



## 2 PROJECT & PROGRAM DESIGN

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The proposed Eastside Men's Shelter and Supportive Housing Project remains in an early stage of design. There are many details that would be addressed in the coming phases of design that would address in more detail who is served by the project, the necessary supportive services, and operation details. At the same time, the community needs enough information about the proposed project to determine how the project will fit into the context of the proposed location at the Eastgate Public Health Center site.

To provide this level of detail, Imagine Housing and Congregations for the Homeless have been developing a base project design and programming plan. This design is responsive to the following factors:

- Bellevue and Eastside need for shelter and services for individuals experiencing homelessness and the long-standing community need for additional affordable housing inventory
- Community feedback from hundreds of individuals collected over the past eight months, particularly focused on concern about compatibility with the existing uses and vision for the area, public safety, and community benefit
- Best practice examples of similar projects
- Recent and ongoing regional system changes being implemented across King County to make homelessness rare, brief and one-time
- Local and regional system performance metrics,
- Recent professional consultant recommendations included in the September 2016 Seattle/King County Homeless System Performance Assessment and Recommendations with Particular Emphasis on Single Adults

Considering these factors and the research below, the project and program design is as follows:

- Overnight shelter with 100-bed capacity serving men at least a portion of which operates as a low-barrier shelter with the rules and procedures that have been used for this shelter at its past and current interim locations;
- Day services center with a capacity to seat 125 individuals and space for community building and engaging in a wide variety of services aimed at creating a path to stable housing and self-sufficiency; and
- 50-60 affordable housing units serving single individuals (men and women) in the same structure, located in floors above the shelter/day center and with a separate entrance and community spaces. Some percentage of these would be set-aside to house individuals experiencing homelessness; the remaining units would be established with affordability levels at or below 50% of median income. The housing units will be service-supported as well, so that housing stability is able to be maintained.

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First and foremost, the proposed design is keyed to the need experienced in Bellevue and East King County for shelter for individuals experiencing homelessness and to the ever-present need to expand affordable housing options and inventory. The region’s priority for response to homelessness for any individual is that it be “rare, brief, and one time.” This led the project partners (CFH, Imagine Housing, and King County) to conclude that a single project that included shelter, a day service center and affordable housing could meet the overarching objective of offering a rapid pathway out of homelessness, additionally keeping clients with Eastside connections sheltered and housed on the Eastside. The city is in the process of determining whether continued partnership in this project would serve its objectives of working to establish a permanent site for a homeless shelter.

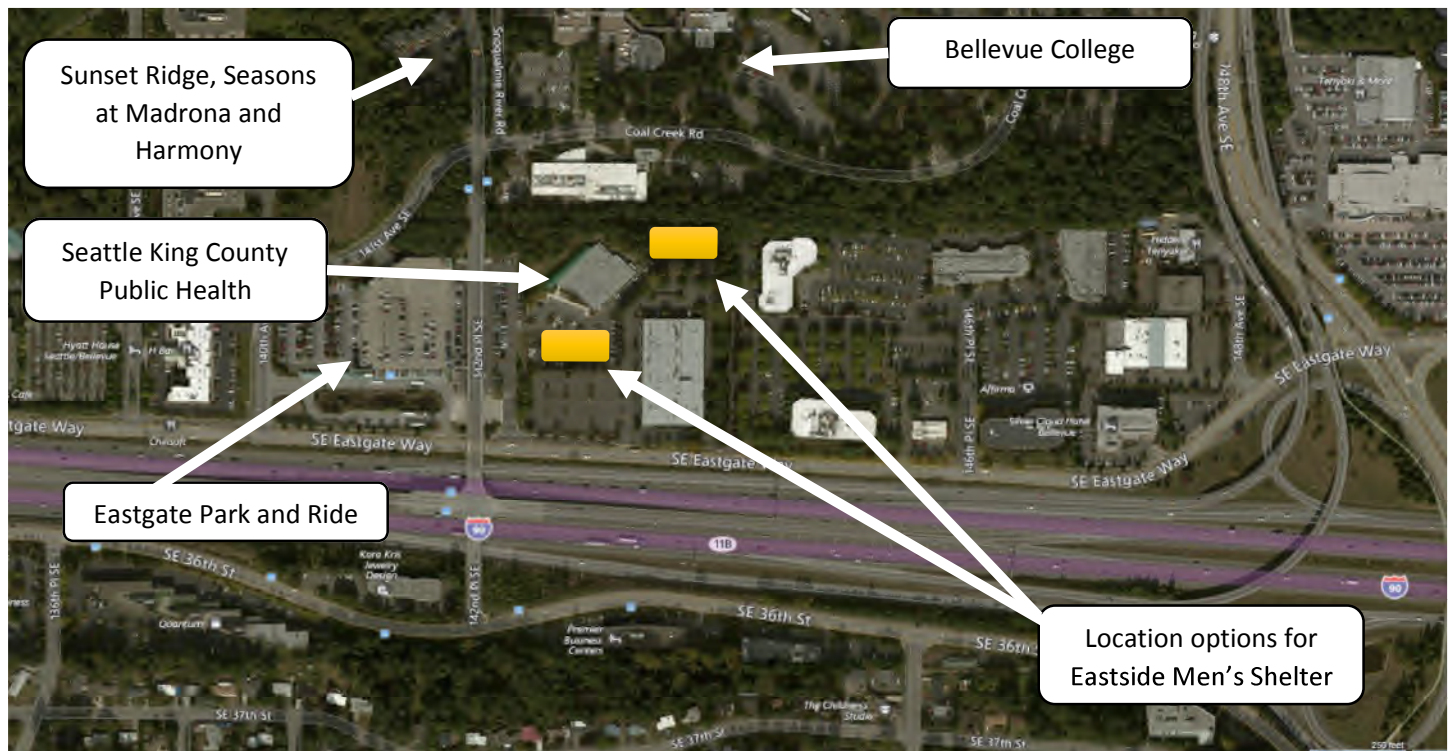
The 2016 Homeless System Performance Assessment for King County highlighted the need to “improve effectiveness of shelter in exiting people to permanent housing” and called for “more strategic use of permanent affordable housing to provide pathways out of homelessness.” This project, with the robust level of services described in this report for both the day service center and the supportive housing components could make progress at meeting both of these recommended objectives. Within the same building it may be possible to implement the recommended “moving on” strategy that would assist people in advancing from shelter to supportive housing and eventually to housing with few if any support services or rental subsidies.

Creating this pathway will require flexibility from project funders, the services providers and the community where the project is located. In researching best practices, it was clear that there is no single formula for success that can be applied in any situation. Each community and each facility worked toward the same goal of ending homelessness, but did so in different manners and with different values underlying the design of each project.

The following sections describe in more detail each of the project and programming components.

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## The Eastgate Public Health Center Property

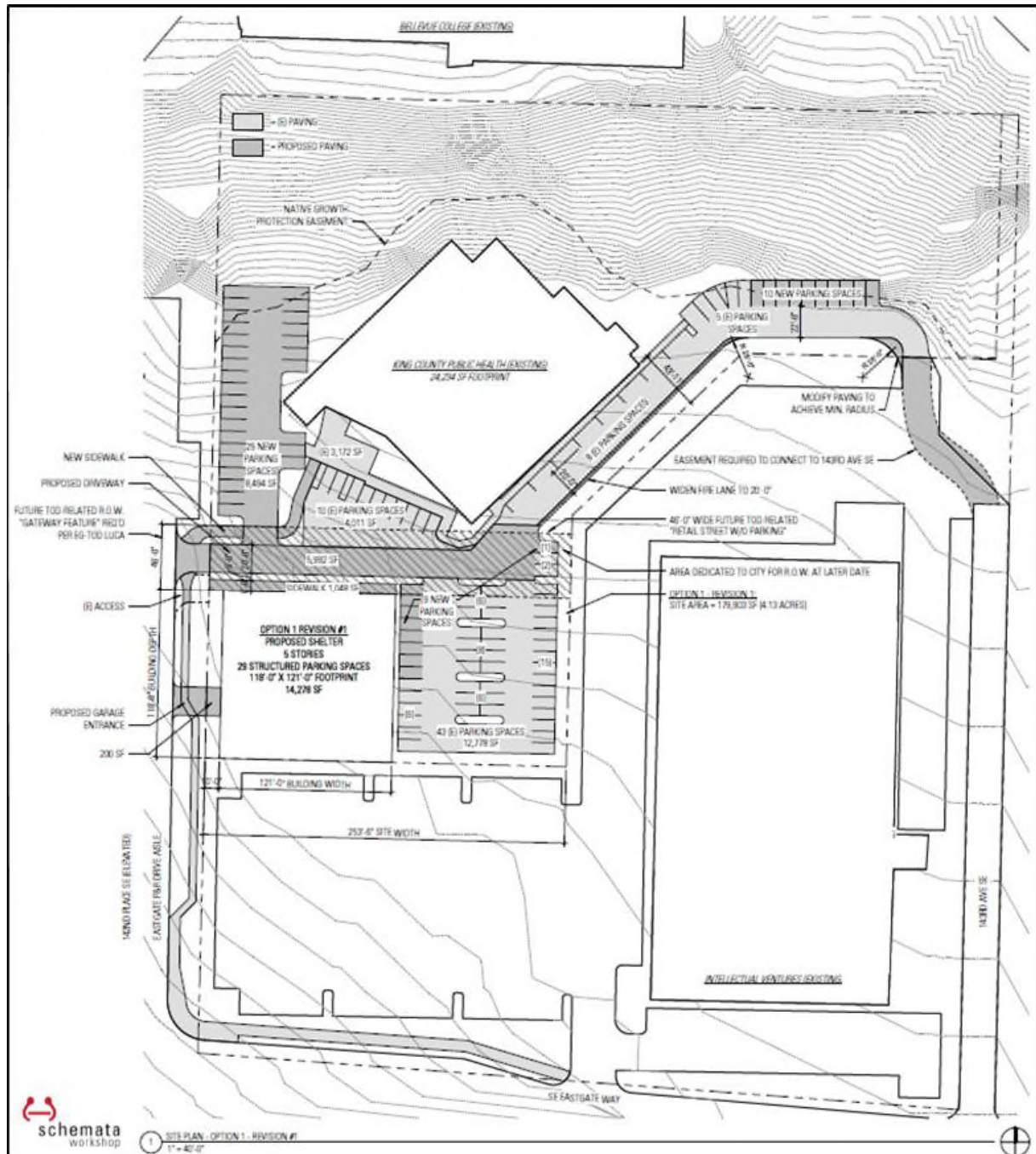


The prospective location of the Eastside Men's Shelter and Supportive Housing Project is on property owned by King County adjacent to the Seattle-King County Public Health Center and the Eastgate Park and Ride, located at 14350 SE Eastgate Way.

The location is situated in an area with several distinct features:

- a) The land use for this location is planned for future transit-oriented development for properties east of the Eastgate Park and Ride.
- b) The nearest residential neighborhood communities are Sunset Ridge Condominiums, Harmony townhomes and Seasons at Madrona townhomes, located up the hill north off of 142<sup>nd</sup> PI SE.
- c) The Bellevue College campus is immediately to the north, with an annual enrollment of over 30,000 full and part-time students.
- d) The Eastgate Park and Ride is one of the heaviest used P&R in King County and provides ease of access to the location via public transit.
- e) There is a wooded buffer between Bellevue College and the Lincoln Executive Business campus and additional wooded areas and trails in the surrounding vicinity.

For more information on how the proposed building locations fit within the redevelopment vision of the Eastgate Transit-oriented Development (TOD) area, please refer to the Surrounding Area Impact and Mitigation Options chapter of the report.



**Option 1: Southwest corner**

### Preliminary Site Layout Options

Within the 4-acre King County-owned property, there are two locations where a new structure could be built, as depicted in the potential site layout diagrams. Option 1 would develop the building on the southwest corner of the property on the existing surface parking lot. Option 2 would develop the new building on the northeast corner of the property, largely on the wooded slope just east of the existing Public Health building. The eventual preferred location is dependent upon a number of factors including:



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- The site plan illustrates the proposed development for Option 2, Revision #1, on a 17' x 40' lot. The plan includes the following details:
- Legend:**
    - (S) PAVING
    - PROPOSED PAVING
  - Contextual Features:**
    - BELLEVUE COLLEGE (EXISTING)** to the north.
    - KING COUNTY PUBLIC HEALTH (EXISTING)** with a 24,204 SF footprint to the west.
    - 200'-0" BUILDING WIDTH** to the east.
    - 143RD AVE SE** and **SE FASTGATE WAY** are shown as adjacent streets.
  - Proposed Building:**
    - OPTION 2 - REVISION #1**: 4 STORIES + BASEMENT, 81' 0" X 207' 0" FOOTPRINT, 16,200 SF.
    - NEW GARAGE ENTRIES** and **(S) PAVING** are indicated near the building.
    - NEW PAVING - 2,082 SF** is shown in the central area.
    - RIR CODE S20.24: TURNING RADIUS: 28 FEET MIN. INSIDE CLIP & 48 FEET MIN. OUTSIDE CLIP** is noted for the driveway area.
    - BASEMENT REQUIRED TO CONNECT TO 143RD AVE SE** is specified.
  - Parking and Circulation:**
    - 7 RETAINING WALLS** are shown along the eastern boundary of the parking area.
    - WIDEN FIRE LANE TO 207' 0"** and **NEW FIRE ACCESS LANE** are indicated.
    - (S) SIDEWALK 4,200 SF** is shown along the western boundary.
    - (S) PARKING SPACES 45,210 SF** are located in the central and southern portions of the site.
    - INTERLOCKED VENTILATES (EXISTING)** are shown in the southern area.
  - Other Notes:**
    - NATIVE GROWTH PROTECTION BASIN** is located to the north of the main building footprint.
    - SE FASTGATE WAY** is shown at the bottom of the plan.
- 1 SITE PLAN - OPTION 2 - REVISION #1**  
17' x 40' 0"

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If the project progresses at the proposed property, the city, King County, Congregations for the Homeless and Imagine Housing will work deliberately through each of these issues.



***Initial artist's rendition of the proposed Eastside Men's Shelter and Supportive Housing Project (subject to change).***

### Shelter & Day Services Center

The purpose of the overnight shelter is to:

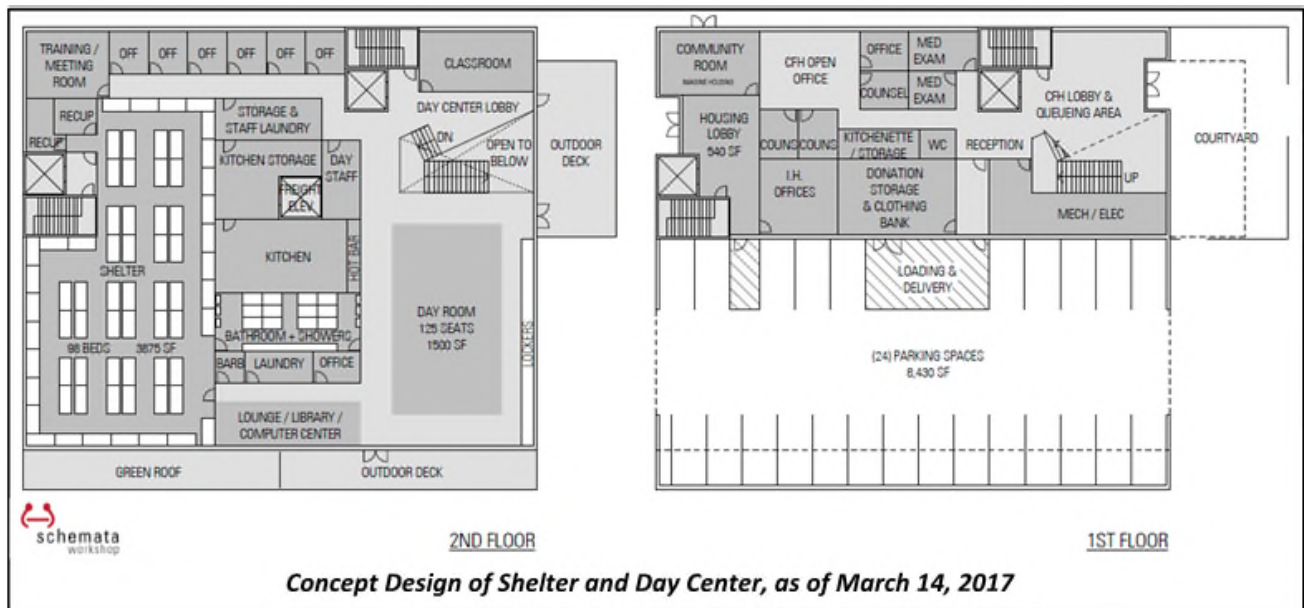
- 1) Protect the life and safety of men sleeping outdoors;
- 2) Be a conduit to engage men and connect them to needed resources that will help them leave homelessness as quickly as possible, and;
- 3) Provide a resource for any public safety staff in Bellevue (police, fire, park rangers, college or school security or private security staff) to direct people who may be trespassing or in unpermitted camp sites or illegally parked cars.

The overnight shelter space is envisioned as one large room containing space for 100 beds. The capacity of 100 beds has been set based upon Congregations for the Homeless experience over the past several years, serving an average of 85 individuals per night during winter months and nearing 100 men on the coldest periods. Reflecting the fact that shelter beds are intended for short stays, few additional amenities beyond electrical outlets would be provided in the shelter. All storage of personal belongings would occur in large lockers.

#### *Shelter Programming Plan*

Throughout the night, CFH would have at least three trained professional staff working to serve resident needs and maintain safe and orderly shelter operation, with more staff during the times when the residents are awake. These staff help facilitate a place where the residents are empowered to take responsibility for maintaining cleanliness, and a culture of safety and respect for everyone. Each client will be engaged to help connect them to housing opportunities and other needed resources. Additional

information about the low-barrier shelter model can be found in the “community feedback” and “surrounding area impacts & preliminary mitigation options” chapters.



### Day Services Center Project Design

The purpose of the day center is to:

- 1) Provide a welcoming space where men experiencing homelessness can access basic needs of food, shelter from inclement weather, and basic hygiene services;
- 2) Build positive relationships with men that build trust;
- 3) Provide easy entry to necessary support services that will lead to housing stability. Those services include housing placement, case management, mental health services, employment support, State or federal benefit enrollment, addiction recovery, legal assistance, counseling, medical appointments, etc.; and
- 4) Like the overnight shelter, provide public safety staff a resource to direct people whom they encounter in the course of their day.

The day services center is preliminarily designed as one large open space with capacity for 125 individuals. The capacity of 125 is set to allow sufficient space to accommodate the overnight shelter guests during the day, as well as additional individuals that may come during the day to engage in on-site services or meals. The shelter and day center are envisioned as two separate programs with independent registration processes. Day center users would not be guaranteed space in the overnight shelter. When the day center closes each day, those individuals registered to stay overnight in the shelter move into the shelter bed space and the day center space is closed for the night. In practice, since many shelter residents have jobs or other appointments to keep during the day, the day center use is not expected to reach the capacity limit on a regular basis.

Adjacent to the large day room are offices where day center users can engage with service providers and housing counselors. Two additional rooms designed specifically for medical services would also be part of the design as well as classrooms for group meetings and programs. A commercial kitchen is

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included as well as bathrooms, showers and laundry facilities that day center patrons can use for basic hygiene.

Taking a cue from several other projects studied, the entrance to the day center is deliberately set at the side of the building with a screened area for individuals to congregate. This keeps the sidewalk and pedestrian environment free and open for individuals passing through the area on their way to or from the transit center.

#### *Day Services Center Programming Plan*

During the day, three to four trained professional staff would be on site providing client services, serving meals, building relationships with the men and operating the facility. Staff would also monitor the outside of the building to ensure that the day center code of conduct is being followed by any individuals as they come into or leave the day center. The area to be monitored in this way could be identified during the design and permitting process based on development and redevelopment activities, anticipated pedestrian areas and other sensitivities. It is expected that staff would be supplemented by community volunteers who assist with relationship building and meal provision as is the current practice at the interim shelter location. Additionally, professional staff from CFH and a number of other service agencies would be scheduled to hold office hours in the shelter in order to provide direct services to day center users. The staffing and support levels would be evaluated periodically as part of a defined process, so that adjustments can be made to ensure smooth operation of the center and ensure consistency with community expectations.

#### [Supportive Housing](#)

The purpose of the housing is to:

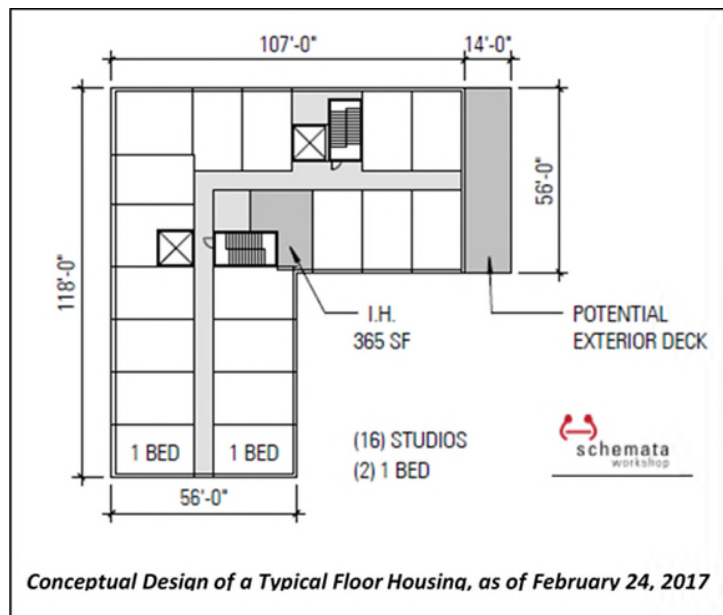
- 1) Maximize the use of this property to add to Bellevue's need for additional affordable housing inventory.
- 2) Create units within the housing at this location that can be used to serve individuals exiting homelessness, creating a pathway to stability that may start in the shelter or day center and end with a home on the floors above.
- 3) Add additional "eyes on the street" in the form of housing residents and the trained professional staff that will operate the housing.
- 4) Take advantage of the site's proximity to the Eastgate Transit Center and location within the Eastgate Transit-Oriented Development area to provide housing for a transit-dependent population.



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### *Project Design*

On the floors above the shelter and day center, between 50 and 60 units of affordable housing would be developed. The units are anticipated to be a combination of studios and one-bedroom apartments. Unlike the shelter and day services center, which are limited to men, the housing would be available to all genders. The housing units should be physically separated from the shelter and day center space with a separate controlled entrance and independent elevators. Designing the entrances separately is a feature seen in other similar projects. The purpose is to make it easier for access to be controlled and managed by the housing staff and the shelter/day center staff.



There are many options for how to structure the housing units based upon the type of future resident to be served. In this case, Imagine Housing is proposing small units, with studios and one-bedroom configurations. Approximately half of the units are proposed to serve households making less than 50% of the area median income (approximately \$31,650 per year for a one-person household in 2016). The other half of the units will be made available to households making less than 30% of the area median income (approximately \$18,990 for a one-person household in 2016). Apartments affordable to these income levels are extremely limited in Bellevue and are in great demand.

In addition to income restrictions, a large portion of the housing units would be set aside for individuals exiting homelessness. The residents of those units would not necessarily be limited to the users of the CFH shelter. However, the shelter, services and housing available in this building make it possible to offer a path to stability for individuals experiencing homelessness all in one location. This distinctive characteristic is an element that the City and service providers wish to develop in order to help meet the region's goal of making homelessness rare, brief and one-time. The precise mix of affordable units and homeless set-aside units would be defined in the next steps of the project, if it goes forward. The final mix would be informed by available and needed funding, as well as the project partners' determination of the mix that best serves the objectives of meeting the eastside need and moving people out of homelessness into stable housing.

### *Programming Plan*

Assuming the number of units and approximate mix of affordability defined above, Imagine Housing would provide one to two on-site case management professionals in addition to four to five building management staff to coordinate services for these households as they work toward maintaining their housing stability over time. This includes day and night front desk staff that would monitor the front entrance and act as a first point of contact for housing residents and guests. The desk staff for the

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housing should work in cooperation with the staff of the shelter to maintain the safety and security of the housing residents, the shelter users and the area surrounding the building. Additional details about this coordination and monitoring and adjusting operations between the two facilities is envisioned to be part of the design and permitting process if the project moves forward.

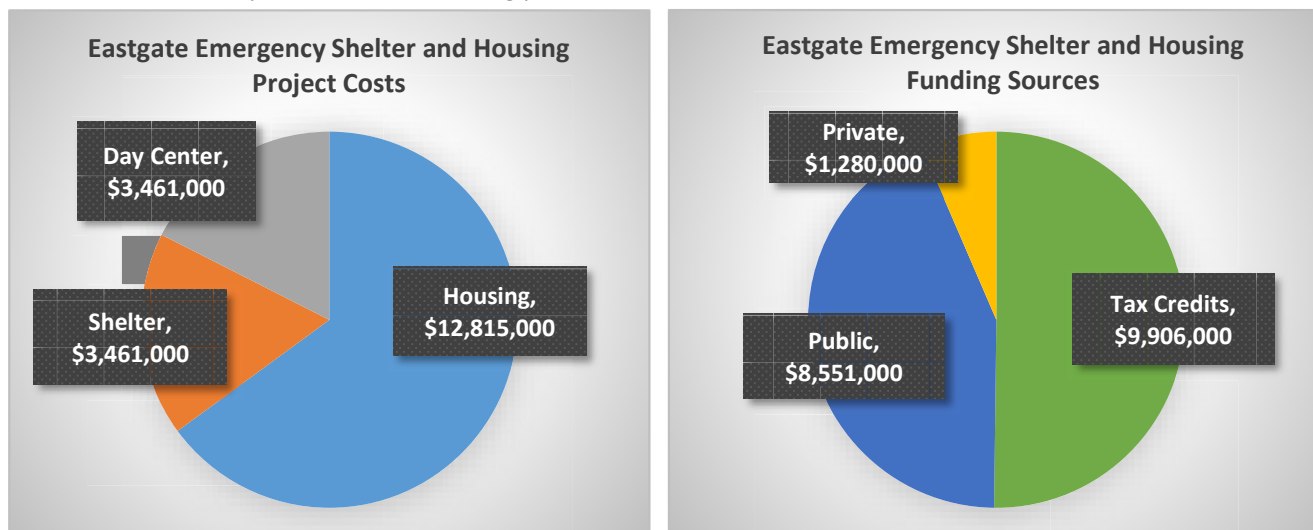
For those households who are exiting homelessness, case management and supportive services would be provided by Imagine Housing. Some households will likely need a high degree of assistance while others will need a lower degree of services. For this project, considering the fact that it would be co-located with an overnight shelter and day services center for individuals experiencing homelessness, Congregations for the Homeless and Imagine Housing have worked together to propose a tenant mix for the housing that will result in a diversity of households of varying levels of ongoing service needs.

Having diversity in the tenants of the housing creates an environment that to a large degree aligns with the level of need for homeless housing in Bellevue and East King County. There are a small percentage of individuals experiencing homelessness on the Eastside that are highly vulnerable and will need a high level of supportive services to maintain their housing. Those individuals could have a place here where they could take advantage of the case management and support services offered both by Imagine Housing and Congregations for the Homeless, in the same building. There are a large percentage of individuals experiencing homelessness that have a lower level of need and will not need long-term support to become employed (or better employed) and stable. Those individuals would have a home here as well, and could move to unsubsidized housing when income and circumstances allowed. The proposed mix of tenants is anticipated to create some turnover in the community so that the subsidized, service-supported housing can be accessed by a higher number of individuals over time. The service level needs of the community may ebb and flow over time. To ensure that there are always enough staff resources available to meet the needs of the tenants, the staffing and support levels would be evaluated and adjusted periodically by Imagine Housing.

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## Overview of Costs and Funding

Initial cost estimates for the entire facility total about \$19.7 million, with 65% of this amount needed for the permanent affordable housing, 17.5% for the day center, and 17.5% for the shelter. This general cost breakdown is depicted on the following pie charts.



As project developer, Imagine Housing, working in partnership with CFH, will be responsible for assembling the capital funding needed to build the project. As with most very low income housing developments, the largest share of funding by far is expected to come from federal tax credits, projected at \$9.9 million, or 50% of the entire project budget. Public funders—ARCH including the City of Bellevue, King County, and the state—are projected to cover about \$8.5 million. ARCH has already set aside \$700,000 for the shelter, and the state has so far set aside \$1.4 million. \$1.2 million are expected to come from private sources. This general capital cost breakdown is also summarized in a chart above. Please note that these breakdowns are preliminary and the numbers are likely to change as the project develops.

In addition to the capital costs describe above are the ongoing costs to run the facility. This includes such items as staffing, maintenance, counseling services, and other ongoing operating costs. Operating costs are not yet known but will be further understood as the facility design progresses.

CORRECTION: Numbers used in an earlier version of the preliminary costs and funding sources charts were incorrect. They have been updated.