

Fort Lawton Closure and Re-use Community Meeting March 13, 2008

Organizing Workshops

Catherine Blaine Elementary School

7:00 – 9:00 PM

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 36th 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.

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
- Can we meet the Army goals with only single family homes/not townhomes?