

CFH Information Sharing

for GNAAC June 2, 2021 Meeting

Presented by Linda Hall, Project Manager

CFH's Mission Vision Values

Our Mission

Partnering with men and the community to create a path from homelessness to stable living.

Our Vision

End homelessness on the Eastside.

Our Values



Relationships

We develop respectful and trusting relationships with those we serve and with each other.



Dignity & Respect

We approach our work with compassion, kindness, and grace, and we promote dignity and respect.



Community

We engage the community through collaborations, service opportunities, and partnerships.



Empowerment

We support and encourage men to take responsibility and ownership over their lives.

Timeline of CFH Shelter Work Done to Date

Date	Activity
December 2018:	CFH announced preferred location for construction of the year-round emergency men's shelter
September 2019:	CFH, with City and community support, opened the year-round emergency shelter in our temporary location (Lincoln Center Bellevue off of 116 th near Trader Joes)
Nov 2019 – Jan 2020:	CFH starts meeting regularly w/Eastgate community
December 2019:	CFH received majority of public funding commitments
August 2020:	CFH submits Conditional Use Pre-application Submission with preliminary design concept and draft responses to the Land Use Code Condition Use Permit requirements
Sep -Mar 2021:	Meet and Confer CFH & BPD
November 2020:	Community Meeting (Facilitated by City)
January 2021:	CFH submits Conditional Use Permit with updated design and operational documents
February 2021:	Public Meeting (Facilitated by City)
March 2021:	City forms GNAAC
April 2021:	CFH submits Building Permit

Community Engagement Overview

Since 2018, CFH has worked to publicize our plans to build a permanent center for men experiencing homelessness, and we have invited—and continue to invite—the community to engage with the process. To date, these efforts have included the following:

- Press releases, media coverage, fundraising, community meetings, updates for elected officials, City staff, CFH volunteers and other stakeholders
- 2020 Formation of the Community Advisory Group: This group provided an opportunity for in-depth sharing of information and a chance for our neighbors to provide feedback and recommendations on key topic areas—recommendations that informed CFH’s design and operational plans submitted to the City as part of our shelter use permitting process. During these meetings, we discussed such things as:
 - CFH Services Model: who will be there, who are the partners, definitions, metrics and outcomes
 - Funding: building & operations
 - Coordination with Bellevue Public Safety staff, City Code enforcement & surrounding property & business owners
 - Community Integration: volunteers, connections, future “GNA”
 - Services and Space Design

CFH's Project Vision: A Path Toward Stable Living



Creating a welcoming community is essential to the life of our shelter. The housed and unhoused community working together in healthy, relational, respectful ways is part of CFH's mission and values because we know it leads to transformative changes. Change is slow and difficult. We strive to create an environment that serves as a launching pad, a place for growth, opportunity, education and getting healthy again, not a place of stagnation. We seek to inspire people to want to do more. The goal is not simply to get men off the streets but to provide opportunities, build relationships and engage the men in moving toward stable living.

Inspiration



Overview of Project Elements

- A place of dignity & community with low-barriers to access year round; 7 days a week
- Overnight sleeping accommodations for 100 men
- Showers, bathrooms & laundry
- Gathering space for sharing of meals and strengthening relationships
- Kitchen for cooking together
- Life saving services spaces supporting such things as mental health, employment, addiction recovery, outreach and paths to permanent homes
- CFH administrative offices

On a square footage basis, we are investing in the following areas:

- Multipurpose flexible spaces
- Food storage, preparation, serving and dining areas
- Program service delivery spaces
- Reception, intake areas
- Recovery rooms
- Laundry and bathrooms
- Storage for the guys

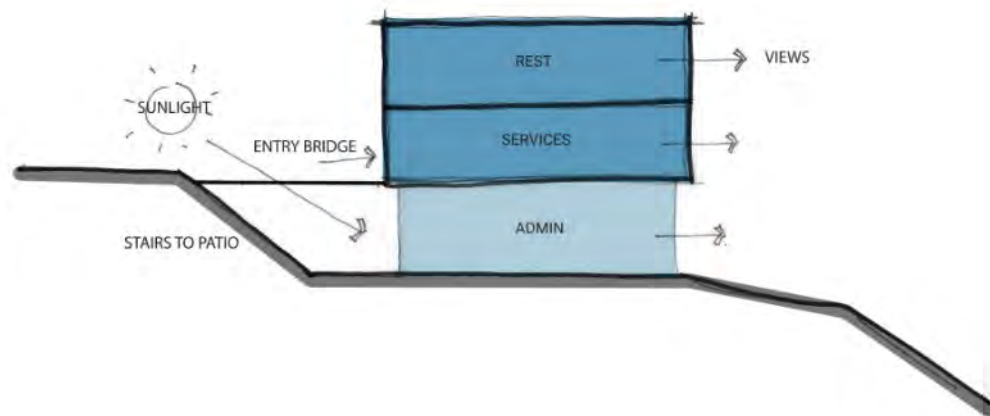


Back Elevation Looking South

Summation of Decisions Made

- Location on the Eastgate site (NE Corner)
 - Including where the building sits in relation to critical areas
- Size & shape of the building
 - 3 stories; approximately 20,000 square feet
 - Parking stalls (based on real-time parking study)
 - Drive aisles
- Preferred landscaping & outdoor elements
- Interior program elements & preferred floor plans
- Public funding sources which impacts:
 - Who we serve & how (i.e., low barrier to entry, year round, integrated services)
 - Reporting / data requirements

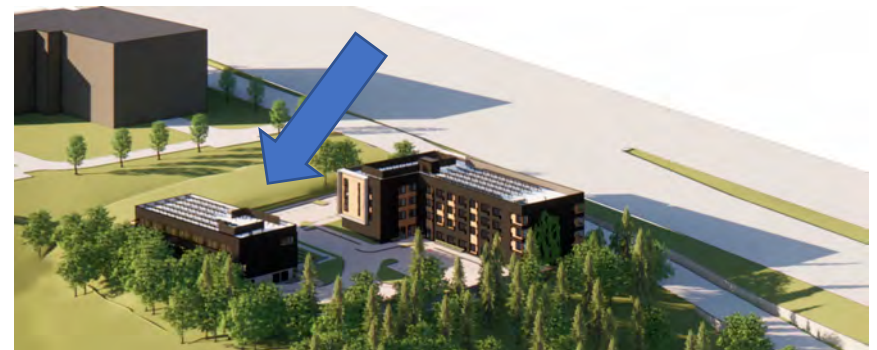
Note: CFH prepared version 1 of an FAQ “summation” document which was developed in part by reviewing the work shared to date with the CFH Advisory Group. Most of the Advisory Group conversations focused on operations, and we will update the FAQ to summarize that information as well prior to the next GNAAC meeting.



Design Intentions*

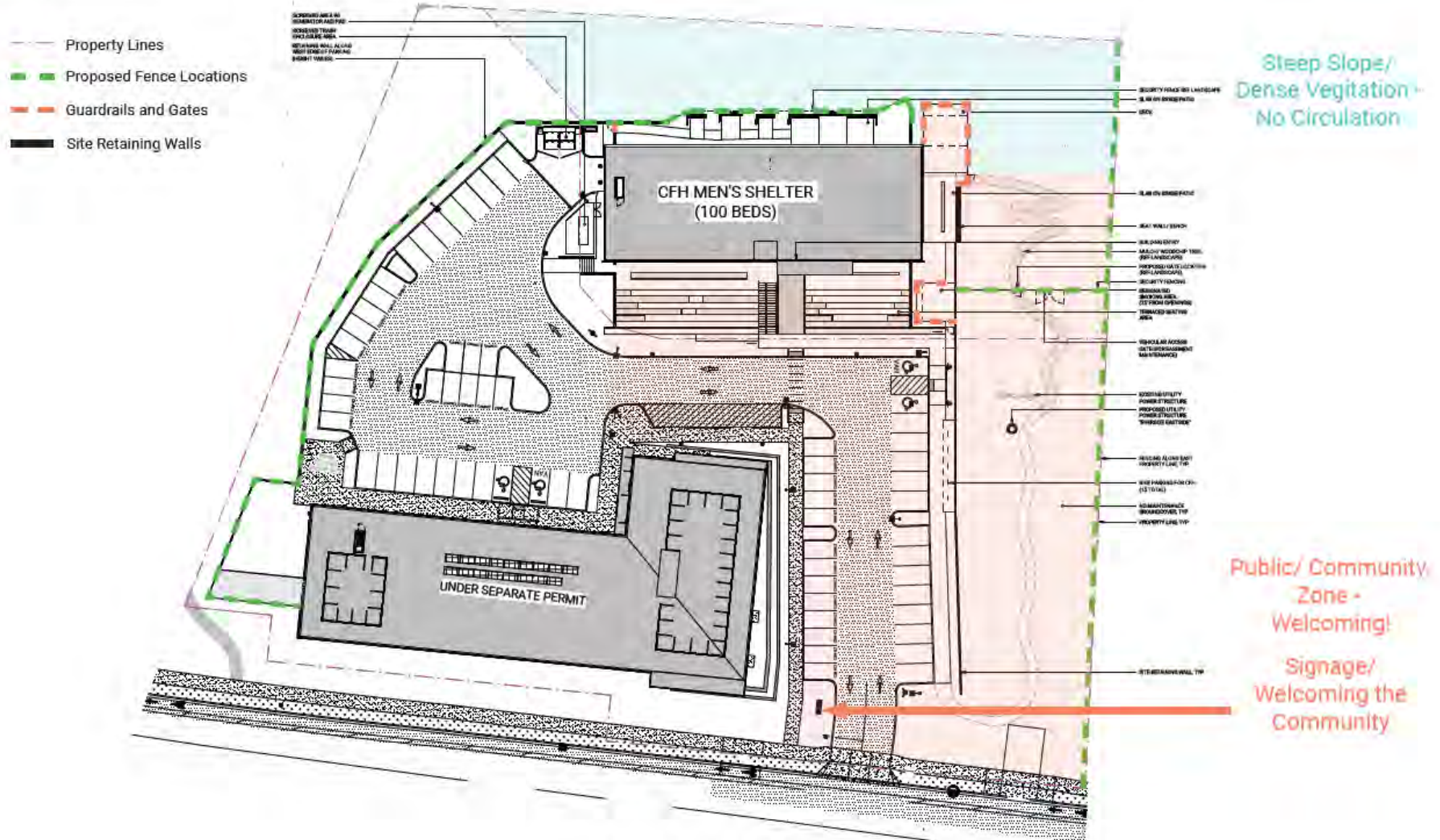
Context – relationship with surrounding neighborhood

- Sits back from Eastgate Way
 - Brings people into the site rather than on the street
 - Note: due to how we operate 24/7, we won't have lines of people waiting to get in
- Provides natural and manmade barriers to adjacent properties & greenbelts
- Creates deliberate and flexible connections with the outdoors – gardening, seating areas, meeting/gathering spaces for the housed and unhoused
- Differentiates public areas from private areas – we will know who is on site; smoking area well screened and incorporated into the exterior seating areas within close proximity
- Uses complementary materials – blends into the neighborhood
- Reflects beauty – in art and landscaping, incorporation of a large mural
- Provides safe pedestrian access to public transportation



*incorporates feedback received thus far

Site Plan



CFH Eastside Men's Shelter

Pedestrian and Sight Line Distances



Sight Lines (Bright Horizons)

Approximate fence location at property line

NOTE: Building and site depictions are approximations and are for reference only

Fence following grade beyond (dashed line indicates not in view).
Approximate 30' grade difference between sites at this location.



PSH CFH

Bright Horizons

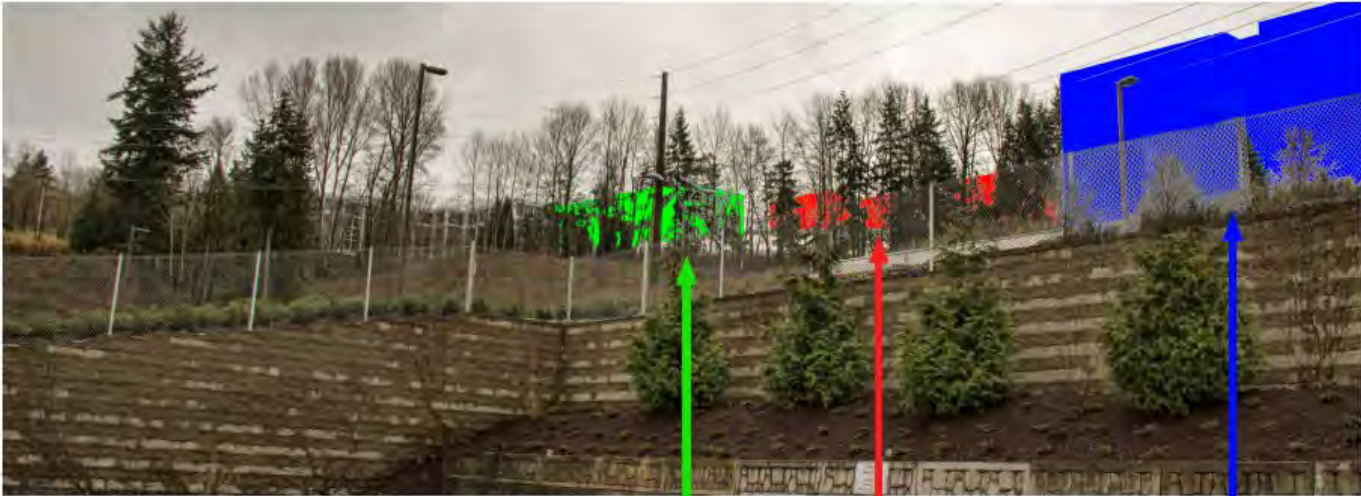
Approximate fence location at property line



CFH Eastside Men's Shelter

Sight Lines (Backstage Dance Studio)

NOTE: Building and site depictions are approximations and are for reference only



CFH

HHA

Polaris at Eastgate

Backstage Dance Studio



CFH Eastside Men's Shelter

Design intentions*

Crime deterrence - Safety for visitors, clients & neighborhood

- Intentional travel routes directs people to us and not to other areas
- Limited access points for all ensures we know who is on site
- Landscaping that incorporates Crime Prevention through Environmental Design principles
- Video Surveillance
- 24/7 staffing
- Incorporation of two exits/entries in meeting rooms



Reception and Intake at Entry

*incorporates feedback received thus far

Design intentions*

Health –Applying what we have learned this past year to create healthier spaces

- Reaffirming the value of congregate shelter model
 - Increased emphasis on adaptability & flexibility of spaces – fewer fixed walls; room to spread out if ever needed again
 - Incorporates soft barriers between beds; curtain walls
 - Maintains investment in outdoor gathering spaces
- Full baths in recovery rooms
- Hand washing stations
- Ensured ventilation meets or exceeds public health guidelines
- Investments in baths, showers, laundry spaces

*incorporates feedback received thus far



Design intentions*

Common Areas – providing opportunities for engagement & relationship building

- Welcoming exterior and interior: a place of dignity & respect
- Flexible multipurpose areas
- Combination of active and quiet areas
- Incorporation of natural light
- Connections to the outdoors
- Privacy and protections from elements



*incorporates feedback received thus far

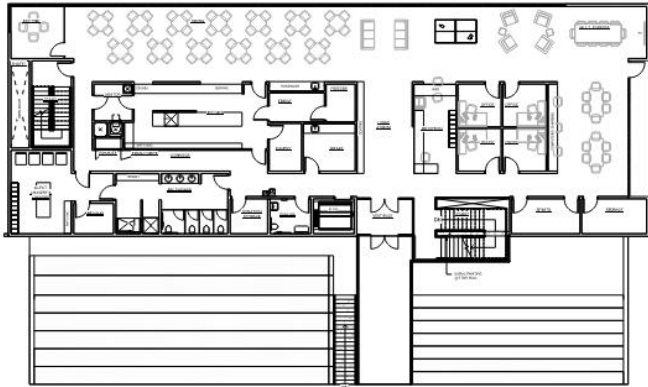
Building Organization



Lower Level: Calm, Quiet, Supportive

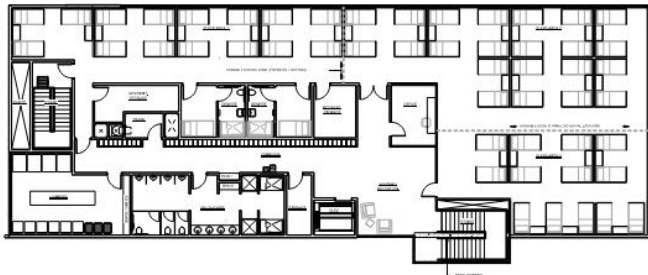
offices, library, mental health, services support, flexible meeting and training spaces

Access to north and south patio areas



Main Level: Activity, Welcoming, Health

reception, dining, kitchen, hygiene, services, community



Upper level: Rest, Privacy, Care

beds, lockers, laundry, storage, hygiene

Outdoors: Inviting, Comfortable, Safe, Secure

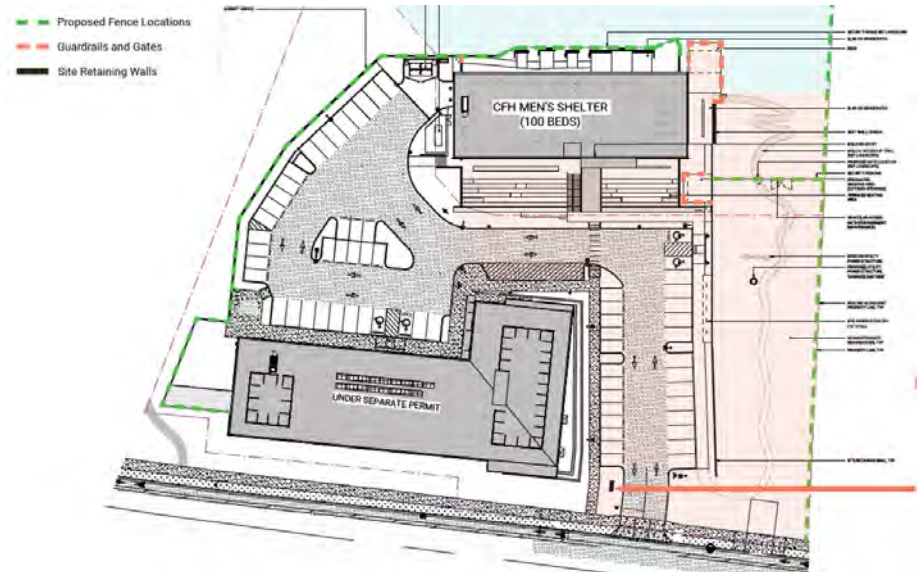
flexible seating, smoking, quiet areas, public areas, gardens, paths

Designed to best meet the needs of the men and the community. This center will bring all of our services together and create the community needed for transformation.

Management & Adjacencies:

CFH & Plymouth Shared Campus Goals

- Adult men and women experiencing homelessness on the Eastside have increased housing and services options within the Eastside
- People who access our services and housing are met with support rather than hostility by broader community
- We live into our commitments of ongoing community engagement and responsiveness
- We honor our commitments between agencies to ensure safety and success of the campus
- Through demonstrated success, we pave the way for future Eastside low-barrier housing & services for people exiting homelessness



Note: Plymouth has a project webpage which has the Community Meeting recordings and Q&A Doc. <https://plymouthhousing.org/eastgate-permanent-supportive-housing/>

Questions/Follow Up from May GNAAC Meeting:

1) Identify what has been worked on and decided vs. what is left to discuss and decide?

Responses incorporated throughout the June 2 meeting via various presenters

2) How do we guide them to that location? How to help get the word out for a place you can go?

Both the City of Bellevue and CFH's websites provide good information about what resources are available and who to call when people are in need. Further, CFH will be proactive about connecting regularly with Eastgate area businesses and residents as part of our ongoing community outreach.

3) Metro, Sound Transit re-routing? Drop off zones, transportation for people to be dropped off/picked up?

CFH and Plymouth are collaborating on how to best provide transportation options to/from this site. CFH does have vans it currently uses to help with client transport.

Questions/Follow Up from May GNAAC Meeting:

4) What will happen to the last 200 yards of sidewalk that doesn't continue toward gas station? CFH defers to the City for this response.

5) How CFH-Plymouth can control individual experiencing mental episode? Not repeat of Seattle incident, wander after hurting someone .

CFH will be speaking more to this topic during the operations presentations. The designs of both buildings include video surveillance, controlled entry points and 24/7 staffing. We will be working with BPD regarding lock down/lock out scenarios. For additional information on Plymouth's project, please go to <https://plymouthhousing.org/eastgate-permanent-supportive-housing/>

6) Can we have a formal summation of the work to date - presented before the next meeting, we're rehashing a lot.

CFH prepared version 1 of an FAQ document which was developed in part by reviewing the work shared to date with the CFH Advisory Group. Most of the conversations held focused on operations and we will update the FAQ to summarize that information as well prior to the next GNAAC meeting.

Questions/Follow Up from May GNAAC Meeting:

7) Main security issues and other concerns from required Meet and Confer meetings with BPD in the fall of 2020 – what was discussed and what resolutions? Has BPD reviewed the site/building design?

Dave Sanabria from BPD will speak more to this during June 2 meeting. In addition to BPD reviewing the site and conducting their own review against Crime Prevention Through Environmental Design (pending), some notes which came out of those early Meet and Confer meetings include:

Prior to the shelter opening, CFH will coordinate with the Bellevue Police to:

- Identify vehicle ingress and egress locations in case of emergency
- Identify building access and staging locations in case of emergency
- Ensure mutual understanding of property lines around the shelter and rights and responsibilities associated with the varied property ownerships; establish mutual agreements as needed
- Discuss natural and man-made barriers and pedestrian access points
- Establish regular communication and training procedures between CFH staff and the public safety staff

Including dispatcher communications and lock down/lock out scenarios

City Review Includes, but is not limited to such things as:

Zoning, Fire, Building & Land Use Codes

- Allowable uses for the site
 - Prohibits Medically Supervised Consumption Centers (i.e., safe injection sites)
- Setbacks for property lines
- Density – how many units / square footages of space
- Height of buildings
- Fences
- Allowable lot coverage – how much impervious surface is allowed
- Parking requirements
- Fire Access - internal and external
- Recycling and solid waste collection and access
- Multiple internal design parameters
- Greenspace – what is required and what is allowed
- Pedestrian walkways – size, circulation and access
- Landscaping
- Lighting
- Signage

City Review Includes, but is not limited to such things as:

Homeless Services Uses Code (a.k.a. LUCA - Land Use Code Amendment)

- Shelter siting parameters
- Number of beds allowed (max of 100)
- Design guidelines (including incorporation of charging stations)
- Crime Deterrence (incorporation of Crime Prevention through Environmental Design (CPTED))
- Incorporation of Common Areas
- Operating Procedures Plan to include: staffing, services, partner providers, funders, provider contacts, managing exterior appearance, expectations of people served, intake and provision of personal info, Community Service requirements
- Code of Conduct to include: respect rights of property owners, travel routes, site appearance, smoking, Bellevue public conduct requirements, Good Neighbor Agreement requirements
- Safety & Security Plan (involves BPD in development & review) to include: operator contact info, denial of services when and what happens, security patrols, disruptive behavior plan, loitering, panhandling, unpermitted camping within area, behavior in “magnet” areas, sex offender background checks & compliance, coordination with Public and adjacent private safety staff
- Prohibits Medically Supervised Consumption Centers (i.e., safe injection sites)