

**CITY OF SEATTLE**

**RESOLUTION \_\_\_\_\_**

..title

A RESOLUTION adopting and approving an application for surplus federal property at Fort Lawton, including a redevelopment plan, and authorizing the City of Seattle Office of Housing to forward an application to the United States Department of Defense and the United States Department of Housing and Urban Development in response to the closure of the Fort Lawton Army Reserve Center.

..body

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 submit the application for Fort Lawton, including the redevelopment plan and homeless assistance submission, to the DoD and U.S. Department of Housing and Urban Development (HUD); and

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

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

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

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

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

12 WHEREAS, in 2013, the City began working with the U.S. Army to plan for interim uses and in  
13 2017 entered into a five-year lease of Fort Lawton; and

14 WHEREAS, in 2017, public outreach and comment for a modified redevelopment proposal for  
15 Fort Lawton began, and in 2018, the City published the Fort Lawton Final Environmental  
16 Impact Statement (FEIS) that analyzes probable adverse environmental impacts  
17 associated with the modified plan; and

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

20 WHEREAS, the final Fort Lawton Redevelopment Plan and Homeless Assistance Submission  
21 reflects years of collaboration between the City and its partners, Catholic Housing  
22 Services of Western Washington, United Indians of All Tribes Foundation, and Habitat

1 for Humanity of Seattle/King County, and involved substantial public outreach and  
2 comment; and

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

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

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

22 WHEREAS, on February 4, 2019, Mayor Jenny Durkan announced that she will transmit the  
23 redevelopment plan for Fort Lawton to City Council, stating that “As we continue to

1 address Seattle’s housing and affordability crisis, this plan builds on our commitment to  
2 drive the development of hundreds of more affordable homes while ensuring that our  
3 neighborhoods can be vibrant, livable spaces for this generation and the next;” and

4 WHEREAS, consistent with the City’s commitment to further fair housing, the Fort Lawton  
5 Redevelopment Plan will provide affordable housing in Magnolia and will require robust,  
6 effective affirmative marketing to increase housing choices for protected classes in this  
7 high-opportunity neighborhood; and

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

11 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**  
12 **MAYOR CONCURRING, THAT:**

13 Section 1. The City of Seattle’s Fort Lawton Redevelopment Plan, which includes the  
14 Homeless Assistance Submission, attached to this resolution as Attachment 1 and incorporated  
15 by reference, is adopted and approved.

16 Section 2. The City of Seattle’s Director of Housing is authorized to forward an  
17 application to the United States Department of Defense and United States Department of  
18 Housing and Urban Development for conveyance of Fort Lawton to The City of Seattle and  
19 partner agencies pursuant to 24 CFR Part 586 and 32 CFR Part 176.

