



SCHOOL BOARD ACTION REPORT

DATE: October 2, 2017
FROM: Directors Leslie Harris, Sue Peters and Scott Pinkham

For Introduction: October 4, 2017
For Action: October 4, 2017

1. TITLE

Resolution 2017/18-6 – Immediate Request to the City of Seattle (City) to incorporate Seattle Public Schools (SPS) uses as alternatives to be considered in the Fort Lawton Redevelopment Environmental Impact Statement (EIS)

2. PURPOSE

This Board Action Report introduces Resolution 2017/18-6, requesting inclusion of SPS uses as alternatives to be considered in the City’s Fort Lawton redevelopment planning process and EIS. Due to the time-sensitive nature of the request, this action report was posted as an urgent item outside the normal timeframe as defined by Policy No. 1420, Proposed Agenda & Consent Agenda.

3. RECOMMENDED MOTION

I move that the School Board adopt Resolution 2017/18-6 as attached to the Board Action Report. Immediate action is in the best interest of the district.

4. BACKGROUND INFORMATION

- a. Background: A capacity crisis exists now in SPS and it is expected to remain challenging to keep up with enrollment growth in one of the fastest growing metropolitan cities in the United States. The rezoning and densification of the city (including the City’s Housing Affordability and Livability Agenda or “HALA”) severely limits the available sites for new school capacity, and district capital funding cycles do not support the cost or rapid response of private sector land acquisition.

The City has been identified by the US Army as the Local Redevelopment Authority (LRA) overseeing the transfer and redevelopment of property at Fort Lawton. The Fort Lawton property could be utilized for school uses and help address the capacity crisis.

The City is currently developing an EIS to assess options for redeveloping Fort Lawton. School uses are not currently in the alternatives to be studied in the EIS. In order to best ensure that school uses remain an optional use in the future, SPS is respectfully requesting that the City include school uses in the EIS and consider interim and future uses for a portion of that land in conjunction with potential existing plans for low-income housing.

Fort Lawton is rare opportunity for SPS. It is the largest piece of land in the city being designated as surplus by the U.S. Government. SPS has a capacity crisis and is need of future school sites for the next 20 years and beyond. Further, the site could be used for school uses in the interim prior to the need and funding guarantees for a school building for maintenance facilities, athletic field(s), environmental science classroom/field trip destination, and/or a learning center to collaborate with Daybreak Star Cultural Center, or other uses.

Requesting inclusion in the EIS Process keeps school use options available and is an opportunity for continued City/SPS collaboration.

- b. Alternatives: Not request inclusion in the EIS. This is not desirable as this represents a once-in-a-lifetime opportunity to acquire low-cost property, and an opportunity to collaborate with the City and the public to develop a vibrant and comprehensive community including housing and education.
- c. Research: The Federal Real Property Assistance Program is an established mechanism for transferring surplus federal land to serve local needs, including low-income housing and educational purposes.

5. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact is not fully known at this time. Staff time could include collaboration with the City, due diligence to explore the alternatives of interim uses, and to authentically and respectfully collaborate with the community who has done a great deal of research, and will continue to assist in this work. This cost is to be determined.

Additional fiscal impact would depend on the identified purpose and time schedule for site redevelopment. The timeline of fiscal expenditures could be as much as three years before the approval of the acquisition, which would leave time to draft fiscal impacts for interim uses.

Depending on the interim use(s) of the land, costs can vary but will not be immediate.

Expenditure: One-time Annual Multi-Year N/A

Revenue: One-time Annual Multi-Year N/A

6. COMMUNITY ENGAGEMENT

With guidance from the District’s Community Engagement tool, this action was determined to merit the following tier of community engagement:

Not applicable

Tier 1: Inform

Tier 2: Consult/Involve

Tier 3: Collaborate

This resolution has not been put through the Community Engagement Tool. However, the Board has heard from interested parties who have done research into this once in a lifetime opportunity and should increase its collaboration with the public and the City.

7. EQUITY ANALYSIS

This motion has not been put through the Race & Equity Tool. However, our capacity and funding crises will affect every student in the district for decades to come. Alternative uses including athletic fields are in short supply and with Lincoln High School without athletic fields coming on line in 2019, there will be even more pressure on the limited availability of practice fields. Use of the site on an interim basis for environmental sciences would be more equitable to do day field trips on the edge of Discovery Park as opposed to travelling to other sites such as Bellevue and Islandwood at Bainbridge Island for schools with funding for such field trips. Exploring collaborative programs and uses with Daybreak Star Cultural Center could directly assist with SPS' mandate to provide culturally sensitive education with the Native American community, and could potentially open up funding streams with the Bureau of Indian Affairs, and other programs designed to assist with such education or other options and funding sources.

8. STUDENT BENEFIT

See above; and as well, the changing demographics of the Queen Anne and Magnolia – neighborhoods where a great many homeowners are aging out of the community and homes are being purchased by families – needs to be taken into account and are not, given SPS 5 year enrollment projection cycle. The current Magnolia Elementary School is destined under some plans to include Queen Anne students who will be bussed out of Queen Anne to Magnolia. Boundary adjustments in one neighborhood affect all others. In the future, a new school at this site may be part of an additional BEX Levy and/or together with boundary reviews or repurposing current schools to address long-term capacity. The Board needs to look to the future, well beyond the five-year enrollment projections used currently, to take advantage of this unique opportunity. Just like the sale of SPS properties in the past that have in historical hindsight been disastrous to long term planning, the failure to take advantage of this opportunity could have similar long-term consequences.

9. WHY BOARD ACTION IS NECESSARY

- Amount of contract initial value or contract amendment exceeds \$250,000 (Policy No. 6220)
- Amount of grant exceeds \$250,000 in a single fiscal year (Policy No. 6114)
- Adopting, amending, or repealing a Board policy
- Formally accepting the completion of a public works project and closing out the contract
- Legal requirement for the School Board to take action on this matter

Board Policy No. _____, [TITLE], provides the Board shall approve this item

Other: Board action is required to approve a Board resolution

10. POLICY IMPLICATION

This Resolution is in alignment with Board Policy 6905 - Site Acquisition, which states: *The district will attempt to acquire building sites sufficiently in advance of the actual construction of facilities in order to minimize delay in construction projects and to realize financial savings to the district.*

11. BOARD COMMITTEE RECOMMENDATION

This motion has not gone through committee. The time-critical nature of this matter and the recently researched information about the potential viability and flexibility of redevelopment options advised immediate introduction/action.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, Superintendent Nyland will immediately transmit this Resolution to the City and offer to begin collaboration with the Mayor, City Council and the City departments, and keep the Board and the public informed as to these efforts.

13. ATTACHMENTS

- Resolution 2017/18-6 (for approval)
- <https://www2.ed.gov/programs/fedrealproperty/realprop.pdf>

**Seattle School District #1
Board Resolution**



Resolution No. 2017/18-6

A RESOLUTION of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington to request that the City of Seattle include and analyze school use alternatives in its Environmental Impact Statement for the Fort Lawton Army Reserve Center redevelopment project.

WHEREAS, in 2005 the United States Army decided to close the Fort Lawton Army Reserve Center (“Fort Lawton”) located in the Magnolia neighborhood of Seattle; and

WHEREAS, the Army named the City of Seattle (City) as the Local Redevelopment Authority responsible for the preparation and implementation of a plan to redevelop Fort Lawton; and

WHEREAS, the City has initiated development of an Environmental Impact Statement (EIS) to identify and analyze alternatives for redeveloping Fort Lawton; and

WHEREAS, the City has identified various redevelopment alternatives that include housing (homeless, low income and mix income housing) and park uses; and

WHEREAS, the alternatives to be studied in the EIS do not currently include any school use of Fort Lawton; and

WHEREAS, there has been strong community support for school use of Fort Lawton with the City receiving numerous public comments and a petition supporting such use; and

WHEREAS, Seattle Public Schools has seen greatly increased student enrollment and projects the need to acquire and develop other properties to meet the growing enrollment; and

WHEREAS, Fort Lawton could serve as a viable location for a school or other school uses; and

WHEREAS, in order to best preserve the option to consider school uses for Fort Lawton, school use alternatives should be included in the EIS;

NOW THEREFORE, BE IT

RESOLVED, by the Board of Directors of Seattle Public Schools, as follows:

1. Preserving the option to consider a school use for a portion of Fort Lawton is a prudent measure that may provide much needed property for a school or other school uses.
2. In order to best preserve this option, Seattle Public Schools respectfully requests that the City include and study school siting and other educational and school use alternatives in the Fort Lawton EIS.

3. The City and Seattle Public Schools should work together to develop appropriate school uses alternatives to be included in the EIS.
4. Seattle Public Schools' Board of Directors and Superintendent remain apprised of the collaboration, deadlines and opportunities for public input.

ADOPTED this _____ day of _____, 2017

Sue Peters, President

Leslie Harris, Vice-President

Scott Pinkham, Member-at-Large

Stephan Blanford, Member

Rick Burke, Member

Jill Geary, Member

Betty Patu, Member

ATTEST: _____
Dr. Larry Nyland, Superintendent
Secretary, Board of Directors
Seattle School District No. 1
King County, WA