



SEATTLE CITY COUNCIL

Legislative Summary

CB 119510

Record No.: CB 119510

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125842

In Control: City Clerk

File Created: 04/10/2019

Final Action: 06/18/2019

Title: AN ORDINANCE related to land use and zoning, amending page 52 of the Official Land Use Map, Seattle Municipal Code Chapter 23.32, to rezone property at the Fort Lawton Army Reserve Center.

Notes:

Date
Filed with City Clerk: 6/18/2019

Mayor's Signature: 6/18/2019

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Sponsors: Mosqueda

Attachments:

Drafter: bonita.chinn@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: ☐ Yes ☐ No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	04/16/2019	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	04/16/2019	sent for review	Council President's Office			
1	Council President's Office	04/26/2019	sent for review	Housing, Health, Energy, and Workers' Rights Committee			
Action Text: The Council Bill (CB) was sent for review. to the Housing, Health, Energy, and Workers' Rights Committee							
Notes:							
1	City Council	05/06/2019	referred	Housing, Health, Energy, and Workers' Rights Committee			

Legislative Summary Continued (CB 119510)

- 1 Housing, Health, Energy, 05/16/2019 discussed
and Workers' Rights
Committee
Action Text: The Council Bill (CB) was discussed in Committee.
- 1 Housing, Health, Energy, 05/21/2019
and Workers' Rights
Committee
- 1 Housing, Health, Energy, 06/06/2019 pass Pass
and Workers' Rights
Committee
Action Text: The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 2 Chair Mosqueda, Member Bagshaw
Opposed: 0
- 1 City Council 06/10/2019 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
In Favor: 9 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Herbold, Councilmember Juarez,
Councilmember Mosqueda, Councilmember O'Brien, Councilmember
Pacheco, Councilmember Sawant
Opposed: 0
- 1 City Clerk 06/14/2019 submitted for Mayor
Mayor's signature
- 1 Mayor 06/18/2019 Signed
Action Text: The Council Bill (CB) was Signed.
- 1 Mayor 06/18/2019 returned City Clerk
- 1 City Clerk 06/18/2019 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
-

CITY OF SEATTLE

ORDINANCE

125842

COUNCIL BILL

119510

AN ORDINANCE related to land use and zoning, amending page 52 of the Official Land Use Map, Seattle Municipal Code Chapter 23.32, to rezone property at the Fort Lawton Army Reserve Center.

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

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

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

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

1 WHEREAS, the City, acting as the LRA, prepared an application in accordance with the Defense
2 Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the
3 2005 Base Closure and Realignment Commission Report, as approved; and

4 WHEREAS, the application prepared by the City ("2008 Plan"), which included a
5 redevelopment plan providing for mixed-income housing and parks space, was approved
6 by the City Council in 2008, and in 2010 HUD determined the application complies with
7 the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, 10
8 U.S.C. § 2687 note, as amended, and its implementing regulations found at 24 CFR Part
9 586; and

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

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

16 WHEREAS, in 2013, the City began working with the U.S. Army to plan for interim uses and in
17 2017 entered into a five-year lease of Fort Lawton; and

18 WHEREAS, in 2017, public outreach and comment for a modified redevelopment proposal for
19 Fort Lawton began, and in 2018, the City published the Fort Lawton Final Environmental
20 Impact Statement (FEIS), which analyzes probable adverse environmental impacts
21 associated with the modified plan; and

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

1 WHEREAS, the final Fort Lawton Redevelopment Plan and Homeless Assistance Submission
2 reflects years of collaboration between the City and its partners, Catholic Housing
3 Services of Western Washington, United Indians of All Tribes Foundation, and Habitat
4 for Humanity of Seattle/King County, and involved substantial public outreach and
5 comment; and

6 WHEREAS, the Fort Lawton Redevelopment Plan balances Seattle's critical need for affordable
7 housing for households with low incomes and permanent housing for persons
8 experiencing homelessness with the climate and livability benefits of parks and open
9 space, by providing 85 units of supportive housing for seniors, up to 100 affordable rental
10 housing units for households with incomes up to 60 percent of area median income, up to
11 52 affordable homes for purchase by families with incomes up to 80 percent of area
12 median income, and increased parks and recreation space adjacent to Seattle's 534-acre
13 Discovery Park; and

14 WHEREAS, the Fort Lawton Homeless Assistance Submission includes information about
15 homelessness in Seattle; notices of interest proposing assistance to persons and families
16 experiencing homelessness; a legally binding agreement for Fort Lawton property to be
17 used to provide homeless housing; an assessment of the balance with economic and other
18 development needs; a description of outreach taken by the City, including a list of the
19 representatives of people experiencing homelessness who were contacted during the
20 outreach process; and an overview of the citizen participation process, including
21 comments received from at least one public hearing held before submitting the LRA
22 application to HUD; and

1 WHEREAS, the City will continue to work with Metro to make transit service improvements in
2 the Fort Lawton/Magnolia neighborhood; and

3 WHEREAS, on February 4, 2019, Mayor Jenny Durkan announced that she will transmit the
4 redevelopment plan for Fort Lawton to City Council, stating that "As we continue to
5 address Seattle's housing and affordability crisis, this plan builds on our commitment to
6 drive the development of hundreds of more affordable homes while ensuring that our
7 neighborhoods can be vibrant, livable spaces for this generation and the next"; and

8 WHEREAS, the Fort Lawton Redevelopment Plan includes robust, effective affirmative
9 marketing of housing at Fort Lawton to increase housing choices for protected classes in
10 a high-opportunity neighborhood; and

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

13 WHEREAS, City staff prepared a rezone analysis and final recommendation; and

14 WHEREAS, the property's land use designation is Multifamily Residential Area on the City's
15 Future Land Use Map as envisioned in the Fort Lawton Redevelopment Plan;

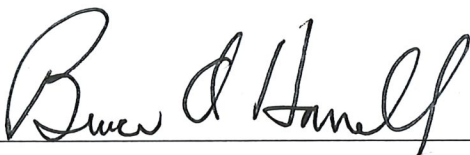
16 NOW, THEREFORE,

17 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

18 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is
19 amended to rezone property on page 52 of the Official Land Use Map, as shown on Exhibit A
20 attached to this ordinance.

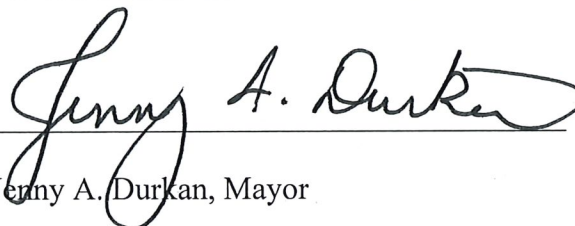
Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 10th day of June, 2019,
and signed by me in open session in authentication of its passage this 10th day of
June, 2019.



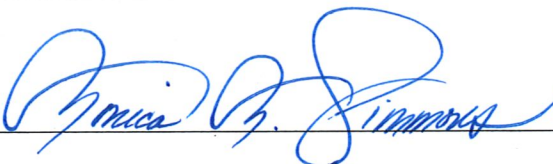
President _____ of the City Council

Approved by me this 18th day of June, 2019.



Jenny A. Durkan, Mayor

Filed by me this 18th day of June, 2019.



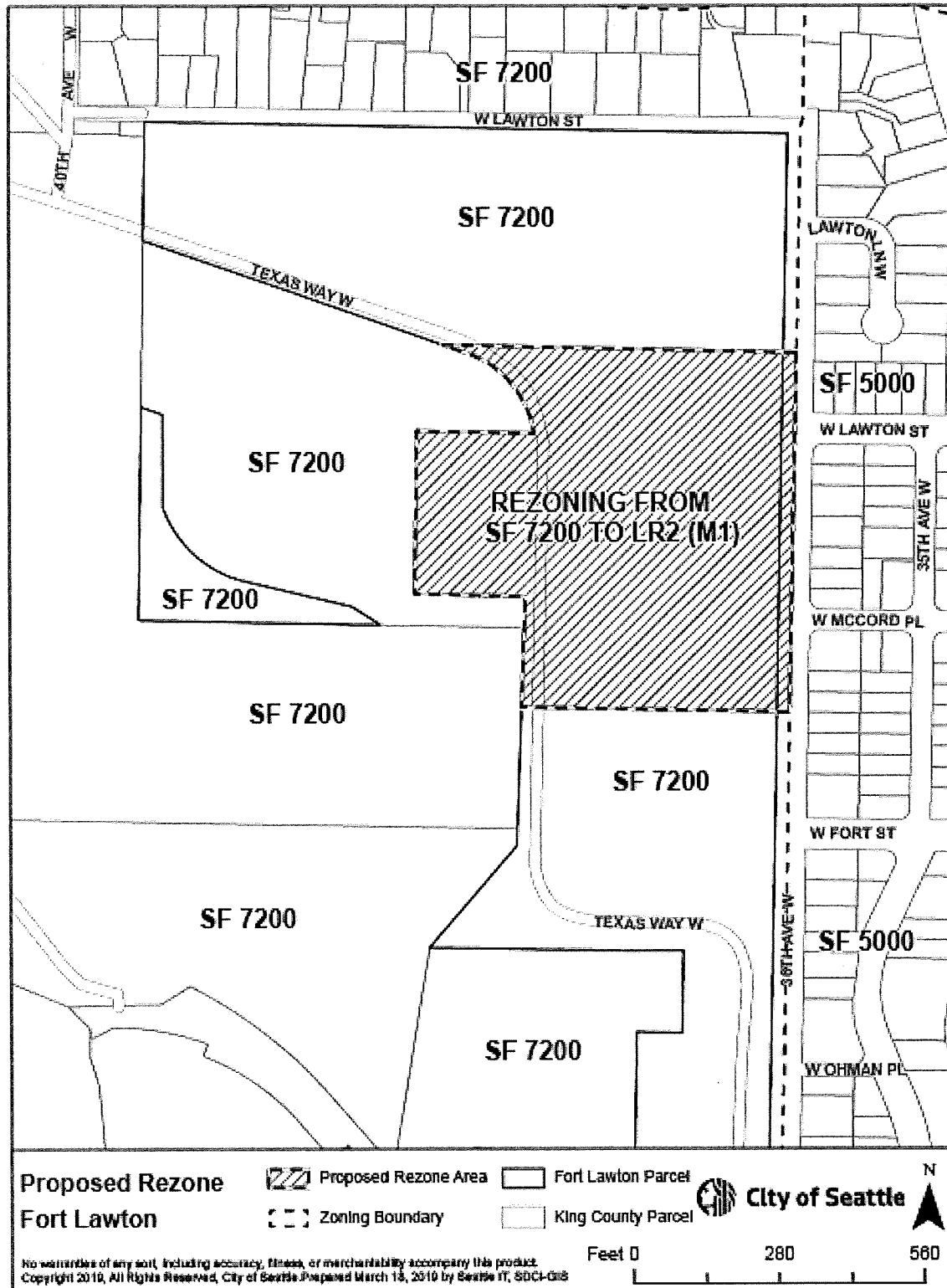
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Exhibit A - Proposed Rezone

Ex A - Proposed Rezone
V1a



SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Construction and Inspections	Gordon Clowers/4-8375	Saroja Reddy/5-1232

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning, amending page 52 of the Official Land Use Map, Seattle Municipal Code Chapter 23.32, to rezone property at the Fort Lawton Army Reserve Center.

Summary and background of the Legislation: The legislation rezones a 9- to 10-acre portion of the Fort Lawton property from its existing Single Family 7200 zone designation to a Multifamily Lowrise 2 (M1) designation. This is part of the 34-acre Fort Lawton Army Reserve Center that the United States declared surplus in 2005, decommissioned in 2012, and is currently slated for disposition. The rezone would establish a zone that is consistent with the Seattle 2035 Comprehensive Plan's Multifamily Residential Area designation of this property.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The rezone would change a portion of the Fort Lawton property's zoning from a single family designation to a multifamily Lowrise 2 (M1) designation. This will increase the rezone area's development capacity and accommodate the future housing development provided for in the Fort Lawton Redevelopment Plan.

The rezone action itself is not expected to generate substantial direct or indirect, short-term or long-term costs. It would update the zoning and alter the use and development standards that apply to future development. As is the case under any zoning, future development would be subject to permit reviews by SDCI and other departments including Office of Housing, the Seattle Department of Transportation, and Seattle Public Utilities. Permit review costs in most cases would be funded by permit review fees or accounted for in other ways in approved department budgets.

See the Summary and Fiscal Note to the companion Fort Lawton Redevelopment Resolution for a full account of the implications of the redevelopment plan in its entirety.

Is there financial cost or other impacts of *not* implementing the legislation?

If the rezone did not occur, the property would remain in the single family zone and could not be used as provided for in the Fort Lawton Redevelopment Plan. Financial costs related to this outcome are not anticipated.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Seattle's Office of Housing will be affected by the outcome of this legislation because the zoning determines whether anticipated future development plans could be implemented. Other departments may be affected by future development permitting and review activities, although permit fees would be applicable to those activities. With respect to long-term departmental operations, an environmental impact statement evaluated the potential for impacts to several City public service and utility provider departments, but no significant adverse impacts to those providers' operations were identified.

b. Is a public hearing required for this legislation?

A public hearing will be held for this legislation, likely in mid-2019.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

A public notice will be published in the paper of record.

e. Does this legislation affect a piece of property?

The legislation would affect the Fort Lawton Army Reserve Center. This property is located in north Magnolia, adjacent to and east of Discovery Park, accessed by W Government Way. See the attached map.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

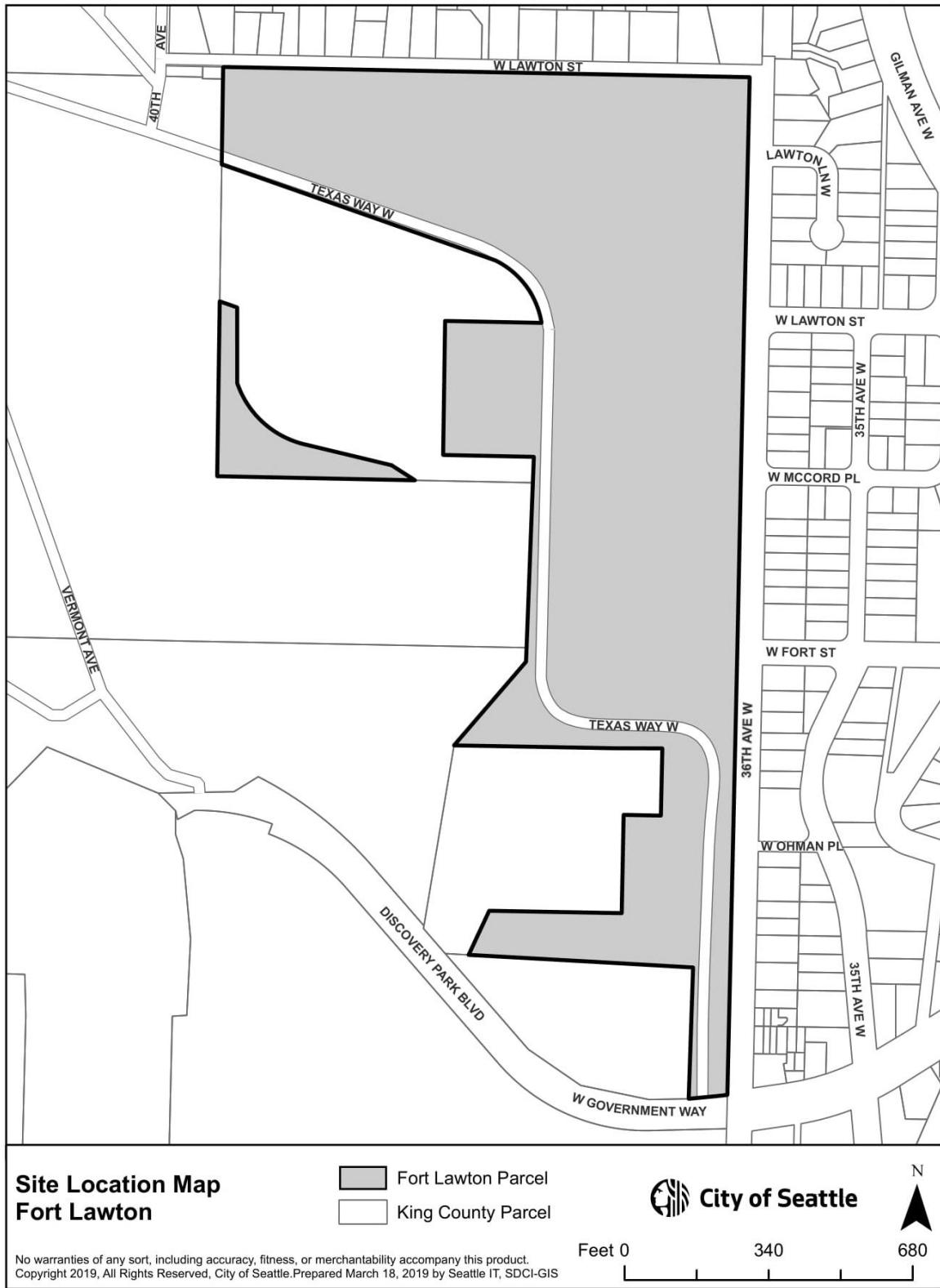
The Seattle Department of Construction and Inspections identifies no adverse implications from the proposed rezone regarding Race and Social Justice Initiative principles. With an intent that supports future housing development oriented to below-median-income households, and new public recreational uses, the rezone will: enable more affordable housing (and housing with supportive services) in an area underserved by affordable housing; increase the accessibility of disadvantaged households to an urban environment with good amenities; and provide additional recreational resources for public use.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

No new initiative or major programmatic expansion is identified.

List attachments/exhibits below:

Summary Exhibit A - Site Location Map



STATE OF WASHINGTON -- KING COUNTY

--SS.

375355

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

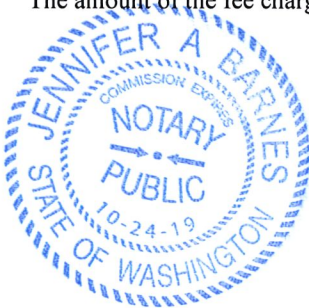
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:125839-846 TITLE ONLY

was published on

06/27/19

The amount of the fee charged for the foregoing publication is the sum of \$136.28.



Affidavit of Publication

A handwritten signature in blue ink, likely of the subscriber, written over a horizontal line.

Subscribed and sworn to before me on

06/27/2019

A handwritten signature in blue ink, likely of the notary public, written over a horizontal line.

Notary public for the State of Washington
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on June 10, 2019, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125839

Council Bill 119538

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 125840

Council Bill 119507

AN ORDINANCE relating to fair housing; establishing a one-year prohibition on use of rental housing bidding platforms; amending Section 7.24.020 of the Seattle Municipal Code; and adding a new Section 7.24.090 to the Seattle Municipal Code.

Ordinance 125841

Council Bill 119535

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

Ordinance 125842

Council Bill 119510

AN ORDINANCE related to land use and zoning, amending page 52 of the Official Land Use Map, Seattle Municipal Code Chapter 23.32, to rezone property at the Fort Lawton Army Reserve Center.

Ordinance 125843

Council Bill 119505

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code to remove the Ballard Municipal Center Master Plan Area Guidelines and adopt the Ballard Neighborhood Design Guidelines, and delete reference to the Ballard Municipal Center Master Plan Area Guidelines.

Ordinance 125844

Council Bill 119506

AN ORDINANCE relating to land use and zoning; amending Section 23.41.010 of the Seattle Municipal Code to approve the Capitol Hill Neighborhood Design Guidelines, 2019.

Ordinance 125845

Council Bill 119489

AN ORDINANCE relating to land use and zoning; allowing limited expansion of Major Institution uses in a portion of Industrial General 1 and 2 zones and Industrial Buffer zones located near Seattle Pacific University; and amending Sections 23.50.012 and 23.69.024 of the Seattle Municipal Code.

Ordinance 125846

Council Bill 119504

AN ORDINANCE relating to the Pike Place Market Historical District; amending Ordinance 125650 to extend its effective date by six months.

Date of publication in the Seattle Daily Journal of Commerce, June 27, 2019.

6/27(375355)