

Eastside Men's Shelter and Supportive Housing Project

Site Exploration Table – 6/1/2017

Proposed Site	Exploratory Sites	
Eastgate Eastgate Public Health Center	BelRed Sound Transit OMF East	Wilburton Lincoln Center

Property Information

Address	14350 - SE Eastgate Way	1575, 1801, 1899 - 120th Ave NE	515 - 116th Avenue NE
Owner	King County	Sound Transit <i>In process of acquiring multiple parcels</i>	City of Bellevue
Site size and characteristics	Overall 4.1 acre parcel; includes existing public health center and wooded hillside leaving two possible building pad locations. Property set back from Eastgate Way. Approximately 0.5 acre footprint is needed for the building. More information in existing Due Diligence Reports.	Approximately 6.5-8.0 acres will be available for transit-oriented development. Site currently vacant awaiting development of OMF East. Former International Paper warehouse is largest existing structure. Significant site work to occur. Exact location and characteristics of a site unknown.	Site comprised of two buildings on a 4.3-acre flat site. North building to be demolished to accommodate ST guideway, future NE 6th extension and Grand Connection. Estimated 1.4 to 2.2 acres may remain. South building set back from 116th behind privately-owned parking lot.
Planning studies influencing property	<ul style="list-style-type: none"> Completed Eastgate I-90 Land Use and Transportation Project Completed Eastgate Subarea Plan Eastgate LUCA currently under review by Council Bellevue College Master Plan. 	<ul style="list-style-type: none"> Completed BelRed Subarea Plan Completed Bellevue/ST East Link MOU and Implementation Agreement OMF East design-build and transit-oriented development Request for Proposals design planning underway 	<ul style="list-style-type: none"> Grand Connection design underway Wilburton CAC studying Wilburton Commercial Area with report expected in early 2018. Expecting recommended increases to maximum allowable heights and densities. Such changes require amendments to the Comprehensive Plan and Land Use Code.

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Zoning: Existing	Currently zoned Office Limited Business (OLB). Shelter (transient lodging), office and multi-family housing are all permitted uses within the OLB land use district. OLB density, set-back and dimensional standards limit ability to develop building as currently designed.	OMF East property currently zoned BR-OR-2. Shelter (transient lodging), office and multi-family housing are all permitted uses within the BR-OR-2 land use district.	Currently zoned Office Limited Business (OLB). Shelter (transient lodging), office and multi-family housing are all permitted uses within the OLB land use district. OLB density, set-back and dimensional standards limit ability to develop building as currently designed.
Zoning: Capacity	<p>OLB in this area allows 75-foot tall residential buildings at a density of 30 units per acre. Developing to the current design is challenging under existing zoning.</p> <p>Proposed Eastgate LUCA for E-TOD zone allows a 2.0 FAR with max height of 160 feet. The proposed Affordable Housing Strategy may allow an addition 1.0 FAR bonus for providing affordable housing.</p>	BR-OR-2 zoning allows up to 125-foot tall buildings and densities of 4.0 FAR. City/Sound Transit goal of 1.2 million square feet of transit-oriented development to occur on a portion of the property acquired by the agency for maintenance facility. Mix of uses to include office, residential and retail.	<p>OLB in this area allows 75-foot tall residential buildings at a density of 30 units per acre. Developing to the current design is challenging under existing zoning.</p> <p>The current Wilburton CAC may recommend significant changes to this zoning capacity.</p>
Is current scale of facility design appropriate for site?	The facility, as currently designed, is consistent in scale with existing development in the vicinity (3-4 story buildings). Eastgate LUCA will allow taller buildings with a higher density.	The current design's scale is allowed by existing zoning. However, based on BelRed plan and MOU with Sound Transit, the building is significantly smaller scale than what is envisioned within the BelRed nodes circling ¼ mile from light rail stations.	The Wilburton Commercial Area planning process has not progressed far enough to indicate a direction for future redevelopment.

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Proximate Uses

Directly adjacent uses: current (uses that share a property line with proposed site)	King County Public Health, Bellevue College, Eastgate Park & Ride, research laboratory, office building, Eastgate Way and I-90 rights-of-way	Auto sales, warehousing, light manufacturing, Eastside Rail Corridor	Auto sales, parking lot, hotel, office building, I-405 right-of-way.
Other uses within 1/4 mile: current	Residential Condominiums, hotel, restaurant, general office, research & development, bank.	Auto sales, Seattle Children's Eastside, various medical offices, general office, warehousing and distribution, building supplies, Metro bus base.	Kaiser Permanente Hospital, residential, general office, big box and convenience retail, restaurant, grocery, auto sales and repair, fitness, convention center, City Hall, PSE sub-station, retail marijuana.
Future	Mixed-use redevelopment of Eastgate Transit-Oriented Development area with multi-family residential, retail and office; implementation of Bellevue College Master Plan, including student housing. Future redevelopment of Eastgate Park & Ride to accommodate a light rail station as part of ST3	Master Development Plan being developed for OMF East and transit-oriented redevelopment area. Spring District development to the southeast of site to mixed use multi-family residential, retail and office. East Link Spring District station to be constructed as well as Eastside Rail Corridor trail.	Redevelopment concepts being brought forward as part of Wilburton CAC process. Higher density mixed-use multi-family residential, retail and office expected in between the Grand Connection over I-405 and the developed Eastside Rail Corridor trail.
Proximity to Transit routes; 1/4 mile (1,320 feet of site)			
Current	Well served by transit. Site is adjacent to Eastgate Park-and-Ride. Includes access to approximately a dozen routes.	Limited transit access. KC Metro route 226 at NE 12th Street/Bel-Red Road and 120th Avenue NE via about 1/3 mile walk.	Moderate transit access. KC Metro route 271 (stops just south of NE 2nd Place on 116th Avenue NE) and Metro Rapid Ride B Line (stops on NE 8th Street, east of 116th Avenue NE). Walk distance to Downtown Bellevue Transit Center 0.6 miles via NE 4th St.

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Future	KC Metro Connects Plan revises routes that serve Eastgate Park-and-Ride in 2025. ST3 includes study of enhanced transit service for the I-90 corridor.	In 2023, this site will be served by the Spring District/120th East Link light rail station, and in 2025 route 3080 (in place of route 226) per the KC Metro Connects Plan.	In 2023, this site will be served by Wilburton East Link light rail station, and in 2025 route 1027 (in place of route 271) per the KC Metro Connects Plan.
Proximity to residential (straight-line and walking route distances)			
Closest Multi-Family: current	Condominiums a straight line distance of approximately 650 feet northwest of site. Walking distance approximately 850 feet via trail on Public Health site.	Spring District apartment buildings a straight line distance approximately 1,400 feet south of site. Walking distance the same.	Downtown apartment buildings a straight line distance approximately 1,000 feet west of site. Walking distance of 2,310 feet.
Multi-Family: future	The current design includes 50-60 units of on-site multi-family residential apartments Eastgate TOD would allow residential of up to 2.0 FAR, with provisions for 1.0 FAR exemptions for affordable housing.		
		Zoning around 120th Avenue station allows up to 4.0 FAR, with requirement for minimum of 20% residential for large sites.	Wilburton CAC developing land use vision. Potential for significant residential development within 1/4 mile radius.
Closest Single-Family	Single family residential within 0.25 mile straight-line distance south of I-90. The walking distance is 0.50 mile with use of the park and ride elevator.	Single family residential within 0.25 miles straight-line distance west of site. Walking distance is 0.80 miles on streets and 0.65 using future Eastside Rail Corridor trail.	Closest single family approximately 0.50 miles east of site straight-line. Walking distance is 0.65 miles.
Number of residential units within 1/4 mile	71-unit condo and 10 single family residences within 1/4 mile of site.	4 existing single-family residences within 1/4 mile. Lake Bellevue Condos and new Spring District apartments just outside 1/4 mile radius.	500 Downtown multifamily residential units within 1/4 mile radius of site.
Human service providers	The current design of the day services center includes ample space for drop-in and satellite services for a variety of human service providers on-site. King County Public Health Center for primary medical care, Bellevue College Career Center and continuing education opportunities		
		Hospital emergency rooms to the south. There are many medical service providers in the hospital district, but generally do not provide primary care to Medicaid or uninsured patients.	Hospital emergency rooms to the north. Social Security Administration offices to the east. Alano Club to the northeast. King County Coordinated Entry Regional Access Point southwest at First Congregational Church.

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Schools (measured in straight-line distances)			
Child care centers	Two child care centers, Dizzy's Bus Stop and Bright Horizons, approximately 0.3 miles away east and west of site.	Cluster of eight child care centers and preschools 0.3-0.45 miles northwest. Plus newly-opened Bright Horizons at Spring District 0.35 miles southeast.	Bright Horizon's child care center is 0.3 miles west.
Schools: K-12	BSD Tyee Middle School and Puesta del Sol School approximately 0.6 miles southwest	Bellevue Montessori is 0.7 miles northwest and Cherry Crest Elementary is 1.25 miles northeast.	Private Three Cedars school is 0.6 miles west. BSD International School is 1.0 mile to the southeast.
Schools: College	Bellevue College adjacent to site.	Global Innovation Exchange (GIX), a graduate school planned to open in fall 2017 in Spring District is approximately 0.3 mile southeast.	Seattle University Eastside Center is 0.2 miles southwest.
Schools: future	Continued transformation of Bellevue College to a 4-year institution	Bellevue School District purchased property at 2150 - 120th Avenue NE in 2016 for new elementary school (approximately 1/4 mile away).	Bellevue School District plans to construct new elementary school at 12300 Main Street (approximately 1/2 mile away).
Parks and open spaces or undeveloped areas			
Parks: existing (closest)	Closest parks are Sunset Mini Park and Robinswood Park.	Closest parks are: BelRed Mini Park; Spring District Park (private) and Hidden Valley and McCormick Parks.	Closest parks are Bellevue Botanical Gardens and Wilburton Hill Community Park.
Parks: future	Eastgate Land Use Plan recommends small park and open space in the TOD area. Mountains to Sound Greenway Trail to be enhanced along I-90 corridor.	Eastside Rail Corridor to be developed directly west of site. BelRed Subarea Plan calls for new parks and trails along the West Tributary of Kelsey Creek, both north and west of this site.	Grand Connection through/adjacent to site. May include park or open space element. Eastside Rail Corridor in the immediate vicinity. New park or open spaces may be proposed in Wilburton Commercial Area.
Wooded areas	Eastgate Public Health site includes steep wooded hillside that connects to additional private wooded areas east and northwest.	No wooded areas directly adjacent to site. Pockets of woods and wetland to north and east associated with West Tributary of Kelsey Creek as well as private wooded areas along Eastside Rail Corridor west and north of site.	Lincoln Center site adjacent to Sturtevant Creek corridor with pockets of wooded and wetland areas north and south. Site adjacent to WSDOT right-of-way and the wooded and open areas within NE 8 th Street cloverleaf.

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Site Development Considerations

Property Acquisition Process	King County to convey property rights to development team of Imagine Housing and Congregations for the Homeless. Form of rights not yet known, but assumed to be a ground lease. City involved as permit authority, capital construction funder (ARCH) and ongoing operations funder (Human Services Fund).	Per terms within the City/Sound Transit MOU and Implementation Agreement, following Master Development Plan approval, Sound Transit will issue a Request for Proposal for the transit-oriented development portion of the OMF-East site. Exact form of RFP unknown. City involved as permit authority, capital construction funder (ARCH) and ongoing operations funder (Human Services Fund).	City would convey property rights to development team of Imagine Housing and Congregations for the Homeless. Form of rights unknown. City involved as permit authority, capital construction funder (ARCH) and ongoing operations funder (Human Services Fund).
Owner's interest in discounting property cost to support 30-50% AMI housing	King County has expressed interest in including this level of affordability on their property at a discounted cost. However, no agreements have yet been reached.	Unknown. Sound Transit is not required to provide this level of affordability at this location or provide discounted land. Doing so requires a Sound Transit Board decision.	Providing this level of affordability is consistent with the City's affordable housing goals. However, the City Council has not discussed the costs and opportunity costs of constructing this facility at this location.
Expected financing partners	Shelter and day center to be funded by existing local and state grant programs, private foundation support and private capital campaign. The housing portion to be funded through existing local, state and federal affordable housing and homeless housing grant, loan and financing programs.	same	same

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Preliminary list of known stakeholders (not comprehensive or exclusive)	Eastgate Resident Committee Eastgate residents (general) Bellevue College; administration and student groups King County Metro King County Public Health Lincoln Executive Center Intellectual Ventures	ST TOD Advisory Group Bridle Trails Community Association Lake Bellevue Community Association Spring District Pine Forest Properties AutoNation dealerships King County Parks (DNRP) Sound Transit Operations	Wilburton CAC Grand Connection Interest Parties List Wilburton Community Association Lake Bellevue Community Association Downtown Residents Association Ford and Chevrolet Dealerships Trader Joes/Home Goods/REI

Site Cost Table 06-01-17 -- Estimated Total Costs to Developer of Project; not direct City of Bellevue Costs

Project Costs to Developer (2017 Dollars)	Base Budget	Cost Evaluation		Comments
	Eastgate Public Health	BelRed ST OMF East	Wilburton Lincoln Cntr	
Base Building Construction Cost	\$14,720,000	similar		5/2017 Cost Estimate based upon Eastgate southwest corner building pad
Other Soft Costs	\$4,450,000	similar		A&E, finance, permits, impact fees, connection fees, reserves
Parking	\$1,050,000	similar		Based on 30 structured parking spots (\$35,000 per)

Site Development Factors	Replacement of existing parking on site	\$360,000	less	less	Replacement of 30 surface parking space for Eastgate Public Health (\$12,000 per) assumed. If a portion is structured, the cost will be higher. This is not a cost factor at other sites.
	Current area land value per square foot	\$75-\$90	\$100-\$120	\$105-125	Both Eastgate and Wilburton land value reflect the current zoning and do not take into account increased development potential and subsequent increase in value after expected re-zones are approved.
	Site Acquisition Cost	unknown	unknown	unknown	Discounted land cost at Eastgate assumed if impacted parking on site replaced by the project. Assume ground lease at Lincoln Center at unknown cost. Cost of OMF East as yet unknown, may require acquisition (see Sound Transit OMF East attachment)
	Onsite or adjacent access improvements	Eastgate TOD internal street	likely more	likely less	Eastgate required pedestrian street and gateway construction. Lincoln Center requires little additional access infrastructure. OMF East likely requires significant on-site access infrastructure
	Utility Connections	Some connections in place	likely more	likely less	Eastgate has a mix of existing utilities and some known utility relocations. Lincoln Center has existing utilities on or near site. OMF East underserved by utilities and will need significant on-site infrastructure.
	Demolition/Remediation	none	none	more	Lincoln Center South Building requires demolition for new structure. Neither Eastgate or OMF East require demolition of existing structures
	Interim Shelter Relocation	none	none	more	Cost to relocating interim shelter to allow construction of new.

Total Estimated Cost	\$20,580,000
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Construction start date (range)	2019	2020-2022	2020-2021	Assumes a new site selection process followed by pre-development design. Must wait for substantial progress on OMF East before site control is granted and may take more time if part of larger master development plan. At Lincoln Center, City must decide whether or not to wait for the Wilburton Commercial Area CAC Report and/or subsequent land use code amendment to be recommended by Planning Commission and adopted by the Council.
Number of years delay from 2019 for cost escalation factor	0	1 to 3	1 to 2	Assume 5% cost increase per year (\$1,290,000 per year). 1-2 year delay potentially adds up to \$2.6 million to overall project cost.