

Public Involvement Plan & Preliminary Recommendation for Disposition of the Former Fire Station 39

The Department of Finance
and Administrative Services
(FAS)



July 18, 2012

Why are we here?

- In 2012 Budget, Council adopted Statement of Legislative Intent directing Executive to develop a proposal for redevelopment of FS 39 that includes:
 - Long-term housing for low-income or formerly homeless individuals and/or families.
 - Potential for on-site related services.
- Council approval of Public Involvement Plan required during review of excess property reuse and disposition.



*Photo taken looking west from 30th Ave. NE**

** Photo Credit: Joe Mabel*



Role of Public Input

- Adopted policies and procedures guide decision-making on reuse and disposal of excess City property.
- Procedures give members of the public ample opportunity to inform and participate in the decision-making process.
- Procedures require development of a Public Involvement Plan (PIP) for a “complex” property.

Role of Public Input, cont.

- Each PIP is tailored to the specific facts, location and complexities of the property. For Fire Station 39, we propose:
 - Two public meetings in Lake City in September or October
 - Large venues, convenient meeting times
 - Notice via email list, City website, community groups
 - Agenda to discuss
 - Uses put forward by the community
 - Concerns about City's recommendation
 - Input on criteria for a potential housing project
- The Council reviews & approves the PIP.
- Formal action by the City on property disposition occurs after PIP is carried out.

Bird's eye view



Vicinity Map NTS



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Preliminary Report Recommendation

- City should identify a developer to build housing for
 - homeless families, and
 - families earning less than 30% of median income (\$26,400 for a family of four)
- Ground floor space should be utilized for program(s) that serve
 - the community at large
 - building residents



Basis for Recommendation

- Disposition priorities adopted in Resolution 29799 include:
 - Low-income housing
 - Economic Development
 - Park or Open space
 - Child care facilities
 - Other priorities in adopted policies
- Property suitable for housing



Basis for Recommendation, cont.

- Meets family housing needs identified in the city and neighborhood:
 - 22% of all renter households in Seattle pay more than 50% of income for housing.
 - Emergency family shelters served 463 adults and 678 children from 10/1/10 thru 9/31/11.
 - SHA's Lake City Court project has a waiting list of 777 families for 86 units.
 - Lake City food bank client survey identified a significant need for affordable family housing.
- Meets objectives of the Ten-Year Plan to End Homelessness



Community Response

- Responses received from first mailer and draft preliminary recommendation report include:
 - Oppose housing/services for homeless families and very low-income families
 - Sell for private development as 1st or 2nd choice
 - Recreational opportunities, e.g., transfer to Parks Dept. for a Community Center
 - Support family housing
 - Area needs civic amenities

Next Steps

Timeline

Council Committee approves Public Involvement Plan

July 2012

Two public meetings to be scheduled

September or
October 2012

FAS publishes Final Report & Public Involvement Report

November 2012

Council reviews legislation on City Recommendation

TBD