ft. Lawton site is best suited for; and can support; a high-density; mixed income community. As importantly; we have a right to know what transpired during 2007; when the LRA stopped communicating with us and rebuffed our efforts to stay informed.

The current process is disingenuous and the citizens of Seattle deserve better. I call upon you and your representatives to work with the community and engage in a process that is truly transparent and inclusive.

Best Regards;

Ted Gray

3514 W. Lawton St.

Seattle, WA, 98199



May 22, 2008

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VIA US Mail  
Seattle City Hall  
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PO Box 34025  
Seattle, WA 98124-4025

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MAY 7 2008

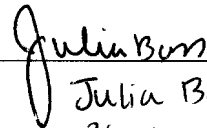
RICHARD McIVER  
COUNCILMEMBER

Re: Fort Lawton Re-use Plan

Dear Richard J. McIver:

As a lifetime resident of both the city of Seattle and the community of Magnolia, I fully support and reiterate the call for the 180-day moratorium on the current approach to determining how or if Ft. Lawton will be developed. My support of the Sustainable Neighborhoods Coalition's call is based not on "NIMBLY" ideology but, rather, on a deep-rooted love for the world-renowned green space that Discovery Park provides. Over-developing Ft. Lawton with high-density housing would detrimentally disrupt the city's one-of-a-kind and largest green space thereby fracturing the fabric of a community whose roots are grounded in the park—Seattle. It is in the best interest of the city to consider plans other than housing developments when considering re-uses for Ft. Lawton. Moreover, the city must do so pursuant to the Discovery Park Master Plan. Developing Ft. Lawton and packing it with high-density housing contradicts not only the park's master plan but the city of Seattle's commitment to promoting (and boasting) one of the world's "greenest" cities. I ask that you consider using Ft. Lawton to build and further strengthen community and Seattle Parks and grant the 180-day moratorium.

Sincerely,



Julia Bass  
3601 36th AVE W  
Seattle WA 98199