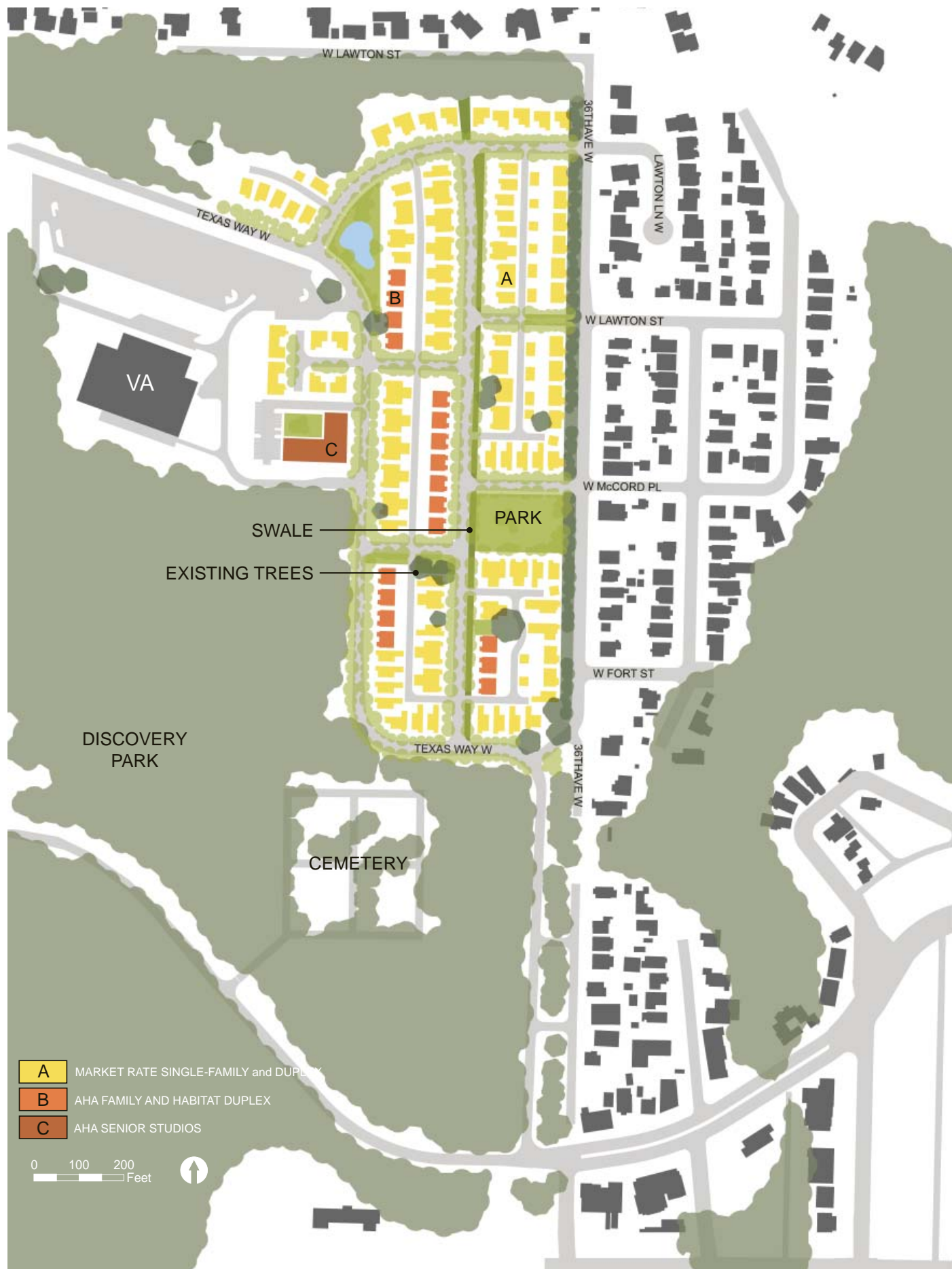




Fort Lawton Existing Aerial
July 19, 2008



Fort Lawton Redevelopment Plan
July 19 2008



Circulation

Site Access

- North: Texas Way West & 40th Avenue West
- South: Texas Way West & Government Way
- Local access only at southern end of 36th Avenue West

Internal Circulation

- North-south street grid
- New 37th Avenue West
- Greenway
- Offsets in West McCord Place and West Lawton Street at 37th

36th Avenue West Connections

- Lawton Lane West
- West Lawton Street (pedestrian only through pocket park)
- West McCord Place
- Texas Way West

Open & Green Space

Forested Habitat Areas

- 7.6 Acres (26% of the site)
- 4.5 Acres at north end
- 3.1 Acres at south end
- Improvements to Kiwanis Ravine – Discovery Park avian habitat connection

Internal Parks & Greenways

- 37th Avenue West greenway
- View park at north end
- Central park at 36th & McCord Pl.
- Existing tree protection
- Mixture of many new street trees

Neighborhood Interface

- Single family houses face 36th
- Enhanced landscaped buffer, with thinning, trimming, species variation
- New sidewalk
- New bio-swale

Housing Mix (as shown in Redevelopment Plan - Diagram)

Market Rate Housing

- 6 Large Single Family
- 10 Mid-sized Single Family
- 50 Small Single Family
- 42 Large Townhomes
- 17 Smaller Townhomes
- 125 Market Rate Units

Self-Help Housing

- 6 Habitat Townhomes

Homeless Housing

- 30 AHA Townhomes
- 55 AHA Senior Studios
- 85 Homeless Units

216 Total Units

New Fort Lawton Neighborhood

199

Kiwanis Ravine Neighborhood

175 units
 28 acres
 6.25 units/acre



36th Avenue West and Neighborhood Park



37th Avenue West Greenway and Texas Way Intersections



Texas Way West – North to View Park and Salmon Bay