



Eastgate Residents Committee

EASTSIDE SHELTER - Public Disclosure Research

Introduction

The Eastgate Residents Committee (ERC) is a resource of neighborhoods and residents located within the south Bellevue region. Our goal is to assist the council, staff and agencies in making decisions that reflect the synergy, vision and protection of our region's resources. The livability and vitality for economic growth for Eastgate has been through six years of planning to develop its real property interests sustainably. The Citizens Advisory Council and Planning Commission members have encompassed those standards and created a vision supported by the ERC and other communities divested in the area. We are holding you, the City Council collectively accountable, to follow that mandate as set forth under the Eastgate Subarea Plan and Land Use Code Amendments both approved through council vote. What is proposed currently as the Men's Low-Barrier Shelter does not abide, conform nor enhance to protect our personal or business interests for the future but condemns our region to ensure Wilburton, the Grand Connection and Spring District can flourish at our expense. We are the "Gateway to Bellevue" and proud citizens to claim that distinction. Eastgate will protect our neighborhoods and commercial districts encouraging economic growth to secure our future investments from this ill-proposed, ill-researched, non-compliant, currently non-permitted under the existing zoning or use in our corridor. We also represent in excess of 2600+ informed Bellevue residents in opposition to this use in Eastgate, duly signed on the petition, a copy provided.

Executive Summary

This compendium dated March 6th, 2017, developed, researched and resourced through dedicated volunteer efforts and activist participation, is hereby submitted with the intent to inform council and any other entity so involved in the decision-making process and evaluating the appropriate site of the Eastside Men's Low-Barrier Shelter. The premise for such involved research is due to discrepancies, omissions and non-compliance to land use codes, violations of Bellevue's Comp Plan, Contingency Plan, etc., and the lack of transparency and due-diligence not performed to the standards as mandated by law. Staff has been ill-informed on many levels which in turn, conveyed to Council with or without intent. It has been the ERC's intervention at the onset that redirected staff to acknowledge this use was not outright permitted (P) in existing zoning OLB as stated by Dan Stroh (see Exhibit A, page 4, entire discussion) and in the TOD rezone stated it would fall under an ACUP (see Exhibit B, pg. 4, paragraph 4). Tony Pratt, however, corrected and verified the use falls under a CUP and Planning Commission further clarified that was not the intent to staff and council.

Also of note, Transient Housing is not allowed in the OLB zoning and that includes group housing and dormitories. Councilmember Robertson (Exhibit C) recognizes the code work needed to allow the shelter use under the CUP, and indicated it requires a lot more code work. This internal email verifies the exact concerns we have stated since Council unveiled this proposal in August 2016 and reveals staff and council are grooming LUCA's to allow this use in Eastgate. To even suggest a Development Agreement with mitigation would suffice for such a use reflects exactly our premise....this site and use is based on supposition and ambiguous data to support an objective. We recognize, if these basic land use inconsistencies are outright in error, (discovered through our research) it indicates there are other significant discrepancies in siting the Eastside Shelter which are outlined in the attached documents.

First and foremost: City of Bellevue has never adopted standards and criteria or even a definition for a "shelter" or "homeless shelter." This is in contrast to Seattle land use code where it is defined in Paragraph 22.214.020:

14. "Shelter" means a facility with overnight sleeping accommodations, owned, operated or managed by a non-profit organization or governmental entity, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific population of the homeless.

The City of Bellevue has interpreted "homeless shelters" as follows:

A homeless shelter falls under the classification called "Transient Lodging." More specifically, hotels, tourist courts and motels....other transient lodgings NEC (not elsewhere coded) includes such establishments as the YMCA, YWCA and YMHA when 50% or more the floor area is devoted to lodging and associated activities when less than 75% of the accommodations are occupied by permanent guests.

Accordingly, the question is whether "Transient Lodging" is included in the pertinent provisions of the Comp Plan.

"Transient Lodging" should be defined in the simplest of two denotations:

1. The public that pays a monetary fee outright for lodging services.
2. The public that utilizes or disposes taxpayer or other public/private funding for lodging.

It is clear from all documentation we have reviewed, the possibility of homeless shelters in Eastgate was not mentioned in any of the planning documents we have researched and furthermore, covertly kept from the public, Councilmember Robertson (Exhibit D, pg. 4, #7) and Planning Commission (Exhibit F) since 2014.

This packet should be considered the initial step to develop a more comprehensive, long-term plan to properly site the shelter set forth by the city's own criteria for location. Based on the discovery of documents contained in this packet through FOIA requests, the site now proposed at Eastgate should never have even made the shortlist as a location. However, per C Helland's email of April 2016, (Exhibit G) the directive to the ARCH architect was to focus on Eastgate and not the original Spring District site.

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- Exhibit B - Summary of Minutes Study Session 8/1/2016
- Exhibit C - email to Councilmember J Robertson 10/25/2016
- Exhibit D - email regarding homeless shelter questions 10/23/2016
- Exhibit E - comments from D Stroh i.e., permitting for the Eastgate site
- Exhibit F - email C Hellend to T Pratt
- Exhibit G - Plan Conflicts
 - Land Use Code Amendments
 - Quote from 8/1/2016 Study Session
 - Crosscut article - Affordable Housing
 - Conflicts with Policies in Comp Plan
 - Conflicts with Eastgate Sub Area Plan
 - Eastgate/I-90 Land Use Comp Plan Amendments
 - Eastgate/I-90 Land Use Comp Plan Amendments Project Update
 - Diversity Advantage
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 - Community Concerns Overview Document
 - Identification of staff notes
 - Shelter Overview 4/20/2016
 - Shelter Overview with staff notations
 - Best Practices & Lessons Learned 7/15/2015 version
 - Best Practices & Lessons Learned 7/2/2015 version
- Exhibit I - Affordable Housing
 - Fee-in-lieu Phase 1
 - Fee-in-lieu Phase 2
 - Portland State Students Development Proposal for Bel-Red
 - Seattle Times article - Affordable Housing
 - Spring District Phasing Map
- Exhibit J - Environmental Site Assessment - PSE/ERC Site
 - Critical Area Land Use for 120th
 - Master Development Plan for Spring District
- Exhibit K - Environmental Site Assessment - Public Health Site
 - Site Analysis Critical Area for Eastgate
 - email from M Payne - critical areas
 - Zoning Map
 - Public Health north and south pad building locations
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- Exhibit L - Varying Site Selection Documents
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 - Site Data from Community Meetings
 - Top 5 Site Selection Matrix
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- Exhibit N- Inconsistencies with Site Selection
 - City's Public Outreach: Stakeholder Identification
 - ERC Analysis of Inconsistencies
 - City/PSE email re: Substation
- Exhibit N -Permitting
 - Confidential Memo 12/11/2015
 - Pre-application for Spring District
 - Pre-application for Public Health
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 - Spring District Shelter Permit - 4/18/16
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**City of Bellevue
City Council Study Session
August 1, 2016**

Subject: Eastside Men's Shelter and Supportive Housing Project

[transcript starts at 14:39:02 mark]

Mayor Stokes: So, it's basically a six-month process, right? Coming back some...

Mr. Parker: We need...

Mayor Stokes: Sometime the quarter of 2017?

Mr. Parker: So, the, the, all of the terms in the letter of understanding have a six-month timeframe.

Mayor Stokes: Yeah.

Mr. Parker: The, the end result would be a decision on the property conveyance on behalf of King County that would take place sometime in the first quarter of next year.

Mayor Stokes: Okay. Just other quick thing, if we just, just as soon as there too, put this in context for the, for the public, this is a culmination of a fairly lengthy and comprehensive look all around the City for places, correct? And this is, I mean we looked at a lot of different areas, so it's not just this one. And this is the one that seems to fit the criteria, which is why we're going forward with the expiration.

Mr. Parker: There was, right, a study of, of publicly owned properties. We had a, sort of a list of criteria that were of interest in...

Mayor Stokes: Uh-huh.

Mr. Parker: In studying different sites. And, and this is the site that we determined had the, the most promise for further evaluation.

Mayor Stokes: Okay. Alright. So, any questions? We need, you know, what, or the ask is to enter into this non-binding letter of agreement.

Mr. Parker: Yes, uh-huh.

Mayor Stokes: With King County. So, John, you want to...

Deputy Mayor Chelminiak: So...

Mayor Stokes: Start off?

Deputy Mayor Chelminiak: You know, I, I don't have any, any specific questions about this. This is something that has been on the Council's. Really, to find the location for this has been at the top of our list of priorities for the City. It is an extremely important aspect of our approach to dealing with homelessness. There are—I, I, I think while there's no, I think we really do need

to get into this with everybody with eyes open and what has been done. I mean we did do an extensive look at where this could be located. This is really, this rose very much to the top of the list of various, of, of a site where it can be located because of a number of different things. One is this can be co-located with people who deal with problems of homelessness with the Health District. That's an extremely important aspect of this. Second, it is near good public transportation. We know that in attempting to deal with the issues of homelessness, access to public transportation is important. The third is, this is in an area that is growing, that is slated for more growth, that is part of our comprehensive plan, and this can be integrated into, into it, rather than simply attempting to drop something in to a different place. What really wasn't mentioned tonight is, and this is something that we will really want to hear from the public, and that is the operational nature of how this will work, and we don't have the answer to that tonight because we do want to hear from the public. The operations of how this system will work, we need to also understand how our cities, and the public needs to understand how our systems, whether that's Human Services, Parks, Police, Neighborhood Outreach, all of these work together and find, and also how this works with our Eastside partners in this. And finally, there may very well be, as we move through this, policy decisions that the City Council has to make. This has to be a balance between serving the homelessness and serving our public. And most important, this is a way to move people out of homelessness, to meet what is in our Comprehensive Plan to be, you know, one-time brief and to move people from homelessness. This is an Eastside solution to an Eastside issue, and I think that's the most important thing that I can say about this. We're moving forward with our cities together from the Eastside. Redmond is taking a shelter. Kirkland is taking shelter. Issaquah is taking shelter. Many neighborhoods throughout this community in Bellevue already take shelter, and people living here don't even know that that shelter is going on. There are others that come in, and we see them very obviously. One of those is a tent city. Unless we find real solutions to homelessness, you don't eliminate the potential of having tent cities. And I think that that is something that ought to be a goal of this. So, that's a long way of saying it is, this is not an either/or. Should the City do this or not? Should the Eastside do this or not? This is a must-do, and we're going to hear from a lot of people who were not going to like a site. They're going to have issues, they're going to have fears, and we have to address those. We can't just say to people, "That's not important." We do have to address those fears. We do have to do it in a way that's constitutional. And I am, I am absolutely certain that we will. We have called this a winter shelter. It's interesting because this has grown from a shelter that was open only on winter nights that dropped below a certain temperature. And I think it was actually more than just below freezing when it originally began. It's no longer a winter shelter. It's a six-month shelter. It does not have a permanent home, so we have to find that permanent home. And the ability to have a permanent home to combine that with service to individuals, to combine that with permanent supportive housing, to combine that with the opportunity of really great Eastside communities working on this issue in the Eastside, I think says a lot for the way we do business over here. So, that is a very long speech, I apologize.

Mayor Stokes: [laughs] Lynne?

Councilmember Robinson: Thank you. Yeah, I was on the Parks Board when we initially decided to put the first homeless shelter, men's—well I don't know if it was just men at the emergency winter, homeless shelter at Crossroads, and we were astounded at how many people flocked to that. You know, you got to remember this, these people are part of our community, you know. They are here, living amongst us, and this is not charity. This is serving everybody in our community. And I think this site is excellent. It's near transit, services, education, retail, some very supportive of the site. Everything's walking distance. I do hope, and you've kind of alluded to this, but I do hope that we see strong mental health support.

services offered to these individuals, that there's a work training program. Maybe we can partner with something like Salvation Army. They've done that so well. I'd like to see if we can partner with Bellevue College to find ways if these people are interested in pursuing education and also to offer community volunteer opportunities. I'm, I'm looking forward to moving forward with this letter and thank you for your presentation.

Mayor Stokes: Jennifer?

Councilmember Robertson: Thank you. I agree with some of the things that Councilmember Robinson and Councilmember Chelminiak said about a, particularly about how the, how a shelter should be structured with, with regard to services, with regard to transit, with regard to, you know, having some housing onsite. I think that's really, really important. I do have some questions, however, and one of the things that Mayor Stokes raised about how we, the City has been looking at sites, I think for about a year, and there were several that we looked at, and the City honed in on this one. However, one of the ones that, where the new winter shelter is going to be temporarily located at Lincoln Center, I do not believe was looked at. And so, while I am supportive of moving forward with the letter, I would like at least some analysis to the level that we had Fire to be done on that site. So, that's number one. Number two is the Eastgate/I-90 Land Use Code Amendment, I know, excuse me, that that was on the Planning Commission's agenda just last week. And John or Mayor Stokes talked to the CAC process, and I don't remember—I was liaison to the CAC and I don't remember ever discussing homeless shelter in that corridor. So, I'm wondering whether, in looking at the Land Use Code for the Eastgate/I-90, whether the Planning Commission had a chance, and this has been percolating, to look at this in that corridor, and if not, why not and, you know, would they have done things differently as far as the recommendation goes with that knowledge. So, that's my first question.

Mr. Stroh: Let me try to address that. So, certainly this site was not discussed by the Planning Commission or brought forward to Planning Commission...

Councilmember Robertson: Uh-huh.

Mr. Stroh: As a potential specific site...

Councilmember Robertson: Uh-huh.

Mr. Stroh: Because we were under discussion with the County, and we certainly wouldn't take it to the Planning Commission before having this conversation with the Council. So, we really weren't in a position to actually roll it out at that time. The Planning Commission was aware that these kinds of locations that were transit-rich...

Councilmember Robertson: Uh-huh.

Mr. Stroh: And service-rich with the kinds of things we're looking at the Eastgate Corridor.

Councilmember Robertson: Uh-huh.

Mr. Stroh: And so, understand there was some discussion there about permitting this as an administrative conditional use. So, today, if you were to site permanent shelter at this location...

Councilmember Robertson: Uh-huh.

Mr. Stroh: It would be a straight P in the box, permitted. 1

Councilmember Robertson: Okay.

Mr. Stroh: We found out...

Councilmember Robertson: Oh, under today's code?

Mr. Stroh: Under today's code.

Councilmember Robertson: Okay. That was going to be my follow-up question.

Mr. Stroh: Planning Commission consideration, as I understand, the thought was, this is the kind of location where there's discussion about maybe this would be an appropriate kind of place.

Councilmember Robertson: Uh-huh.

Mr. Stroh: For a shelter. And they made this kind of use, an administrative conditional use.

Councilmember Robertson: Okay.

Mr. Stroh: Which is more rigorous process than you go through and just, it's a P in the box. It's permitted outright. You have to go through an administrative process but there's decision criteria.

Councilmember Robertson: Uh-huh.

Mr. Stroh: There's findings within that about being compatible with the vicinity and so forth that would have to be met. There's a public notice process, so that was part of what the consideration I think was, but it wasn't about we did not roll out the specifics of this because that would not have been appropriate.

Councilmember Robertson: Okay. So, 'cause—are, are they done with their work on that?

Mr. Stroh: They finished their work.

Mayor Stokes: Uh-huh.

Mr. Stroh: And have completed their recommendations last week.

Councilmember Robertson: Okay.

Mr. Stroh: And those will be coming forward to the Council in the fall to consider the Eastgate. And then, what they're doing is essentially moving forward with the, the Code, the, the Code Amendments pursuant to the Comp Plan.

Councilmember Robertson: Uh-huh, right.

Mr. Stroh: Comprehensive plan amendments that were made last year.

Councilmember Robertson: Uh-huh.

Mr. Stroh: So, truing those two up.

Councilmember Robertson: Okay. So, the—let's talk a little bit about outreach. The stakeholder briefings in August, I think they should continue well beyond August because no one is around in August. So, I mean people are just gone. Council's off. All of our boards, commissions are off. Some people tend to not be paying attention to what's going on in the City.

Mayor Stokes: Yeah.

Councilmember Robertson: I think we should definitely do outreach, not just in the neighborhood and the local businesses, but to the property owners, especially the ones we're seeking to redevelop 'cause it may impact how they want to redevelop, as well as transit users in Bellevue College. I think we need to have their robust public outreach. I also would love to see, as this moves along in evaluation, on how locating a homeless shelter in this location would impact, if at all, realizing the development vision for the Eastgate/I-90 corridor. I know when we talked about having a permanent shelter up in the Spring District, it was, I was told that we were worried that it would impact the realizing the Bel-Red vision. I'd like to know the analysis of that one on Eastgate/I-90. And, and then, I asked, I already wrote, asked about the Lincoln Center site evaluation, but I think it's going to be really, really important that we do evaluation of this and full, full outreach to the public because they need to have a full understanding and an ability to weigh in on this if, when, how, et cetera. So, thank you, but I'm going to support the, the letter 'cause I think we need to...

Mayor Stokes: And helping fundraise it.

Councilmember Robertson: Continue looking through it. What's that?

Mayor Stokes: And helping to fundraise it. [laughs]

Councilmember Robertson: Yeah, I'll get my checkbook.

Mayor Stokes: [laughs]

Councilmember Robertson: Oops. There's nothing in there. There'd just be college tuition.

Mayor Stokes: Uh-huh.

Councilmember Robertson: And so. [laughs]

Mayor Stokes: A voluntary thing.

Councilmember Robertson: What is?

Mayor Stokes: Vand, go ahead.

Councilmember Slatter: A lot of really great things have been said that I agree with, and I do support this letter of agreement. I particularly would like to emphasize the fact that it is regional issues and regional groups and a number of partnerships. I think, as we move forward with

issues of homelessness and, and, and challenges that really don't just affect one city but affect the region that having partnerships is really important. And the fact that this is highlighting that, I think, is, it's actually real credit to all of the different groups involved, and I certainly thank them for coming together. I would say that I completely agree with the outreach, the fact that it should be somewhat extended, if possible. And I would also, I suspect they're doing this already, but also adding some kind of online type of outreach...

Mayor Stokes: Uh-huh.

Councilmember Slatter: That might be of some value or surveys of some kind so that you at least get access so people can actually make it to a meeting. It might be nice for them to be able to, be able to input, and sometimes that helps people get information and can kind of soak on it. Other than that, I think that this looks like the beginning of a conversation, and I think that's really important to highlight that this is an agreement that allows there to be that type of discussion. I also fully support the service element. I think that's really important if we can do that, because I think that there might be transitional opportunities and support that we can provide. So, I'd like just to emphasize that and support that. Thank you.

Mayor Stokes: Kevin?

Councilmember Wallace: I'm definitely supportive of moving forward with the letter. I, my hope is that, as we go through the process and venture into this new territory, that we maintain the great standards that we have in place for homelessness and, and what our goals are for addressing the issue of homelessness. I think they're right and I hope they don't degrade at all as we go to the process. I'm really proud of the relationship we have and the services that Congregations for the Homeless provides and have provided for, for the generation here on the Eastside. And I think they do a great job and I'm really happy that they're involved in the, in the process and hope that continues. And then, I just ask if, as we, as you go forward to try to dive into the, what are the best practices for mitigating sites like this. I mean it's a, it's a large site if you go out there and it's kind of nice topographically how it's sort of set off from most places but it's not set off from every place, so being realistic about the facts that...

Mayor Stokes: Right.

Councilmember Wallace: People in the surrounding properties would feel about, about this. It's, it's important to be realistic about that, and I think we've got a good opportunity to look for the, the mitigation options, ways to, to, to get the design right so that people are safe and comfortable with the new use and allocation. Otherwise, I support going forward with the agreement with King County.

14:55:38 [inaudible]

Mayor Stokes: Yeah. I think this, I agree with the, all the comments have been made, and I think, I think we have the opportunity to do something really extraordinary here in terms of housing and homelessness. And I think, as Kevin said, we can do it in a way that really is, is compatible with the neighborhood and, and mixed at a very, very nice site. I think that, I personally think, I means sure it's not the, the thing that somebody's homeless, and then, in sort of straits just looking for shelter, but if it can be an inviting place that fits in and, and makes them feel good about where they are, I think that's positive. I think we can do that. I think we can do a really first-class homeless shelter. And that would be a very substantial thing to do. You know, as we said in, in the, on, on this memorandum, it's not, we're not being asked to

predetermine legislative outcome on the Eastgate/I-90 Land Use Code update. We're not making decisions tonight on this. I think it is important we talk to the public, that we let the public know that this is the culmination of a long process to look around the whole city. It's not just throwing a dart at the map and picking this or thinking that for some reason. It is very thoughtful process. There are always options, and it's, it's six months, gives us a good time to go through this. I think it's, as we put up all the different people on the, the, on the board there that have been involved in this and working with King County and ARCH and, and Imagine Housing, Public Health, and the others, it's—John said all the other cities around here working on this together—I think it's, again, a testament to our willingness to be collaborative and to work within the region and work on problems in a very positive way. So, this is an exciting night, and given that we have someone in the audience who has connection with King County and who was instrumental in helping move things along here as it went, I would like to ask if we could take a privilege and ask if County Councilmember Claudia Balducci if she would come up and say, I don't know, five or ten words. [laughter] As many as you want.

County Councilmember Balducci: Thank you, Mr. Mayor. Yeah. I, I, I swore to my staff that I wasn't going to speak tonight, so [laughter], so I...

Councilmember Slatter: We won't tell them.

County Councilmember Balducci: Have very little...

Mayor Stokes: We won't tell them.

County Councilmember Balducci: Well, well, I just, I, I want to thank you for the good discussion. I want to thank staff for all the work. I know King County staff and Public Health staff have also been very heavily engaged, along with Congregations for the Homeless and others in getting us to this point, which is a, which is a, a, a step along a long road, but it's a very important step because I think now we can start to have this conversation publicly. And there's a lot of interesting issues. I was hearing just on Friday from the Eastgate Public Health staff when I went to visit about some of their challenges within the clinic that they have today, and that they may need more space and they may need more staff in order to provide the level of services that we would hope we would have at this shelter.

Councilmember Slatter: Uh-huh.

County Councilmember Balducci: So, it just, and that's just one category of issues. There's a number of them, which I think the letter of agreement enables us to move forward and, and try to identify all the issues and then, figure out a path to, to resolving them. But we don't have a homeless shelter on the Eastside. There's no permanent men's homeless shelter on the Eastside and most homeless people are men. And so, I, I really have a lot of respect for the City for moving forward. And I've always said we're the big city. We need to take the big infrastructure, and this is part of being the, the big city on the Eastside. It's about having the sort of services in places for people who are in need as well as for, you know, the great economic success stories that we see in Downtown Bellevue and other places. So, thank you for letting me say a few words.

Mayor Stokes: Uh-huh...

County Councilmember Balducci: I'm very excited to move forward with you. I commit to being a strong partner at the County Council, and let's do it.

Mayor Stokes: Okay.

County Councilmember Balducci: Alright.

Mayor Stokes: Good. Thank you.

County Councilmember Balducci: Thanks. Bye.

Deputy Mayor Chelminiak: So, in your desk packet, there was agreement with a slight modification from what was sent around, so that would be what I would propose us to take action on.

County Councilmember Balducci: Uh-huh.

Deputy Mayor Chelminiak: And I'd move to authorize the City Manager to enter into a non-binding lease letter of agreement with King County to further evaluate siting a men's shelter and supportive permanent housing facility on property owned by King County adjacent to the Eastgate Public Health Clinic and the Eastgate Park and Ride.

Councilmember Slatter: Second.

Mayor Stokes: Motion's been made and seconded. Any further comment? If not, all those in favor say "aye."

All: Aye.

Mayor Stokes: Proposed. Motion carries unanimously. Thank you very much.

Deputy Mayor Chelminiak: Thanks.

Mayor Stokes: Good. Alright.

?: This... [inaudible] got changed.

Mayor Stokes: And I want to congratulate everybody. We're 10 minutes shorter than what we had maybe allocated. That's always good. [laughter]

?: Yeah...

Mayor Stokes: Alright.

?: Yeah.

Mayor Stokes: Okay. [transcript ends at 15:00:48 mark]

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

August 1, 2016
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Stokes, Deputy Mayor Chelminiak, and Councilmembers Robertson, Robinson, Slatter, and Wallace

ABSENT: Councilmember Lee

1. Executive Session

At 6:02 p.m., Councilmember Slatter opened the meeting and declared recess to Executive Session for approximately 30 minutes to discuss one item of property acquisition.

The meeting resumed at 6:35 p.m., with Mayor Stokes presiding.

2. Study Session

(a) Eastside Men's Shelter and Supportive Housing Project

City Manager Brad Miyake recalled that one of the Council's 2016-2017 priorities is to establish a permanent winter shelter for homeless men. In partnership with King County, the Seattle-King County Public Health Center site in the Eastgate area was identified as a potential shelter location. Mr. Miyake noted that the Eastside Men's Shelter is a joint project of the City, County, Congregations for the Homeless, and Imagine Housing. Staff is seeking Council direction to enter into a non-binding Letter of Agreement with King County to further evaluate siting a men's shelter and supportive permanent housing facility in Bellevue.

Camron Parker, Senior Planner, noted that Steve Roberts, Congregations for the Homeless; Sybil Glasby, Imagine Housing; Arthur Sullivan, A Regional Coalition for Housing (ARCH); and Emily Leslie, the City's Human Services Manager were in the audience, as well as others from the community who have worked on this initiative. Mr. Parker said the Bellevue Police Department has helped the project team to understand relevant issues as well.

Mr. Parker said there is a strong policy basis for supporting the Eastside Men's Shelter. The goal is reflected in the 2016-2017 Council Vision priorities, 2015 updated Comprehensive Plan policies, 2015 Interest Statement on Homelessness, and the 2014 Bellevue Diversity Advantage Action Plan.

Mr. Parker reported that 1,200 homeless persons were served in Eastside shelters last year, including 78 men in the year-round shelter and 571 men in the winter shelter. During the 2016 official Eastside count, 245 individuals were identified to be sleeping outside. The Bellevue School District has 252 children enrolled in its homeless student program. Bellevue Police and park rangers report an average of 10 unpermitted encampments in parks/open spaces or the right-of-way. In 2016, 50 vehicles were being used for housing, which is an increase from 30 identified the previous year.

Bellevue's response to homelessness has been largely community driven through the efforts of Congregations for the Homeless, Hopelink, Friends of Youth, Lifewire, The Sophia Way, and Imagine Housing, and through collaboration with King County and neighboring cities. The Eastside winter shelter has been sponsored in Bellevue for several years at the Crossroads Community Center from 2008-2011, St. Peter's United Methodist Church from 2011-2013, and the International Paper facility in the BelRed corridor from 2013-2015.

Mr. Parker said the proposed men's emergency shelter will have approximately 100 beds with a drop-in day center and cafeteria. Complementary associated services will include medical and health services, case management, and employment support. A service-enriched permanent housing component is included in the project. Mr. Parker described a shelter visited by staff in Tacoma, Nativity House, which has sleeping cubicles, a large day center, and supported housing on site.

Planning Director Dan Stroh described the proposed shelter on the Eastgate Public Health Center site between Bellevue College and I-90. The site has good transit access with the largest Park and Ride in the county next door and existing public health services. He recalled that the Council adopted Land Use Code Amendments last year to enable transit-oriented development (TOD) in the area. Mr. Stroh described two site layout options, both of which are challenging but feasible. The site provides the potential for permanent supportive housing as well as the emergency shelter.

Mr. Stroh said the project will require funding from a number of sources. Initial ARCH funding was provided in 2015, and additional funds are anticipated in 2017. Other resources include the King County Housing Finance program, State capital budget, State Department of Commerce grants (2016 and 2018), State Housing Fund, tax credits, and a private capital campaign.

Mr. Stroh said staff is seeking Council feedback on the proposed letter of agreement recognizing a mutual interest in establishing a partnership to develop a shelter, supportive services, and permanent housing. The letter does not represent a final decision about the specific project but demonstrates an intent to work together. The City, County and development team will negotiate an agreement for the use of the property, and the City will process code amendments consistent with the Eastgate Comprehensive Plan. The City, County, ARCH and the development partner will collaborate on the funding and program strategy, and the City will lead community outreach efforts.

Mike McCormick Huentelman, Neighborhood Outreach Manager, said the project partnership includes Congregations for the Homeless and Imagine Housing. The project team understands the need for a robust outreach process, which is beginning with surrounding businesses and residents and will continue through August. A web site has been established, and a community meeting is anticipated in September.

Mr. McCormick Huentelman said Congregations for the Homeless wants to create a community stakeholder group as its ongoing advisory group to address facility design and program operations issues. The goal is to begin operation of the emergency shelter by winter 2019.

Mr. Parker said the next steps, if the Council chooses to move forward with the letter of agreement, are to continue community engagement efforts, proceed with the Congregations for the Homeless grant applications, and to work with King County and others on the site and facility design.

Responding to Mayor Stokes, Mr. Parker said the letter of agreement reflects a six-month process leading to a decision regarding the property conveyance on behalf of King County during the first quarter of 2017. Mr. Parker confirmed that a number of sites were evaluated, and the Eastgate site was identified as the best candidate for further analysis.

Deputy Mayor Chelminiak said this has been high priority for the City and there has been an extensive review of several locations. The Eastgate site has the advantage of collocating with service providers and transit in an area experiencing redevelopment, with the opportunity for integrating new uses. He said the City and the public will need to understand the operational aspects, coordination of City departments and services, and partnerships with other agencies and community organizations as the project moves forward. Mr. Chelminiak said policy decisions might be needed by the Council. He noted the importance of serving the homeless while helping to move them out of homelessness. The project is an Eastside solution to an Eastside need. He said the cities of Issaquah, Kirkland, and Redmond provide shelter facilities as well. He said residents are often not aware of existing shelters in neighborhoods.

Mr. Chelminiak said there will be individuals in the community who will not like a particular site and fears and concerns must be addressed. He said Bellevue has been hosting a winter to six-month shelter for men. However, there is a need for a permanent shelter and permanent supportive housing to move people out of homelessness.

Councilmember Robinson said she served on the Parks and Community Services Board when the City sited the first emergency winter shelter at Crossroads Community Center. She said the homeless are part of our community and this project is not charity but provides a service for everyone in the community. She said the Eastgate site is well located near transit, public health services, education, and retail services. She hopes to see strong mental health services, work training programs, potential partnerships with Bellevue College, and community volunteer opportunities. Ms. Robinson expressed support for entering into the letter of agreement.

Councilmember Robertson concurred with her colleagues' comments about collocating the shelter with transit, services, and permanent supportive housing. She said the new temporary winter shelter will be located at Lincoln Center, and she questioned whether this site was evaluated as a permanent location. While she supports moving forward with the letter of agreement, she would like an analysis of Lincoln Center as a possible site.

Ms. Robertson said the Eastgate/I-90 Land Use Code Amendment was on the Planning Commission's agenda last week. She was the Council liaison to the Eastgate/I-90 Citizen Advisory Committee, and she said she did not recall any discussion at that time about a homeless shelter. She questioned whether the CAC addressed this in developing its recommendations.

Mr. Stroh said the site was not previously discussed with the Planning Commission as a potential shelter location because the City was in preliminary discussions with King County. Under the current code, the shelter permit would be approved. He said the Planning Commission has discussed the advantage of placing shelters near transit and other services. The Commission identified shelters as an administrative conditional use under the new Eastgate plan. Mr. Stroh said the Commission completed its review of the Eastgate plan and will forward its recommendations to the Council this fall.

Councilmember Robertson suggested that the stakeholder briefings continue beyond August because the Council, Boards and Commissions, and many residents take vacation during that time. She suggested that public outreach extend beyond businesses and local residents to transit users, Bellevue College representatives, and property owners who will potentially be involved in redevelopment. She would like to see an evaluation on how siting a homeless shelter at the proposed location would impact, if at all, realizing the redevelopment vision for the Eastgate and I-90 corridor. Ms. Robertson recalled discussion about siting a permanent shelter in the Spring District, which raised concerns about how the shelter might impact the full development of the BelRed vision.

Ms. Robertson reiterated her interest in an evaluation of the Lincoln Center and Eastgate sites, as well as thorough community outreach. She expressed support for the letter of agreement.

Councilmember Slatter expressed support for entering into the letter of agreement. She said this is a regional effort of multiple entities to address issues that affect a number of cities. She thanked the partners involved in this effort. She concurred with the need for extending community outreach beyond August, including through online information and outreach. She observed that this looks like the beginning of a conversation. She supports the service-supported components of the project.

Councilmember Wallace expressed support for moving forward with the letter of agreement. He wants to ensure a focus on goals and issues directly related to homelessness. He thanked the Congregations for the Homeless organization for the services it has provided on the Eastside for many years. He suggested a study of best practices for siting similar facilities and for identifying and mitigating the impacts to surrounding development. He said it is important to ensure that everyone in the community is safe and comfortable with the new use and location.

Mayor Stokes concurred with the Council's comments. He observed that this is an opportunity to do something extraordinary to address housing and homelessness in a way that is compatible with the community. He said it is important to provide a place where individuals can feel good about where they are and their potential for moving out of homelessness. He said there has been a long, thoughtful process to evaluate possible sites and to establish a collaborative effort with regional partners.

Mayor Stokes invited King County Councilmember Claudia Balducci to comment on the project. Ms. Balducci thanked City and County staff, Congregations for the Homeless, and other partners for their hard work to date. She said this is a first and important step to initiate public conversation about the permanent shelter. She recently visited the Eastgate Public Health Center and learned about their need for more space, staffing, and other resources. She said the letter of agreement allows the partners to move forward to address the many issues and elements involved in planning the shelter facility. She looks forward to continuing to work with the City in her role on the King County Council.

Deputy Mayor Chelminiak noted the memo in the Council's desk packet proposing a minor revision to the letter of agreement. The revision better conveys that the City is not being asked to pre-determine a legislative outcome on the Eastgate/I-90 Land Use Code update.

→ Deputy Mayor Chelminiak moved to authorize the City Manager to enter into a non-binding Letter of Agreement with King County to further evaluate siting a men's shelter and supportive permanent housing facility on property owned by King County, adjacent to the Eastgate Public Health Clinic and the Eastgate Park and Ride facility. Councilmember Slatter seconded the motion.

→ The motion carried by a vote of 6-0.

(b) Critical Areas Overlay Update for consistency with the Growth Management Act requirement of jurisdictions' planning under RCW 36.70A.040.

City Manager Miyake recalled that the City updated its Comprehensive Plan in 2015, and is now required to update development regulations to be consistent with the Comprehensive Plan and with the State Growth Management Act. This requires the update of the Critical Areas Code to maintain the City's eligibility for State grant funding. Mr. Miyake said staff is seeking Council direction to draft a narrowly tailored code amendment focused on the sole purpose of maintaining compliance with the City's development regulations and with GMA, and to direct that the City hold a public hearing to complete the mandated Critical Areas Ordinance update as soon as possible.

Mike Brennan, Director of the Development Services Department (DSD), said staff recommends moving forward as quickly and efficiently as possible to maintain the ability to apply for grants. He noted the Planning Commission's efforts to complete the Downtown Livability work and to establish recommendations regarding low impact development regulations.

Carol Helland, Land Use Division Director, said the Growth Management Act (RCW 36.70A.130) requires a review and update of the Comprehensive Plan (Adopted in 2015) and a review of regulations for consistency with State law. In May 2016, the Council adopted Resolution No. 9094 affirming consistency with the Growth Management Act in development regulations, with the exception of critical areas regulations.

Ms. Helland said the basis for updating the Critical Areas Code is to comply with State and local interests in maintaining the Growth Management Act, which ensures that communities are protecting environmental resources in a consistent manner statewide based on a current understanding of the relevant science. The State uses grant funding eligibility as the mechanism to encourage jurisdictions to meet the GMA consistency requirement.

Ms. Helland said a consultant was hired following the Council's approval of Resolution No. 9094 to complete the review of best available science and the existing conditions report. The City's updated Comprehensive Plan will be compared to best available science, the existing conditions report, and GMA requirements to identify the necessary Critical Areas Ordinance amendments.

Ms. Helland said preliminary findings indicate that the City will need to draft consistency amendments identifying critical aquifer recharge areas and aligning the City's list of species with local importance with the State's protected species list. The latter will eliminate certain species currently regulated as protected. Revisions related to the Hilltop annexation are anticipated as well. She reiterated that the amendments will be narrowly tailored to comply with state law and to maintain the City's eligibility for grant funding.

Ms. Helland said next steps will be drafting of the code based on the consultant's analysis, public outreach into September, preparing staff's recommendation, and presenting the code update to the City Council during a Study Session. Ms. Helland said staff recommends that the City Council hold the public hearing due to the Planning Commission's full docket, and due to the fact that the amendments are primarily mandated by state law and not subject to the City's discretion. A public hearing will be held before the East Bellevue Community Council as well prior to its approval or disapproval regarding the application of the amendments within the EBCC jurisdiction.

Councilmember Robertson recalled that the Shoreline Management Program (SMP) was transmitted to the State Department of Ecology last year. She said shoreline properties are currently regulated under the City's Critical Areas Ordinance, and she questioned how the two processes relate to each other. Ms. Helland said staff anticipates adoption of the SMP by the DOE later this year. She said critical areas within shorelines are required to be regulated in the same way as critical areas outside of shorelines, which provides the opportunity for the City to align the two processes. Ms. Helland said both sets of regulations will ultimately be approved by the DOE as a package.

Councilmember Robertson said she supports holding the public hearing before the City Council. Going forward, she wants to be sure to understand how the Critical Areas Ordinance amendments comply with the DOE's approval of the SMP.

Responding to Ms. Robertson, Ms. Helland said Bellevue has a number of City-owned wells as well as privately owned wells in the Hilltop area. Before annexation, King County did not identify the Hilltop well system as a critical aquifer recharge area. The City's plan is to demonstrate that the circumstances have not changed as a result of annexation, and to propose identifying the State's wellhead protection plan as the appropriate mechanism for governing critical aquifer recharge areas in Bellevue.

Ms. Robertson wants to understand which amendments are mandatory and which are optional for the Council's discretion. She expressed interest in a practical analysis of how proposed changes affect individual property owners. She supports a narrowly tailored update but will want sufficient information to fully address the proposed amendments.

Councilmember Wallace questioned whether the DOE would consider extending the deadline for the update and continue to maintain the City's eligibility for grants. Ms. Helland said staff is demonstrating positive progress and has not lost any grants to date. The City has completed the best available science analysis and the gap analysis. City staff is in the process of discussing grant eligibility with the State. She said 23 of 39 jurisdictions are in the same position as Bellevue.

Responding to Mr. Wallace, Ms. Helland said the City submitted the Shoreline Management Program to the State DOE in 2015. Mr. Wallace expressed concern about the State's delay in reviewing the City's SMP package. He recalled that DOE staff made comments on the City's proposal before it was adopted by the City Council and transmitted to the agency. Mr. Wallace questioned the expectation that the City address critical areas regulations in a timely manner while it is still waiting for the SMP to be reviewed.

Ms. Helland said the State Department of Commerce reviews the City's Comprehensive Plan updates and the consistency of regulations with the Growth Management Act. She said the DOE has had staff turnover, and the City's submittal to the DOE consists of 23 boxes of documentation that were transmitted later in 2015. Ms. Helland said certain lakeshore property owners asked the City to delay public hearings to the fall.

Mr. Brennan said staff is in regular conversations with DOE staff to move the SMP review forward. Separately, the City is required to comply with GMA requirements involving the Comprehensive Plan and development regulations. He said that, if there are elements that arise during conversations about the critical areas update, they can be incorporated into a future work plan if desired by the Council.

Councilmember Wallace said the State's review timeline is frustrating because the City Council, Planning Commission, and staff have heavy workloads related to a number of issues of interest to residents. Mr. Wallace would like the City to seek assurance from the DOE that the review

will be completed. Given the State's delay and the Council's workload, he is not eager to pursue the critical areas update at this time if it is not absolutely necessary.

Responding to Mayor Stokes, Mr. Brennan said staff is designing the update with a narrow scope to expedite the City's effort and adoption. He said staff is mindful of the potential for jeopardizing the City's eligibility for grant funding.

Noting concerns from Councilmembers regarding the timing and complexity of the two processes, City Manager Miyake suggested that staff provide frequent status updates to the Council to monitor the threat of losing grant funding.

Councilmember Robertson said that, if the update starts looking more complicated, she reserves the right to recommend sending the matter to the Planning Commission. She said the Council's workload does not allow extensive study of this new initiative. However, she is willing to start with the intention of a streamlined update to be expedited by staff and the Council.

Mayor Stokes concurred with Ms. Robertson, while noting that the Planning Commission's workload is heavy as well.

→ Deputy Mayor Chelminiak moved that the Council direct staff to conduct a narrowly tailored code amendment to the Critical Areas Ordinance (CAO), aimed at maintaining the City's development requirements under the Growth Management Act, and to advance the code package to the City Council for a public hearing. This process path is necessary in order to accomplish the State-mandated CAO update as quickly as possible to maintain grant eligibility. Councilmember Robertson seconded the motion.

Mr. Chelminiak said the update process needs to provide for public involvement and to be narrow and aimed at compliance with State law. It will be important to be able to demonstrate how any required amendments will affect individual property owners.

→ The motion carried by a vote of 6-0.

3. Civic Services Fleet Top Rankings [*Regular Session Item 6(a), City Manager's Report*]

City Manager Miyake introduced staff to announce two awards recognizing the performance of the City's Fleet Communications division.

Lauric Leland, Civic Services Assistant Director, said the City has made significant investments in fleet equipment and services. The City's fleet has been ranked 7th of the 100 best fleets in North America, and was previously ranked at number 12. The award is sponsored by the National Association of Fleet Administrators and is given to agencies demonstrating a commitment to providing high-quality equipment, competitive pricing, and strong maintenance service in an efficient and environmentally responsible manner. Within the category of mid-sized fleets, Bellevue was ranked as number 1 by the American Public Works Association. Ms. Leland noted that there are more than 40,000 government fleets in North America.

Ms. Leland introduced the Fleet and Communications management team: Pat Spencer, Demitri Bergeron, Sean Pownall, and Tom Wall.

Mayor Stokes thanked everyone for their hard work.

At 7:56 p.m., Mayor Stokes declared recess to the Regular Session.

Kyle Stannert, CMC
City Clerk

/kaw

Linda Nohavec

From: Helland, Carol
Sent: Tuesday, October 25, 2016 9:41 AM
To: Robertson, Jennifer S.
Cc: Miyake, Brad; Berens, Mary Kate; Brennan, Mike; Wallace, Kevin R
Subject: RE: Eastgate zoning / homeless shelter

Sounds good Jennifer. Thanks so much for the clear description of what you need to move this piece of work forward. I appreciate it! Carol

From: Robertson, Jennifer S.
Sent: Tuesday, October 25, 2016 9:11 AM
To: Helland, Carol
Cc: Miyake, Brad ; Berens, Mary Kate ; Brennan, Mike ; Wallace, Kevin R
Subject: Eastgate zoning / homeless shelter

Hi Carol--

I don't know when this LUCA is coming back to council but I would like to have the homeless shelter specifically addressed. Under the new proposed zoning would this be a CUP, ACUP, allowed outright, etc.? What performance standards would apply as drafted?

Personally I think we should only allow a shelter with a DA and only if the size, standards, location etc. are fully and appropriately mitigated. Can we do the same for a day center? The other option is a CUP but we would need to do a lot more code work to set forth the general standard as well as the criteria and conditions for approval. At any rate, we need this to be addressed and well thought out so that it can be incorporated into the Eastgate LUCA. thanks.

Sincerely,
Jennifer Robertson
Bellevue City Councilmember
425-516-5877

Sent from my iPhone

Linda Nohavec

From: Stokes, John
Sent: Sunday, October 23, 2016 4:05 PM
To: Wallace, Kevin R
Cc: Robertson, Jennifer S.; McCormick-Huentelman, Mike; Miyake, Brad; Berens, Mary Kate; Nichols, Joyce; Nunnelee, Sandra J.; Luce, Michelle
Subject: Re: Homeless Shelter Questions

Yes, I think we all would, and there are answers.

I thought the so called "low barrier entry" concept had been mentioned, but will be good to review it. I too am a bit puzzled as to why some in the public think this is a done deal, but we certainly have been pursuing a suitable arraignment with KC for some time, in executive session as well in briefings and council meetings, always as a viable site but still a work in progress. What is always a puzzle too is how much misinformation gets bandied about in the face of a reasonable open process. We can do better, but full public awareness is an ongoing challenge. Facts, widely shared, certainly helps.

Thanks,

John

Sent from my iPad

On Oct 23, 2016, at 2:52 PM, Wallace, Kevin R <KRWallace@bellevuewa.gov> wrote:

Great questions. I would like to see answers to all of those too.

I don't know where this "low barrier" notion came from. That's not what we discussed in the last council meeting. We need to agree on the operating principles (or, in other words, the barriers).

I also don't understand how the constituents are getting the notion that this is a done deal. I thought we were just starting to look at the site. There has been no public discussion of whether or how this is congruent with the Eastgate Master Plan or how the impacts would be mitigated at that site.

From: Robertson, Jennifer S.
Sent: Sunday, October 23, 2016 10:07 AM
To: McCormick-Huentelman, Mike; Miyake, Brad; Berens, Mary Kate
Cc: Stokes, John; Nichols, Joyce; Nunnelee, Sandra J.; Luce, Michelle; Wallace, Kevin R
Subject: Homeless Shelter Questions

Hi Mike, Brad and Kate,

I wasn't quite sure whom to address my questions to, so feel free to forward to the correct person. I have some questions and comments that I would like to see answered as we continue studying locating a homeless shelter in Bellevue. Here are my questions/comments:

1. Report of the Secondary Impacts. I have been asking for this type of information from the beginning and have only received information about how the City knows how to mitigate and what the best practices are (though I don't recall receiving any of that in writing). This is the FIRST document we should have developed as part of the back-grounding for this project. To that end, I am now asking for this in writing and I would like to receive study time information from other jurisdictions about:
 - o Whether there is an increase in crime in the surrounding area when a permanent homeless shelter is located? If yes, what types of crimes? (I.E. personal such as robbery, rape, aggressive begging, assault, etc./property - car prowls, theft, burglary, malicious mischief, vandalism, trespass, etc.)
 - o Is there an increase in infractions? If yes, what types? (IE public urination, public intoxication, littering, loitering, etc.).
 - o How far do these crime/infraction impacts radiate in distance from the shelter? Does it matter what is located around the shelter?
 - o What is the impact on surrounding property values when a shelter is located nearby?
 - o What is the impact on re-development of the area when a shelter is located?
 - o Does the location of a shelter near transit impact commuters/transit riders use of the transit stop near the shelter? (If it drives down use of that stop, that is not a positive thing near a park and ride because those are the stops we most want used.)
 - o How does the type (low barrier versus higher standards) and size (25 beds, 50, 100, etc.) of shelter impact this above information? What I mean is does reducing the type and size make these impacts less? What are the metrics on this?
 - o The same information is needed on a homeless day service center, including how having both on the same site impact these issues.

2. Best Practices and how to mitigate the primary and secondary impacts of a shelter (and different types) of varying sizes. A thorough report on these issues should be provided and made public.

3. Explanation about size and standards. I have read the FAQ about what a "low barrier" shelter means, but what I don't know is what other shelters have put into place in terms of size and standards. What other options are there? If the City wanted to have a higher standard in place, what would those standards typically be? What have other shelters/cities done? The size of 100 beds is also fairly large. What is typical for a city of 135K residents?
4. Residential property nearby. I have heard through the grapevine that the City did not know about the townhomes near the proposed shelter location. One of the principles was to keep this type of use away from residential. How does this impact the analysis? Also, how does the Eastgate plan and the BC residential development impact the analysis of the suitability of this location?
5. Impact on Development Eastgate/I-90. I am very worried about the vision for this area as a TOD node that has the plan for a dynamic residential/commercial pedestrian area which is a supportive use for BC has been completely blown apart by this proposal. How are we going to update the plan to account for this? What's the path forward so that the dynamic corridor the City has worked on for the past 6 years is not completely taken off track by this proposal?
6. Land Use and the County's Rights. It would be helpful for me to have an understanding of the process in terms of the County's legal ability of "going it alone" and the land use entitlement process for this type of use under the existing code and under what will be the updated Eastgate code. If the City decides not to support this development at this location, what will happen?
7. Outreach to the Public and Other Stakeholders. I hate to say "I told you so" but if you recall (not Mike, but Brad), I have been wanting to roll this out to the public for over a year because I knew that the secrecy and how far down the City was on the pathway toward this type of project would be a problem when it eventually was made public. This has happened and the public is feeling very betrayed. We need to find a way to regain that trust so that when/if we do develop this project here or elsewhere, that there is not wide-spread mistrust by the people who will be impacted. Other than the two open houses, how are we going to re-build this trust?
8. Council engagement. I know we will have a decision point under the non-binding agreement with the County in 1Q 2017, however, I think we need to have more council engagement prior to that time in an open council meeting. What are the plans/schedule for this?

9. Lincoln Center. I know that the winter shelter will move to Lincoln Center this year (?) but I can't recall why that cannot be the permanent location. Will ST be using that property for staging? How much of a remnant will be remaining after Eastlink is completed? Will that be big enough for a permanent location?

10. Alternate locations. Are there any locations in the City where this type of facility can be constructed (maybe at a smaller scale) that would be further away from residential areas? It's been awhile since I've seen the siting analysis so I don't remember what we learned on this issue.

Thanks. I look forward to receiving the follow up information at your earliest convenience.

Sincerely,

Jennifer Robertson

City Councilmember, City of Bellevue
425-452-7810 (office)
425-516-5877 (cell)

Planning Director Dan Stroh described the proposed shelter on the Eastgate Public Health Center site between Bellevue College and I-90. The site has good transit access with the largest Park and Ride in the county next door and existing public health services. He recalled that the Council adopted Land Use Code Amendments last year to enable transit-oriented development (TOD) in the area. Mr. Stroh described two site layout options, both of which are challenging but feasible. The site provides the potential for permanent supportive housing as well as the emergency shelter.

Mr. Stroh said the site was not previously discussed with the Planning Commission as a potential shelter location because the City was in preliminary discussions with King County. Under the current code, the shelter permit would be approved. He said the Planning Commission has discussed the advantage of placing shelters near transit and other services. The Commission identified shelters as an administrative conditional use under the new Eastgate plan. Mr. Stroh said the Commission completed its review of the Eastgate plan and will forward its recommendations to the Council this fall.

20.10.280 Office and Limited Business District (OLB).

SHARE

Office and Limited Business Districts provide areas for the location of integrated complexes made up of offices, hotels or motels, eating establishments and retail sales accessory to permitted uses. Such districts are located in areas that abut and have convenient access to freeways and major highways. (Ord. 6-6-94, § 12; Ord. 3115, 9-27-82, § 13)

owned by the City to Schnitzer West.

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3/2/2015

Authorizing entering into an agreement as recommended by the ARCH (A Regional Coalition for Housing) Executive Board for the Congregations for the Homeless/King County Housing Authority Men's Winter Shelter in the amount of 5383.500; for the Regional Equitable Development Initiative (REDI) fund in the amount of \$250.000; and for the Parkview XI home for low income persons with developmental disabilities in the amount of \$55.900.

0007

3/2/2015

Approving the ARCH (A Regional Coalition for Housing) 2015 Administrative Budget and Work Program as recommended by the ARCH Executive Board.

Pratt, Toni

From: Helland, Carol
Sent: Thursday, April 21, 2016 6:29 PM
To: Pratt, Toni
Subject: RE: Example of Meeting Notes from FANA Project

This is a good email. I think that for now, we should ask them to focus on what they have done to-date versus the geotech. Anything that they have prepared for the site that might be useful to our review, would be important to have in the DC file. Please prioritize your time to work on the DC file for Eastgate right now. Let's just let the PSE site sit for now. Thanks! Carol

From: Pratt, Toni
Sent: Thursday, April 21, 2016 9:22 AM
To: Nijhuis, Klaas <KNijhuis@bellevuewa.gov>
Cc: Stead, Elizabeth <estead@bellevuewa.gov>; Helland, Carol <CHelland@bellevuewa.gov>; Stroh, Dan <DStroh@bellevuewa.gov>; Sullivan, Arthur <ASullivan@bellevuewa.gov>
Subject: Example of Meeting Notes from FANA Project

Hi Klaas,

As discussed, here is an example of meeting notes supplied to City staff following bi-weekly meetings on FANA. I would like you to adopt the format to document meetings for the shelter so we can begin memorializing content from these meetings. This will help us stay on the same page.

Also, I talked with the Environmental team and they do not have a separate DC process for geotechnical review. You will need to secure your own geotech to conduct review in accordance with LUC 20.25H, Geohazards. If you need help with finding a geotech engineer, I would suggest coming in and pulling a couple of LO permits so you can get an idea of who people are using. Regarding habitat analysis, I've worked with the Watershed Company and Talasaea.

Lastly, I would encourage you to provide DS any additional information you may have in your files so that we may provide a holistic response to your projects. Let me know if you have questions.

Thanks!

Toni Pratt
Senior Planner
City of Bellevue
(425) 452-5374
(425) 452-5225 (fax)
tpratt@bellevuewa.gov

Land Use Code Amendments

See Eastgate/I-90 Corridor Land Use Code Amendments Project Update, January 2017

Comprised in the document, it never once mentions or allude to the fact the CAC or Planning Commission discussed or considered a Men's Low-Barrier Homeless Shelter in the TOD or any other Eastgate Corridor re-zone.

It gives a fairly concise assessment of what LUCA's were required to revitalize the region and establish economic growth, employment opportunities and services to neighborhoods.

This entire process dedicated by the CAC to the Planning Commission to six years review and development, in no uncertain terms was this use mentioned, discussed or addressed. In fact, it was purposely kept from the Planning Commission's agenda. The city has defended such covert action stating they wouldn't bring before the PC while negotiations were going on with the County for this site (Dan Stroh).

Furthermore, from the established timeline, the Eastgate site for the shelter was granted a pre-application permit while and during the Eastgate/-90 Corridor proposal was being reviewed by the Planning Commission. In the Open House forums, the shelter proposal was never brought to the public's attention at either event.

The council, staff and applicable agencies initiated by ARCH, Congregations for the Homeless, etc, all were aware, in discussions for some time as to implementation of siting this shelter in Eastgate.

At the same approximate time, a pre-application permit was also submitted for the Spring District site. However, that was removed from the potential sites due in part to the mayor's protection of the coveted Spring District, stating "it doesn't fit with the vision for the Spring District" and "property is too expensive to locate there."

As state by Councilmember Robertson (pg 4, paragraph 4) "she recalled discussion about siting a permanent shelter in the Spring District, which raised concerns about how the shelter might impact the full development of the BelRed vision."

To also establish the exclusionary land use permitting in the Spring District that furthermore connects it's a special interests decision not to locate the shelter there, a fee in lieu was granted to developer Wright Runstad to eliminate Affordable Housing. (See attached article).

Both county property at the Eastgate site as well as the city property in the Spring District PSE/ERC are both owned by taxpayers.

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Study Session

August 1, 2016
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Stokes, Deputy Mayor Chelminiak, and Councilmembers Robertson, Robinson, Slatter, and Wallace

ABSENT: Councilmember Lee

1. Executive Session

At 6:02 p.m., Councilmember Slatter opened the meeting and declared recess to Executive Session for approximately 30 minutes to discuss one item of property acquisition.

The meeting resumed at 6:35 p.m., with Mayor Stokes presiding.

2. Study Session

(a) Eastside Men's Shelter and Supportive Housing Project

City Manager Brad Miyake recalled that one of the Council's 2016-2017 priorities is to establish a permanent winter shelter for homeless men. In partnership with King County, the Seattle-King County Public Health Center site in the Eastgate area was identified as a potential shelter location. Mr. Miyake noted that the Eastside Men's Shelter is a joint project of the City, County, Congregations for the Homeless, and Imagine Housing. Staff is seeking Council direction to enter into a non-binding Letter of Agreement with King County to further evaluate siting a men's shelter and supportive permanent housing facility in Bellevue.

Camron Parker, Senior Planner, noted that Steve Roberts, Congregations for the Homeless; Sybil Glasby, Imagine Housing; Arthur Sullivan, A Regional Coalition for Housing (ARCH); and Emily Leslie, the City's Human Services Manager were in the audience, as well as others from the community who have worked on this initiative. Mr. Parker said the Bellevue Police Department has helped the project team to understand relevant issues as well.

Mr. Parker said there is a strong policy basis for supporting the Eastside Men's Shelter. The goal is reflected in the 2016-2017 Council Vision priorities, 2015 updated Comprehensive Plan policies, 2015 Interest Statement on Homelessness, and the 2014 Bellevue Diversity Advantage Action Plan.

Mr. Parker reported that 1,200 homeless persons were served in Eastside shelters last year, including 78 men in the year-round shelter and 571 men in the winter shelter. During the 2016 official Eastside count, 245 individuals were identified to be sleeping outside. The Bellevue School District has 252 children enrolled in its homeless student program. Bellevue Police and park rangers report an average of 10 unpermitted encampments in parks/open spaces or the right-of-way. In 2016, 50 vehicles were being used for housing, which is an increase from 30 identified the previous year.

Bellevue's response to homelessness has been largely community driven through the efforts of Congregations for the Homeless, Hopelink, Friends of Youth, Lifewire, The Sophia Way, and Imagine Housing, and through collaboration with King County and neighboring cities. The Eastside winter shelter has been sponsored in Bellevue for several years at the Crossroads Community Center from 2008-2011, St. Peter's United Methodist Church from 2011-2013, and the International Paper facility in the BelRed corridor from 2013-2015.

Mr. Parker said the proposed men's emergency shelter will have approximately 100 beds with a drop-in day center and cafeteria. Complementary associated services will include medical and health services, case management, and employment support. A service-enriched permanent housing component is included in the project. Mr. Parker described a shelter visited by staff in Tacoma, Nativity House, which has sleeping cubicles, a large day center, and supported housing on site.

Planning Director Dan Stroh described the proposed shelter on the Eastgate Public Health Center site between Bellevue College and I-90. The site has good transit access with the largest Park and Ride in the county next door and existing public health services. He recalled that the Council adopted Land Use Code Amendments last year to enable transit-oriented development (TOD) in the area. Mr. Stroh described two site layout options, both of which are challenging but feasible. The site provides the potential for permanent supportive housing as well as the emergency shelter.

Mr. Stroh said the project will require funding from a number of sources. Initial ARCH funding was provided in 2015, and additional funds are anticipated in 2017. Other resources include the King County Housing Finance program, State capital budget, State Department of Commerce grants (2016 and 2018), State Housing Fund, tax credits, and a private capital campaign.

Mr. Stroh said staff is seeking Council feedback on the proposed letter of agreement recognizing a mutual interest in establishing a partnership to develop a shelter, supportive services, and permanent housing. The letter does not represent a final decision about the specific project but demonstrates an intent to work together. The City, County and development team will negotiate an agreement for the use of the property, and the City will process code amendments consistent with the Eastgate Comprehensive Plan. The City, County, ARCH and the development partner will collaborate on the funding and program strategy, and the City will lead community outreach efforts.

Mike McCormick Huentelman, Neighborhood Outreach Manager, said the project partnership includes Congregations for the Homeless and Imagine Housing. The project team understands the need for a robust outreach process, which is beginning with surrounding businesses and residents and will continue through August. A web site has been established, and a community meeting is anticipated in September.

Mr. McCormick Huentelman said Congregations for the Homeless wants to create a community stakeholder group as its ongoing advisory group to address facility design and program operations issues. The goal is to begin operation of the emergency shelter by winter 2019.

Mr. Parker said the next steps, if the Council chooses to move forward with the letter of agreement, are to continue community engagement efforts, proceed with the Congregations for the Homeless grant applications, and to work with King County and others on the site and facility design.

Responding to Mayor Stokes, Mr. Parker said the letter of agreement reflects a six-month process leading to a decision regarding the property conveyance on behalf of King County during the first quarter of 2017. Mr. Parker confirmed that a number of sites were evaluated, and the Eastgate site was identified as the best candidate for further analysis.

Deputy Mayor Chelminiak said this has been high priority for the City and there has been an extensive review of several locations. The Eastgate site has the advantage of collocating with service providers and transit in an area experiencing redevelopment, with the opportunity for integrating new uses. He said the City and the public will need to understand the operational aspects, coordination of City departments and services, and partnerships with other agencies and community organizations as the project moves forward. Mr. Chelminiak said policy decisions might be needed by the Council. He noted the importance of serving the homeless while helping to move them out of homelessness. The project is an Eastside solution to an Eastside need. He said the cities of Issaquah, Kirkland, and Redmond provide shelter facilities as well. He said residents are often not aware of existing shelters in neighborhoods.

Mr. Chelminiak said there will be individuals in the community who will not like a particular site and fears and concerns must be addressed. He said Bellevue has been hosting a winter to six-month shelter for men. However, there is a need for a permanent shelter and permanent supportive housing to move people out of homelessness.

Councilmember Robinson said she served on the Parks and Community Services Board when the City sited the first emergency winter shelter at Crossroads Community Center. She said the homeless are part of our community and this project is not charity but provides a service for everyone in the community. She said the Eastgate site is well located near transit, public health services, education, and retail services. She hopes to see strong mental health services, work training programs, potential partnerships with Bellevue College, and community volunteer opportunities. Ms. Robinson expressed support for entering into the letter of agreement.

Councilmember Robertson concurred with her colleagues' comments about collocating the shelter with transit, services, and permanent supportive housing. She said the new temporary winter shelter will be located at Lincoln Center, and she questioned whether this site was evaluated as a permanent location. While she supports moving forward with the letter of agreement, she would like an analysis of Lincoln Center as a possible site.

Ms. Robertson said the Eastgate/I-90 Land Use Code Amendment was on the Planning Commission's agenda last week. She was the Council liaison to the Eastgate/I-90 Citizen Advisory Committee, and she said she did not recall any discussion at that time about a homeless shelter. She questioned whether the CAC addressed this in developing its recommendations.

Mr. Stroh said the site was not previously discussed with the Planning Commission as a potential shelter location because the City was in preliminary discussions with King County. Under the current code, the shelter permit would be approved. He said the Planning Commission has discussed the advantage of placing shelters near transit and other services. The Commission identified shelters as an administrative conditional use under the new Eastgate plan. Mr. Stroh said the Commission completed its review of the Eastgate plan and will forward its recommendations to the Council this fall.

Councilmember Robertson suggested that the stakeholder briefings continue beyond August because the Council, Boards and Commissions, and many residents take vacation during that time. She suggested that public outreach extend beyond businesses and local residents to transit users, Bellevue College representatives, and property owners who will potentially be involved in redevelopment. She would like to see an evaluation on how siting a homeless shelter at the proposed location would impact, if at all, realizing the redevelopment vision for the Eastgate and I-90 corridor. Ms. Robertson recalled discussion about siting a permanent shelter in the Spring District, which raised concerns about how the shelter might impact the full development of the BelRed vision.

Ms. Robertson reiterated her interest in an evaluation of the Lincoln Center and Eastgate sites, as well as thorough community outreach. She expressed support for the letter of agreement.

Councilmember Slatter expressed support for entering into the letter of agreement. She said this is a regional effort of multiple entities to address issues that affect a number of cities. She thanked the partners involved in this effort. She concurred with the need for extending community outreach beyond August, including through online information and outreach. She observed that this looks like the beginning of a conversation. She supports the service-supported components of the project.

Councilmember Wallace expressed support for moving forward with the letter of agreement. He wants to ensure a focus on goals and issues directly related to homelessness. He thanked the Congregations for the Homeless organization for the services it has provided on the Eastside for many years. He suggested a study of best practices for siting similar facilities and for identifying and mitigating the impacts to surrounding development. He said it is important to ensure that everyone in the community is safe and comfortable with the new use and location.

Mayor Stokes concurred with the Council's comments. He observed that this is an opportunity to do something extraordinary to address housing and homelessness in a way that is compatible with the community. He said it is important to provide a place where individuals can feel good about where they are and their potential for moving out of homelessness. He said there has been a long, thoughtful process to evaluate possible sites and to establish a collaborative effort with regional partners.

Mayor Stokes invited King County Councilmember Claudia Balducci to comment on the project. Ms. Balducci thanked City and County staff, Congregations for the Homeless, and other partners for their hard work to date. She said this is a first and important step to initiate public conversation about the permanent shelter. She recently visited the Eastgate Public Health Center and learned about their need for more space, staffing, and other resources. She said the letter of agreement allows the partners to move forward to address the many issues and elements involved in planning the shelter facility. She looks forward to continuing to work with the City in her role on the King County Council.

Deputy Mayor Chelminiak noted the memo in the Council's desk packet proposing a minor revision to the letter of agreement. The revision better conveys that the City is not being asked to pre-determine a legislative outcome on the Eastgate/I-90 Land Use Code update.

→ Deputy Mayor Chelminiak moved to authorize the City Manager to enter into a non-binding Letter of Agreement with King County to further evaluate siting a men's shelter and supportive permanent housing facility on property owned by King County, adjacent to the Eastgate Public Health Clinic and the Eastgate Park and Ride facility. Councilmember Slatter seconded the motion.

→ The motion carried by a vote of 6-0.

(b) Critical Areas Overlay Update for consistency with the Growth Management Act requirement of jurisdictions' planning under RCW 36.70A.040.

City Manager Miyake recalled that the City updated its Comprehensive Plan in 2015, and is now required to update development regulations to be consistent with the Comprehensive Plan and with the State Growth Management Act. This requires the update of the Critical Areas Code to maintain the City's eligibility for State grant funding. Mr. Miyake said staff is seeking Council direction to draft a narrowly tailored code amendment focused on the sole purpose of maintaining compliance with the City's development regulations and with GMA, and to direct that the City hold a public hearing to complete the mandated Critical Areas Ordinance update as soon as possible.

Mike Brennan, Director of the Development Services Department (DSD), said staff recommends moving forward as quickly and efficiently as possible to maintain the ability to apply for grants. He noted the Planning Commission's efforts to complete the Downtown Livability work and to establish recommendations regarding low impact development regulations.

Carol Helland, Land Use Division Director, said the Growth Management Act (RCW 36.70A.130) requires a review and update of the Comprehensive Plan (Adopted in 2015) and a review of regulations for consistency with State law. In May 2016, the Council adopted Resolution No. 9094 affirming consistency with the Growth Management Act in development regulations, with the exception of critical areas regulations.

Ms. Helland said the basis for updating the Critical Areas Code is to comply with State and local interests in maintaining the Growth Management Act, which ensures that communities are protecting environmental resources in a consistent manner statewide based on a current understanding of the relevant science. The State uses grant funding eligibility as the mechanism to encourage jurisdictions to meet the GMA consistency requirement.

Ms. Helland said a consultant was hired following the Council's approval of Resolution No. 9094 to complete the review of best available science and the existing conditions report. The City's updated Comprehensive Plan will be compared to best available science, the existing conditions report, and GMA requirements to identify the necessary Critical Areas Ordinance amendments.

Ms. Helland said preliminary findings indicate that the City will need to draft consistency amendments identifying critical aquifer recharge areas and aligning the City's list of species with local importance with the State's protected species list. The latter will eliminate certain species currently regulated as protected. Revisions related to the Hilltop annexation are anticipated as well. She reiterated that the amendments will be narrowly tailored to comply with state law and to maintain the City's eligibility for grant funding.

Ms. Helland said next steps will be drafting of the code based on the consultant's analysis, public outreach into September, preparing staff's recommendation, and presenting the code update to the City Council during a Study Session. Ms. Helland said staff recommends that the City Council hold the public hearing due to the Planning Commission's full docket, and due to the fact that the amendments are primarily mandated by state law and not subject to the City's discretion. A public hearing will be held before the East Bellevue Community Council as well prior to its approval or disapproval regarding the application of the amendments within the EBCC jurisdiction.

Councilmember Robertson recalled that the Shoreline Management Program (SMP) was transmitted to the State Department of Ecology last year. She said shoreline properties are currently regulated under the City's Critical Areas Ordinance, and she questioned how the two processes relate to each other. Ms. Helland said staff anticipates adoption of the SMP by the DOE later this year. She said critical areas within shorelines are required to be regulated in the same way as critical areas outside of shorelines, which provides the opportunity for the City to align the two processes. Ms. Helland said both sets of regulations will ultimately be approved by the DOE as a package.

Councilmember Robertson said she supports holding the public hearing before the City Council. Going forward, she wants to be sure to understand how the Critical Areas Ordinance amendments comply with the DOE's approval of the SMP.

Responding to Ms. Robertson, Ms. Helland said Bellevue has a number of City-owned wells as well as privately owned wells in the Hilltop area. Before annexation, King County did not identify the Hilltop well system as a critical aquifer recharge area. The City's plan is to demonstrate that the circumstances have not changed as a result of annexation, and to propose identifying the State's wellhead protection plan as the appropriate mechanism for governing critical aquifer recharge areas in Bellevue.

Ms. Robertson wants to understand which amendments are mandatory and which are optional for the Council's discretion. She expressed interest in a practical analysis of how proposed changes affect individual property owners. She supports a narrowly tailored update but will want sufficient information to fully address the proposed amendments.

Councilmember Wallace questioned whether the DOE would consider extending the deadline for the update and continue to maintain the City's eligibility for grants. Ms. Helland said staff is demonstrating positive progress and has not lost any grants to date. The City has completed the best available science analysis and the gap analysis. City staff is in the process of discussing grant eligibility with the State. She said 23 of 39 jurisdictions are in the same position as Bellevue.

Responding to Mr. Wallace, Ms. Helland said the City submitted the Shoreline Management Program to the State DOE in 2015. Mr. Wallace expressed concern about the State's delay in reviewing the City's SMP package. He recalled that DOE staff made comments on the City's proposal before it was adopted by the City Council and transmitted to the agency. Mr. Wallace questioned the expectation that the City address critical areas regulations in a timely manner while it is still waiting for the SMP to be reviewed.

Ms. Helland said the State Department of Commerce reviews the City's Comprehensive Plan updates and the consistency of regulations with the Growth Management Act. She said the DOE has had staff turnover, and the City's submittal to the DOE consists of 23 boxes of documentation that were transmitted later in 2015. Ms. Helland said certain lakeshore property owners asked the City to delay public hearings to the fall.

Mr. Brennan said staff is in regular conversations with DOE staff to move the SMP review forward. Separately, the City is required to comply with GMA requirements involving the Comprehensive Plan and development regulations. He said that, if there are elements that arise during conversations about the critical areas update, they can be incorporated into a future work plan if desired by the Council.

Councilmember Wallace said the State's review timeline is frustrating because the City Council, Planning Commission, and staff have heavy workloads related to a number of issues of interest to residents. Mr. Wallace would like the City to seek assurance from the DOE that the review

will be completed. Given the State's delay and the Council's workload, he is not eager to pursue the critical areas update at this time if it is not absolutely necessary.

Responding to Mayor Stokes, Mr. Brennan said staff is designing the update with a narrow scope to expedite the City's effort and adoption. He said staff is mindful of the potential for jeopardizing the City's eligibility for grant funding.

Noting concerns from Councilmembers regarding the timing and complexity of the two processes, City Manager Miyake suggested that staff provide frequent status updates to the Council to monitor the threat of losing grant funding.

Councilmember Robertson said that, if the update starts looking more complicated, she reserves the right to recommend sending the matter to the Planning Commission. She said the Council's workload does not allow extensive study of this new initiative. However, she is willing to start with the intention of a streamlined update to be expedited by staff and the Council.

Mayor Stokes concurred with Ms. Robertson, while noting that the Planning Commission's workload is heavy as well.

- Deputy Mayor Chelminiak moved that the Council direct staff to conduct a narrowly tailored code amendment to the Critical Areas Ordinance (CAO), aimed at maintaining the City's development requirements under the Growth Management Act, and to advance the code package to the City Council for a public hearing. This process path is necessary in order to accomplish the State-mandated CAO update as quickly as possible to maintain grant eligibility. Councilmember Robertson seconded the motion.

Mr. Chelminiak said the update process needs to provide for public involvement and to be narrow and aimed at compliance with State law. It will be important to be able to demonstrate how any required amendments will affect individual property owners.

- The motion carried by a vote of 6-0.

3. Civic Services Fleet Top Rankings [*Regular Session Item 6(a), City Manager's Report*]

City Manager Miyake introduced staff to announce two awards recognizing the performance of the City's Fleet Communications division.

Laurie Leland, Civic Services Assistant Director, said the City has made significant investments in fleet equipment and services. The City's fleet has been ranked 7th of the 100 best fleets in North America, and was previously ranked at number 12. The award is sponsored by the National Association of Fleet Administrators and is given to agencies demonstrating a commitment to providing high-quality equipment, competitive pricing, and strong maintenance service in an efficient and environmentally responsible manner. Within the category of mid-sized fleets, Bellevue was ranked as number 1 by the American Public Works Association. Ms. Leland noted that there are more than 40,000 government fleets in North America.

Ms. Leland introduced the Fleet and Communications management team: Pat Spencer, Demitri Bergeron, Sean Pownall, and Tom Wall.

Mayor Stokes thanked everyone for their hard work.

At 7:56 p.m., Mayor Stokes declared recess to the Regular Session.

Kyle Stannert, CMC
City Clerk

/kaw



The future Spring District. Image: NBBJ

When it's all built, the 16 city blocks will boast 5.3 million square feet of office, residential, hotel and retail space for tenants like restaurants and "diverse local shops" (http://www.thespringdistrict.com/index.php/download_file/68/1/). Office space will total approximately 3.7 million square feet — equal to two and one half Columbia Centers — and there will be about 1,200 new apartments or condos. Its location is ideal — plopped between downtown Bellevue and Microsoft Land. Initial occupancy is slated for 2015.

Whether the Spring District will have the same charm of Portland's Pearl District, where new construction is tucked in amongst existing and funky old buildings, remains to be seen. Still, it's a rare opportunity to imagine a new neighborhood from the ground up. Its successes and failures will be of its own making.

If ever there was a chance to display the promise of new, denser development along a rail line, this would be it.

In 2009, the city of Bellevue created new zoning rules (<http://www.ci.bellevue.wa.us/pdf/PCD/Ord-5874.pdf>) that would fundamentally change the Bel-Red neighborhood, increasing density and adding the opportunity for residential and an entirely new scale of commercial buildings. In essence, Bellevue created a new urban center, one that will be the site of new growth and which will be served by the new East Link light rail line.



The planned Bel-Red corridor turned urban mecca: Bellevue itself is on the left; Bel-Red on the right. Image: City of Bellevue

Those new rules also included special allowances for something they termed a Catalyst Project, which would act as a huge anchor tenant for the neighborhood. So far, Wright Runstad's Spring District is the only project that meets the terms necessary to be considered a Catalyst Project — terms which include less stringent affordable housing rules and that seem to have been designed specifically for that project.

Ric Ilgenfritz, head of the Department of Planning, Environment and Project Development for Sound Transit, points out that his agency has bent over backwards to make the district a success by agreeing to build a second light rail station near the district.

Greg Johnson is President of Wright Runstad & Company. Thoughtful, earnest and seemingly low key, he is clearly excited about the venture, one he says is “on par with the largest TOD projects in the country.”

This is big time development. Billions in private capital patiently waiting maybe 15 years for the full payout. Private money betting big that they can create a new center that will compete with downtown Bellevue and other choices. Real Estate Development in capital letters.

So, how does this project measure up in terms of achieving the region's goals — our goals?

On the surface, it's outstanding. With 1,200 housing units and gobs of office space, the district is set to capture a significant chunk of the future of those markets while supporting regional development through light rail (though surprisingly, with roughly the same parking ratio as car-centric Bellevue Square).



Daily life in the future Spring District? Image: NBBJ

John Marasco, Chief Development Officer at Security Properties and developer of the first residential units says (http://www.google.com/url?sa=t&lrct=j&q=&esrc=s&source=web&cd=1&ved=0CCEQFJAA&url=http%3A%2F%2Fwww.thespringdistrict.com%2Findex.php%2Fdownload_file%2F6%2F1%2F&ei=1ZrU5Z3H8jroASi4AAQ&usq=AFQjCNHDzkvylOutTKWdQ) "It's great to be part of such an exciting new neighborhood ... think Ballard in Bellevue and you get the picture. ... It's going to surprise a lot of people."

Maybe not.

If the District is built out and populated by Eastside yuppies, and if the approved 10,000 parking spaces are populated by Teslas and BMW M5's, will that be surprising?

From the standpoint of private capital, it would certainly be a success, but in the Northwest's burgeoning conversation about fairness in economic growth, there is a danger that the Spring District will be seen as a huge missed opportunity.

In a 2013 report, the Puget Sound Regional Council predicted a "demand" for 35,000 affordable housing units (http://www.google.com/url?sa=t&lrct=j&q=&esrc=s&source=web&cd=6&cad=rja&uact=8&ved=0CFAQFjAF&url=http%3A%2F%2Fwww.psrc.org%2Fassets%2F9065%2FValueCaptureFinancingReport113-printing.pdf&ei=KTuzJ5aOMpOdyASEzYHADQ&usq=AFQjCNGgF88LGrnBoYfPjrmvi01jkeHcSjQ&sig2=6g3HAa1dAUx6_yqgS2ff1g&bvm=bv.70138588,d.aWw/s) around light rail stations. It would like to see an additional 18,000 units for somewhat higher incomes in the same locations. The council sees sufficient affordable housing stock as a cornerstone of public planning for light rail and urban growth.

The city of Bellevue says (http://www.ci.bellevue.wa.us/pdf/PCD/CompPlan_Vol_1_01.Introduction.pdf) that it wants to be "a city that meets the housing needs of all citizens."

Yet Art Sullivan, Program Manager of ARCH, a non-profit designed to direct money and policy toward affordable housing on the Eastside, points out that there is no requirement for affordable housing in the Spring District.

No requirements, but incentives. In exchange for allowing developers in the Bel-Red neighborhood to construct larger and taller buildings, the city requires that the developer create either some rental units affordable to people at 80 percent of median income, or some condos affordable to people at 100 percent of median income. A third choice is to pay into a fund where "someone" could build affordable housing "in other places." The current Bel-Red zoning code (<http://www.codepublishing.com/wa/bellevue/LUC/BellevueLUC2025D.html#20.25D.090>) requires a fee of \$18 per SF when seeking to add additional residential area, but Catalyst Projects pay a reduced fee of "not less than \$3.75 per SF" (<http://www.codepublishing.com/wa/bellevue/LUC/BellevueLUC2025D.html#20.25D>)

For Wright Runstad and Security Properties, the developer of the Spring District's first 320 units, the choice was easy: There will be no affordable units in the first buildings, according to Wright Runstad. Nor are there plans to build any affordable units in the Spring District's remaining housing units. Instead, they will pay a fee, though not a big one.

(Strangely, Carol Hamlin, a senior planner in the City of Bellevue's Development Services Department, says they have not received any funds thus far from Wright Runstad and have not made any calculations regarding housing fees they might receive in the future.)

When asked how this fits with public desire to meet demand for housing at a range of income levels, Johnson notes that others can take the money that they will pay and build nearby, within walking distance. But won't land values rise with the train, as they have elsewhere in Seattle, making future affordable housing development pricey, and thus requiring more public dollars? That is possible, he agreed.

Actually, it has already happened. Imagine Housing, an Eastside non-profit affordable housing developer, expressed interest in purchasing a parcel near the Spring District, but was outbid.

Still, Johnson says there is one way Wright Runstad would consider adding affordable housing to their plans — if Bellevue creates a new incentive called the Multifamily Property Tax Exemption Program. That program would exempt developers from property taxes on their improvements for 8-12 years in exchange for affordable housing units (at levels and terms so far undetermined).

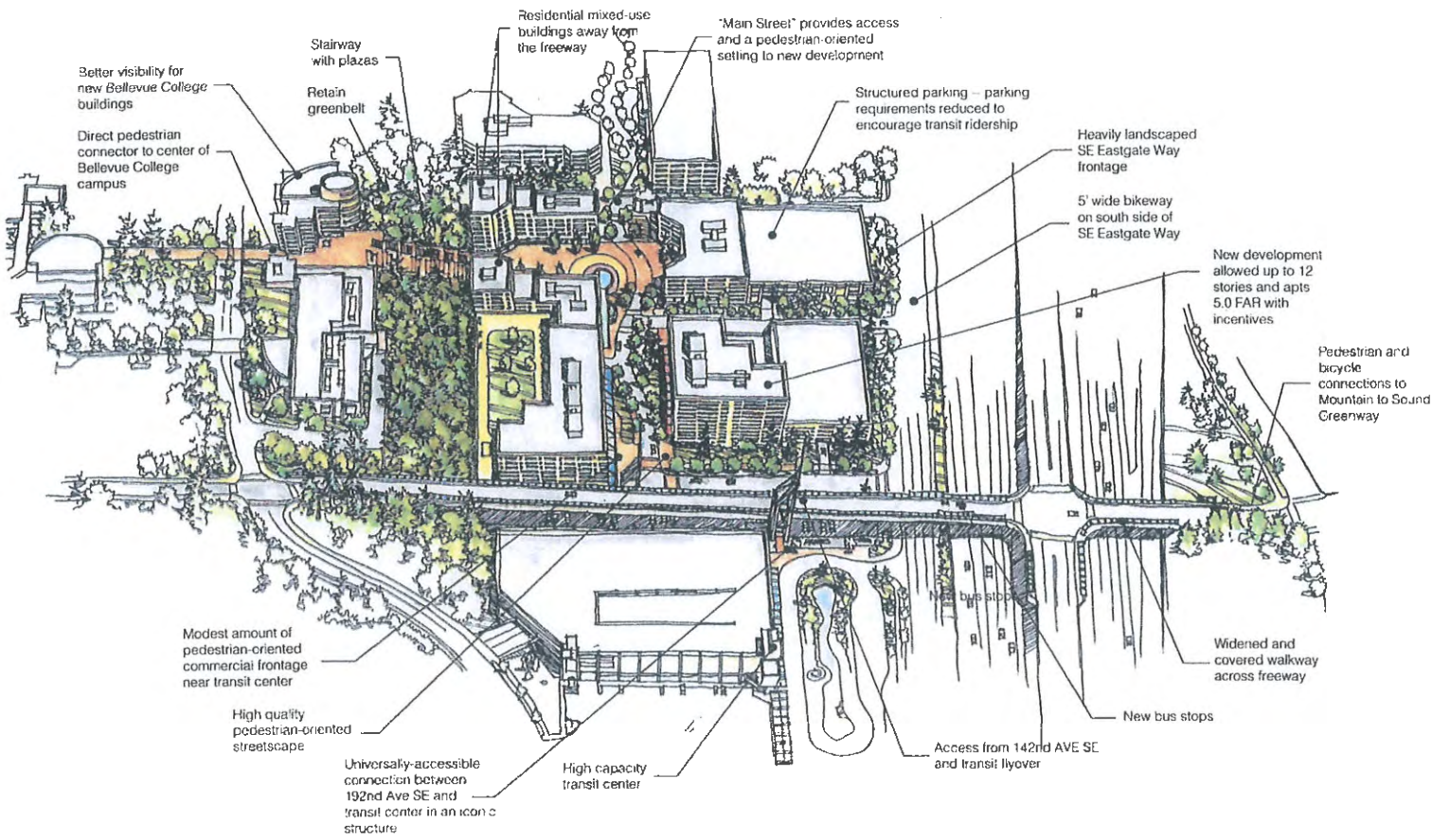
"We would do the financial calculations," Johnson said, and if it worked out "it would definitely influence us" to build affordable housing on-site. Johnson claims it works in Seattle, though some Seattle city councilmembers have questioned the program's value (<http://licata.seattle.gov/2012/09/19/new-audit-on-mfte-program-released-today/#sthash.FsToRuM.dpbs>).

The fact is that the city, in pursuing its version of smart growth, failed to play the affordable housing card. Despite the policies of regional planners to harness growth for all, Bellevue traded away its density for benefits which appear to have little affordable housing impact.

The Spring District's lack of affordable housing is notable because of its size and notoriety, but it's not alone. According to a report (<http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0CCcCqFjAB&url=http%3A%2F%2Fwww.psrc.org%2Fassets%2F8674%2FTODFundWhitePaperReport12-17-12.pdf&ei=1TezU6OwDYeqyASL8YGwCA&usq=AFQjCNfnA9Vj3iyK1jY3XXQLN17GaxBA&sig2=kbs0FMN4xdWi-16eDDUwIA&bvwm=bv.70138588.d.aWw>) by the Puget Sound Regional Council, the only affordable housing that has so far been built along the light rail line has been government-subsidized.

Earlier this month however an anomaly emerged: A Chinese investor called Supernova Aeronautic Technology announced that it would be building 50 affordable housing units as part of the expansion of an existing office building across from the Spring District.

So far though, neither the Spring District, Northwest poster boy of smart growth, nor practically anyone else is willing to go along.



Siting a permanent men's low-barrier homeless shelter and/or supportive housing at the Public Health site in Eastgate, would **conflict with** the following policies in the Comprehensive Plan, Neighborhoods Element: Volume 1.

NEIGHBORHOOD

POLICY N-1. Maintain neighborhoods as **safe and welcoming environments** for everyone to enjoy.

POLICY N-5. Promote community connections that **strengthen the social fabric of neighborhoods**, including support for local neighborhood associations, community clubs, community centers, school organizations and non-profits that invest in building community

POLICY N-7. Support the capacity of local neighborhood communities to actively engage and respond to changing internal neighborhood needs and external stresses.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY N-9. **Preserve** and develop distinctive **neighborhood character** within Bellevue's diverse neighborhoods.

POLICY N-14. **Use the neighborhood area planning process to engage local communities to define neighborhood area specific values and policies.**

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

LAND USE

POLICY LU-11. Maintain stability and improve the vitality of residential neighborhoods through adherence to, and **enforcement of, the city's codes.**

POLICY LU-12. Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.

POLICY LU-13. Support neighborhood efforts to maintain and enhance their character and appearance.

POLICY LU-14. Protect residential areas from the impacts of nonresidential uses of a scale not appropriate to the neighborhood.

POLICY LU-21. **Support development of compact, livable and walkable mixed use centers** in BelRed, **Eastgate**, Factoria, Wilburton and Crossroads.

POLICY LU-25. Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.

POLICY LU-27. Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY LU-29. Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.

POLICY LU-31. Encourage development of amenities, services and facilities that are supportive of all types of families through investment, incentives and development regulations.

(The CAC's work on affordable housing is an example of this.)

HUMAN SERVICES

POLICY HS-3. Identify opportunities and develop strategies that are preventive in their approach to human services needs.

(Isn't it better to prevent homelessness from ever occurring, by providing market rate, affordable & low-income affordable housing in the Transit-Oriented Development, as envisioned by the Eastgate/I-90 CAC?)

ECONOMIC DEVELOPMENT

POLICY ED-1. Maintain a business climate that supports the retention and expansion of the city's economic base.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY ED-5. Develop and maintain regulations that allow for continued economic growth while respecting the environment and quality of life of city neighborhoods.

POLICY ED-11. Provide city leadership and direction to maximize the business retention and recruitment efforts of Bellevue's economic development partners.

(The Eastgate I-90 tech corridor along with the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY ED-13. Promote on-going communication between city and private sector to help guide the city's marketing and development efforts.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY ED-16. Encourage development of a range of housing opportunities to accommodate Bellevue's growing workforce.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan and the inclusion of both affordable and market-rate housing is an example of this.)

POLICY ED-25. Where commercial areas are in decline, work with businesses and other stakeholders to identify corrective actions, which may include:

1. Planning for new uses and new urban forms, leading to proposals for changes to the Comprehensive Plan and zoning;

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY ED-32. Continue to identify, construct and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate. Anticipate needs and coordinate city infrastructure investments with economic development opportunities.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY ED-35. Promote and nurture entrepreneurial development in Bellevue by exploring ways to retain or create areas where small or emerging businesses can develop and flourish.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY ED-40. Encourage economic development through a mix of incentives, regulations, economic and planning data, business assistance services, and strategic investments that support the city's adopted plans.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

HOUSING

POLICY HO-13. Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.

POLICY HO-23. Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan, which includes affordable housing, is an example of this.)

POLICY HO-29. Explore financial incentives to encourage affordable housing, such as partial exemptions from city permit fees, the state property tax exemption program and other state enabled programs.

(The CAC's work on the Eastgate/I-90 Land Use & Transportation Plan is an example of this.)

POLICY HO-34. Provide reasonable accommodation for housing for people with special needs in all areas, and avoid concentrations of such housing, while protecting residential neighborhoods from adverse impacts.

Eastgate Subarea Plan:

Compliant:

Residential Development:

Policy S-EG-11. Encourage more opportunities for affordable housing in the Subarea by maintaining and rehabilitating existing housing stock.

- Comment: Property values, both commercial and residential will decline in an area where homeless shelters have been placed. Thus, property becomes affordable due to degraded conditions of the area due to the demographics the shelter encourages.

Violations

Commercial:

Policy S-EG-6. Limit retail expansion to serve primarily neighborhood and community retail needs.

- Comment: Expect no retail expansion due to proven criminal activity in areas where a homeless shelter is located. No retail or restaurant establishment will locate in a financially challenged demographic.

Circulation:

Policy S-EG-16. Encourage improvement of Metro facilities and service to and from key points in the Eastgate Subarea.

- Comment: South Bellevue Park and Ride will close in the near future and Metro has no plans to build a new facility nor improve the existing Eastgate Park and Ride. The overflow from South Bellevue and the elimination of the HOV lanes on I-90 make this an unrealistic policy.

Community Design:

Policy S-EG-18. Encourage a gateway within the I-90 interchange to accentuate Eastgate as the entry to Bellevue.

- A Men's Low-Barrier Homeless Shelter compromises this vision on multiple levels.

Policy S-EG-22. Encourage the preservation of sufficient natural vegetation to assure amenable views.

Policy S-EG-26. Maintain the Subarea's predominantly treed skyline.

- Environmental planning anticipates removal of a protected NGPE and deplete the established forested area, habitat and expose steep slopes.

Eastgate Subarea Plan

GOAL:

To preserve and promote the accessibility and appearance of residential neighborhoods, local amenities, and business establishments within the Subarea.

Discussion: The Subarea is mostly developed. It is important that subsequent development and redevelopment improves the function and appearance of the various land uses and that they are compatible with each other.

OVERVIEW

The Eastgate Subarea provides a gateway for south Bellevue and an axis for travel between the Eastside and metropolitan Seattle. Rolling tree- and house-covered hills on either side of the I-90 corridor surround a major commercial interchange located at the center of the Subarea.

Convenient access makes the Eastgate Subarea a desirable place to live and work. Jobs, stores, schools, churches, parks, and trails all are within easy walking distance of each other. As one of Bellevue's older areas, the Subarea contains established residential neighborhoods, many with attractive views. Combined, these amenities have greatly enhanced the quality of life for the Subarea's residents and business owners alike.

The Eastgate Subarea encompasses approximately 1,500 acres. Its boundaries are 137th Avenue S.E. to the west, S.E. 23rd Street to the north, 168th Avenue S.E. to the east, and S.E. 41st Street to the south. With the Eastgate annexation in 2012, all of the subarea is within City limits.

The I-90 business corridor covers 10 percent of the subarea and is home to major corporations, high technology industries, and community shopping areas. When combined with the adjacent Factoria commercial core, the area is the third largest employment area in the city. The corridor, which has developed primarily since 1980, owes its success to the area's accessibility to I-90 and its proximity to major urban centers. The Eastgate Plaza Shopping Center, which serves the large residential neighborhoods in and near the Subarea, also is located in this corridor. The area north of the I-90 corridor features large and small parks; a deep, wooded ravine; about 160 acres of publicly-owned land; and numerous public facilities such as churches, government agencies, and Bellevue College. Parks, schools, and churches also are found within the Subarea on both sides of I-90.

In 2012, the Eastgate/I-90 Land Use & Transportation Project (Eastgate/I-90 project) was completed. The study area boundaries of that project, which establishes a long-range vision for the I-90 business corridor, incorporate much, but not all, of the Eastgate subarea, as well as portions of the Factoria and Richards Valley subareas.

The Eastgate/I-90 project supports changes intended to capture market demand, improve transportation conditions, address concerns of the employment sector as well as the general public, and position the corridor to grow gracefully over time. It includes the following key elements:

- It builds on the success of the corridor as a major employment and office center, by adding capacity for additional office growth and allowing a greater mix of support retail and service uses.
- It establishes a mixed-use Transit-Oriented Development center around the transit center and south of Bellevue College. A substantial portion of the future office and residential growth in the corridor is expected to occur at this location.
- It increases opportunities for residential development in the corridor, to add vibrancy to the area, provide housing in proximity to Bellevue College and places of work, benefit from existing transit service, and support nearby retail uses.
- It seeks to enhance Bellevue College's visual presence and connections to the adjacent community.
- It promotes the Mountains-to-Sound Greenway by supporting the development of the Mountains-to-Sound Greenway trail through Bellevue and by incorporating sustainable design and abundant natural landscaping into the built environment.
- It identifies modest but effective motorized and non-motorized transportation improvements that may be accomplished through partnerships with other agencies.
- It supports increased floor area ratios and building heights throughout the corridor to meet demand for continued job and economic growth.

This Subarea Plan provides a framework for Land Use Code amendments that will implement the vision of the Eastgate/I-90 Land Use & Transportation Project as summarized above.

Land Use

POLICIES

POLICY S-EG-1. Focus Eastgate growth into a mixed use center adjacent to the Eastgate Transit Center with greater height and intensity than the surrounding area.

POLICY S-EG-2. Establish a pedestrian-oriented street that provides a community plaza and allows for connections between Bellevue College, the Eastgate Park and Ride, and the office, retail, and residential development in the transit-oriented development center.

POLICY S-EG-3. Encourage office and retail land uses that take advantage of freeway access, transit service, and non-motorized transportation alternatives without adversely impacting residential neighborhoods.

Discussion: Intense office development can generate adverse traffic impacts and block residential views. Site design also can impact residential quality. To support this policy, office and retail development should be well designed so that it is compatible with surrounding neighborhoods and be oriented around a multi-modal transportation system that reduces vehicular congestion and traffic impacts.

POLICY S-EG-4. Encourage the integration of restaurants and other commercial uses that serve local workers into and adjacent to office development to enhance the mix of uses within walking distance of employment areas.

Discussion: The reason for encouraging restaurants and other commercial services within office developments is to reduce vehicular traffic between the office parks and retail areas. Retail areas are intended to serve primarily local needs.

Environment

POLICIES

POLICY S-EG-5. Protect the Vasa Creek riparian corridor from development to improve water quality, fisheries, and provide open space.

Discussion: The Vasa Creek riparian corridor has major segments that remain in a natural state. This creek is one of the few natural areas left in the Subarea and should be protected. A trail along the creek may be possible if environmental impacts can be avoided.

POLICY S-EG-6. Ensure that increases in impervious surface area or stormwater runoff will not increase the quantity or worsen the stormwater quality entering public drainage systems, streams, Phantom Lake, Lake Washington, and Lake Sammamish.

Discussion: Construction activities should control erosion and sedimentation. This could include seasonal limitation on grading activities, natural vegetative filtration, and use of the best available technology. Storm water quality from developments should be improved prior to discharge into the public drainage system.

POLICY-S-EG-7. Explore sub-regional stormwater detention as a future step to provide a more effective approach to stormwater control and mitigation and to achieve broader environmental benefits through coordinated treatment and detention across multiple properties.

Residential Development

POLICIES

POLICY S-EG-8. Maintain single-family housing as the predominant residential land use in the Subarea in land area and appearance.

POLICY S-EG-9. Limit multifamily zoning to locations accessible directly from arterials, as depicted on the Land Use Plan (*Figure S-EG.1*).

POLICY S-EG-10. Multifamily housing may be appropriate to separate office and retail land uses from single-family neighborhoods or as a part of mixed use developments where there is close proximity to transit or neighborhood-serving commercial uses, with a special emphasis on meeting the housing needs of Bellevue College.

POLICY S-EG-11. Encourage more opportunities for affordable housing in the Subarea by maintaining and rehabilitating existing housing stock.

Transportation and Circulation

POLICIES

POLICY S-EG-12. Discourage multifamily zoning and commercial traffic from passing through local streets in single-family neighborhoods.

POLICY S-EG-13. Consider allowing a reduction in parking requirements where it is possible to do so because of proximity to transit.

POLICY S-EG-14. Improve safety, convenience, and access by ensuring that internal circulation systems are integrated with the street system to improve multi-modal mobility within and between developments.

POLICY S-EG-15. Collaborate with the Washington State Department of Transportation to relieve congestion created by vehicles entering and exiting Interstate 90.

POLICY-S-EG-16. Develop the Mountains to Sound Greenway trail through the subarea to provide pleasant, safe, non-motorized facilities that provide local and regional connections.

Discussion: the Mountains to Sound Greenway trail connects the Puget Sound with central Washington along 100 miles of I-90. Within Bellevue, there is a 3 mile gap through the Eastgate area from Factoria to Bellevue city limits. Closing this gap will provide a transportation and recreation resource that will benefit Eastgate residents, visitors, and businesses.

POLICY S-EG-17. Improve connectivity within the subarea for pedestrians and bicycles where opportunities exist by integrating land uses, improving roadway safety for all modes of travel, and linking commercial, office, parks, and public spaces with trails and pathways.

POLICY S-EG-18. Encourage improvement of transit facilities and service to and from key points in the Eastgate Subarea.

Discussion: 142nd Place SE should be established as a frequent transit network corridor that reinforces the Transit Oriented Development Area, enhances bus service connections to Bellevue College, and is designed to serve as a gateway feature for the area. In addition, it may be possible to serve more parts of the Subarea, and to serve the Subarea more efficiently, by working with partner agencies and organizations.

Community Design

POLICIES

POLICY S-EG-19. Reinforce the area's location on the Mountains to Sound Greenway, accentuate Eastgate as a major entry into Bellevue, and emphasize the emerging urban character of the Eastgate I-90 corridor through the application of land use regulations, public amenity incentives, and design guidelines.

POLICY S-EG-20. Provide graceful edges and transitions between more intense development and existing residential land uses by maximizing the use of existing vegetation and topography to buffer and maintain compatibility between different land uses through land use regulations.

POLICY S-EG-21. Consider design review for commercial, office, and mixed use development that promotes pedestrian-friendly design, ensures quality and a sense of permanence, promotes environmental sustainability and creates a distinct identity.

POLICY S-EG-22. Preserve the view amenities of adjacent single-family neighborhoods as development and redevelopment occurs.

POLICY S-EG-23. Discourage new development from blocking existing views from public spaces.

POLICY S-EG-24. Support the overall sustainability and green identity of the I-90 corridor consistent with the Mountains to Sound Greenway by including visibly recognizable natural features in public and private development. Examples include, but are not limited to green walls, façade treatments, green roofs, retained native vegetation, and abundant natural landscaping,

POLICY S-EG-25. Diminish the effect of rooftop equipment on views from residential areas by requiring rooftop equipment to be low-profiled and screened to match the building's exterior color, building materials, and styles.

POLICY S-EG-26. Maintain the Subarea's predominantly treed skyline and encourage preservation of existing stands of trees and landscaping.

POLICY S-EG-27. Encourage the State Department of Transportation to provide landscaping that clarifies access patterns and improves the appearance of their properties.

POLICY S-EG-28. Create community character in commercial, office, and mixed use development through the use of standards and incentives that support public art, street lighting, landscaping, distinctive building design, and pedestrian-oriented site design.

POLICY S-EG-29. Encourage the development of a dynamic public realm by integrating publicly accessible plazas, open spaces, and other gathering spaces within private development in commercial, office, and mixed use areas.

Parks and Open Space

POLICIES

POLICY S-EG-30. Integrate a system of parks, recreational facilities, and open spaces that will benefit surrounding neighborhoods and help create an environment that supports healthy lifestyles.

POLICY S-EG-31. Create and encourage an interconnected system of non-motorized trails as a part of public and private development within the subarea that will link community amenities, provide recreational opportunities, and offer transportation benefits.

POLICY S-EG-32. Develop local connections to the Mountains to Sound Greenway through the subarea in order to enhance the trail as a local and regional recreational asset.

Coordination and Partnership

POLICIES

POLICY S-EG-33. Coordinate with Bellevue College, the State of Washington, the Mountains to Sound Greenway Trust, county and regional agencies, the private sector, and others to implement the desired land use and transportation changes in this subarea plan.

POLICY S-EG-34. Support the evolution of Bellevue College according to its institutional mission and encourage campus growth that is physically and functionally integrated into surrounding land uses.

Planning District Guidelines

POLICIES

Planning District 1

POLICY S-EG-35. Retain significant vegetation and supplement vegetation on the steep slope along the southeast edge of Kamber Road between 137th Avenue S.E. and S.E. 24th Street.

POLICY S-EG-36. Designate the 10.5 acre site northwest of the I-90 Business Park, known as the Old School District property, Single-family Urban Residential.

Discussion: At the reclassification stage particular attention should be given to the mitigation of traffic impacts to the adjacent residential neighborhoods that could result from the site's development. Multiple access points should be considered in order to disperse traffic. Alternatives to access from S.E. 26th Street/158th Avenue S.E. should be pursued.

POLICY S-EG-37. Designate the 4-acre Saint Andrews Church property and the northern 9.5 acres of the Latter Day Saints Temple property as Single-family High-density (SF-H).

Discussion: The development of congregate care senior housing, nursing home, or affordable housing may be appropriate for the site. A conditional use permit should be required to insure compatibility with adjacent development and insure that it is in keeping with the character of the Subarea. Multifamily Low density may be appropriate for a rezone only to accommodate congregate care senior housing, nursing homes, or affordable housing.

Planning District 2

POLICY S-EG-38. Retain sufficient vegetation on the eastern side of the Sunset property to visually buffer Bellevue Community College.

POLICY S-EG-39. Screen industrial development from residences to the north of Kamber Road from light industrial development with a landscaped buffer.

POLICY S-EG-40. Protect the surrounding neighborhoods from future development in the I-90 Business Park by observing transition area requirements from residential uses as well as maintaining landscape buffers.

Discussion: Encourage retention of significant open space in the I-90 Business Park in conjunction with utilization of the remaining Development potential. Apply the OLB-OS designation in support of this policy. [Amended Ord. 5392]

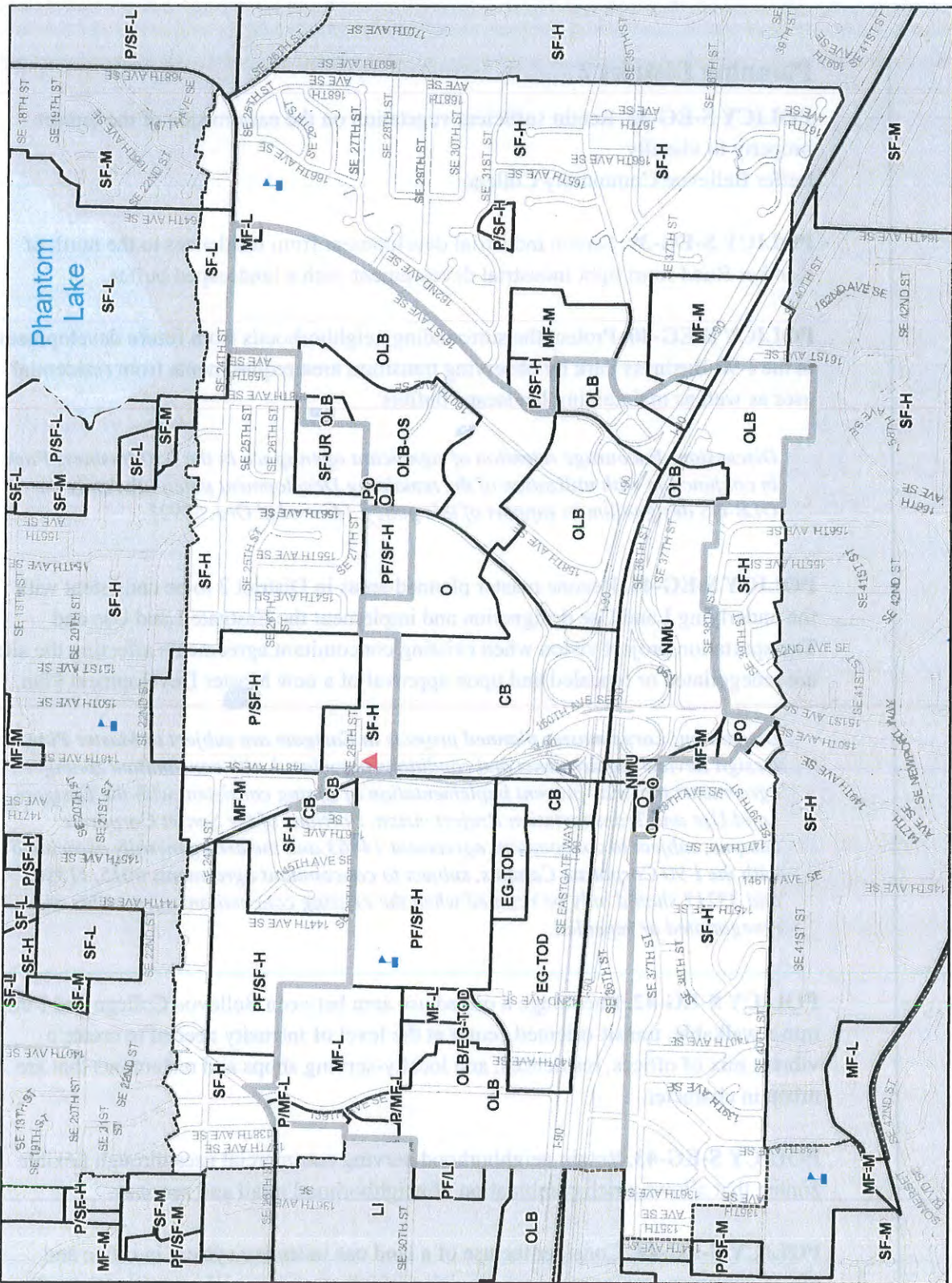
POLICY S-EG-41. Rezone master planned areas in District 2 to be consistent with the underlying Land Use designation and implement the Eastgate Land Use and Transportation project vision when existing concomitant agreements affecting the site are renegotiated or repealed and upon approval of a new Master Development Plan.

Discussion: Large master planned projects in Eastgate are subject to Master Plan/ Design Review requirements and conditions associated with concomitant zoning agreements that may prevent implementation of zoning consistent with the Eastgate Land Use and Transportation Project vision. Portions of the Sunset Corporate campus, subject to concomitant agreement 14463 and the area generally associated with the I-90 Corporate Campus, subject to concomitant agreements 6015, 11390, and 33217 should only be rezoned when the existing concomitant agreements are renegotiated or repealed.

POLICY S-EG-42. Encourage a mixed use area between Bellevue College and I-90 into a walkable, transit-oriented center at the level of intensity needed to create a vibrant mix of offices, residences, and locally-serving shops and restaurants that are urban in character.

POLICY S-EG-43. Retain neighborhood-serving commercial uses through flexible zoning that allows a rich combination of neighborhood retail and services.

POLICY S-EG-44. Consider the use of a land use incentive system in office and mixed use areas that incentivizes provision of infrastructure and amenities that offer public benefits through the potential for additional floor area ratio (FAR) and height.



Eastgate Land Use Plan



- | | | | | | | | |
|-----|-------------------|--------|--------------------------|------------|---|--|-----------------------------|
| SF | Single Family | PO | Professional Office | GC | General Commercial | | Fire Stations |
| MF | Multi Family | O | Office | LI | Light Industrial | | Public Schools |
| -L | Low Density | OLB | Office, Limited Business | PF | Public Facility | | Planning Districts |
| -M | Medium Density | OLB-OS | Office, Open Space | P | Park | | Bellevue City Limits (2015) |
| -H | High Density | NB | Neighborhood Business | NMU | Neighborhood Mixed Use | | Lakes |
| -UR | Urban Residential | CB | Community Business | EG-TOD | Eastgate-Transit Oriented Development | | Outside of Bellevue |
| | | | | OLB/EG-TOD | OLB and Eastgate-Transit Oriented Development | | |

Eastgate/ I-90 Open House

Thursday, October 2, 2014 • Newport Hills Library • 7 - 8:30 p.m.

Welcome!

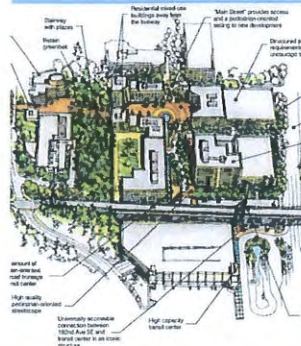
Thank you for coming to the Eastgate/ I-90 Open House. There is no program or agenda tonight, so wander through and take a look at the projects and programs at work in the corridor. If you would like to make a comment talk to staff or fill out a comment sheet.



Eastgate/I-90 Land Use & Transportation Project



Land Use Planning



In order to implement the community vision for the Eastgate corridor, the city has proposed a series of land use changes and policy amendments to the Comprehensive Plan. These changes are intended to focus, connect, and enhance this area. Public comments are needed on the proposed map and policy changes.

Bellevue Airfield Park



A NEW PARK! Located largely in the I-90 Business Park, park master planning concluded in 2012. The first phase of development will be funded with the voter-approved 2008 Parks & Natural Areas Levy. Currently there is funding to complete the design and permitting, which will begin this coming winter and is expected to take two to three years.

Transportation Planning



When complete, the Bellevue College Connection project will combine regional and local transit enhancements with pedestrian, bicycle, and trail infrastructure improvements to improve mobility options and spur redevelopment along the I-90 corridor. This project has been identified as a high priority by the recently adopted Transit Master Plan.

Bellevue College



Bellevue College is currently revising the institution's strategic and physical master plans. College leaders will share the evolving vision with community neighbors and provide updates on topics such as campus growth, athletic field improvements, additional campus locations, student housing, and alternative transportation issues.

Mountains to Sound Greenway Trail



A 2012 design study finalized the proposed regional trail alignment for the 3.6 mile section of the Mountains to Sound Greenway Trail. In 2013, the City began design work on the trail segment between Factoria Blvd SE and 150th Ave SE. The design is anticipated to be completed in 2015. Funding is needed for construction.

Cascade Bicycle Club



Cascade Bicycle Club's mission is to improve lives through bicycling. They are committed to improving local and regional bicycling connections throughout the region and support more comfortable and convenient connections for people bicycling through the Eastgate/I-90 corridor along the Mountains to Sound Greenway Trail.

Mountains to Sound Greenway Trust



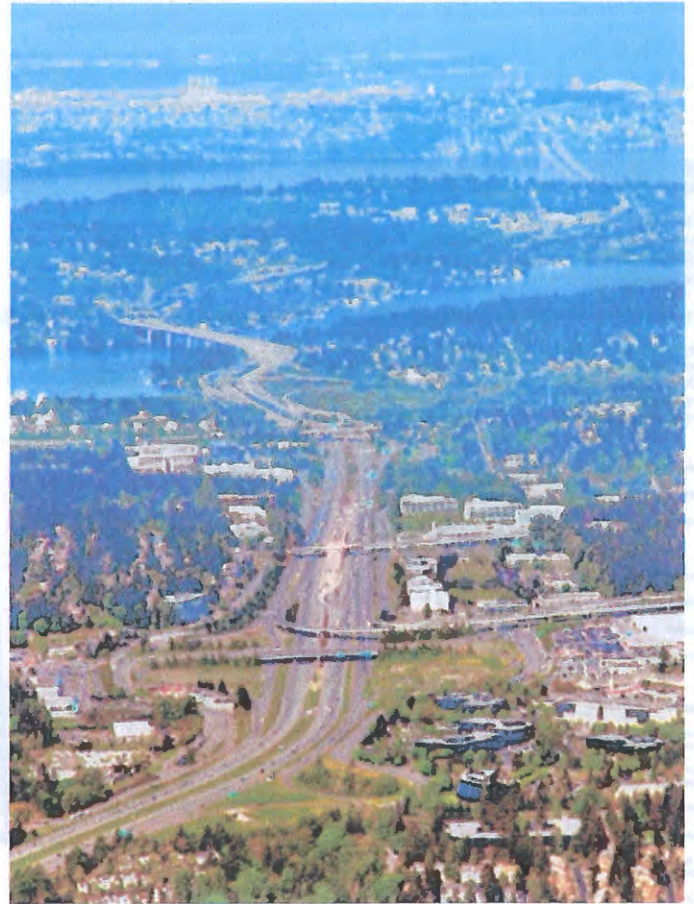
Founded in 1991, the Greenway Trust leads and inspires action to conserve and enhance the natural areas, trails, working farms and forests, historic towns and thriving communities, wildlife habitat and recreation opportunities from Seattle across the Cascade Mountains to central Washington state, ensuring a long-term balance between people and nature.

Eastgate/I-90 Land Use & Transportation Project

Proposed Comprehensive Plan Amendments

What's the Vision?

The Eastgate Citizen Advisory Committee proposed a vision for the Eastgate/I-90 corridor as an attractive employment center that also provides neighborhood retail services. Land use changes will allow increased development potential, encourage redevelopment by easing restrictions on retail and service uses in office districts, and encourage public amenities. The greatest intensity of development will be located near the Eastgate Park & Ride and south of Bellevue College. Here, transit-oriented development will mix office, residential, and retail uses with public space to create a vibrant center. Eastgate area workers and residents will also have more options to travel by bike, bus, or foot. One of those options will be the Mountains to Sound Greenway, which establishes both a regional trail and a design theme for the corridor. Corridor design will emphasize the visual character of the area, including environmental quality, naturalistic landscaping, and ecological enhancement to create a distinctive sense of place and welcoming gateway into Bellevue.



Building the Greenway

More than just a trail linking the Puget Sound area with Central Washington, the Mountains to Sound Greenway concept encourages ecological design, abundant landscaping, and the integration of natural features into the urban environment.



Proposed Comprehensive Plan Amendments

Belleuve Comprehensive Plan

The Comprehensive Plan contains policies to help achieve community goals. The proposed policy changes shown below would integrate the vision of the Eastgate Community Advisory Committee into the Belleuve Comprehensive Plan.

Eastgate Study Area

The Eastgate Study Area includes the commercial, office, and industrial properties adjacent to I-90. Nearby single-family residential areas are not included in the study area or in the proposed policy changes.

Proposed community-wide policy changes

Create a **coherent image** in the I-90 corridor through design that includes elements of naturalistic landscaping, ecological enhancement, and urban design.

- Encourage a greater **mix of uses** in office and commercial areas
- to provide goods and services in closer proximity to businesses, workers, and neighborhoods.

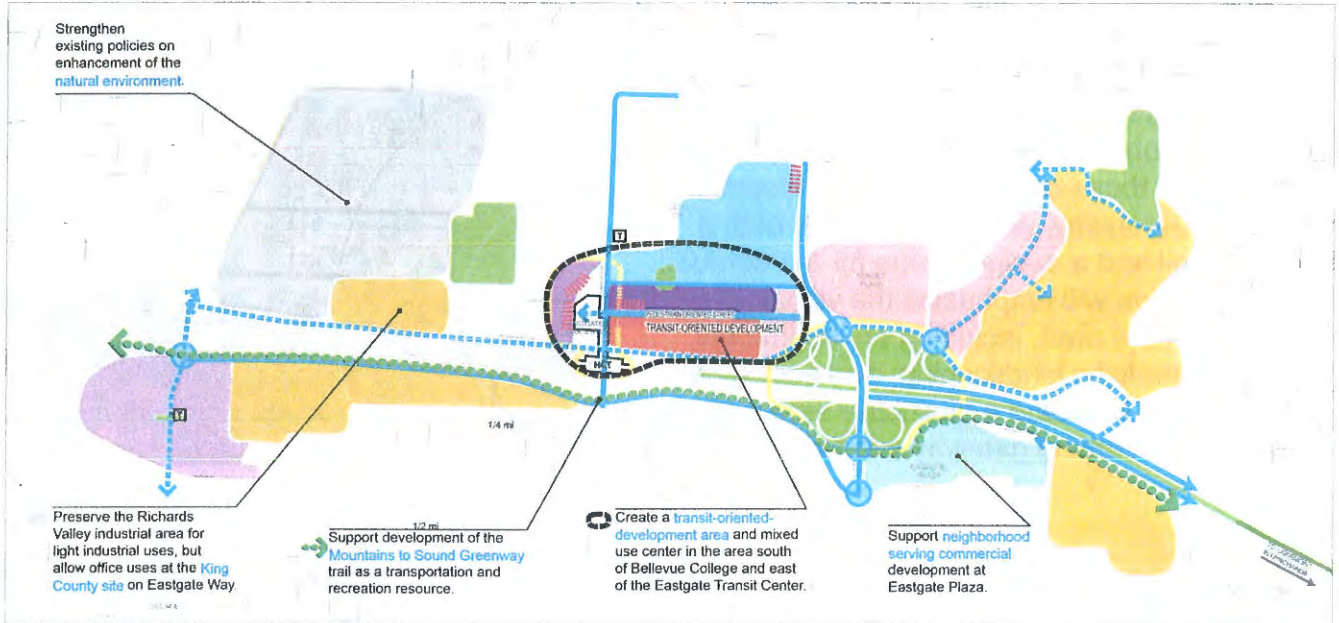
Develop **partnerships** to implement the Eastgate vision with agencies, institutions, non-profit organizations, and businesses.

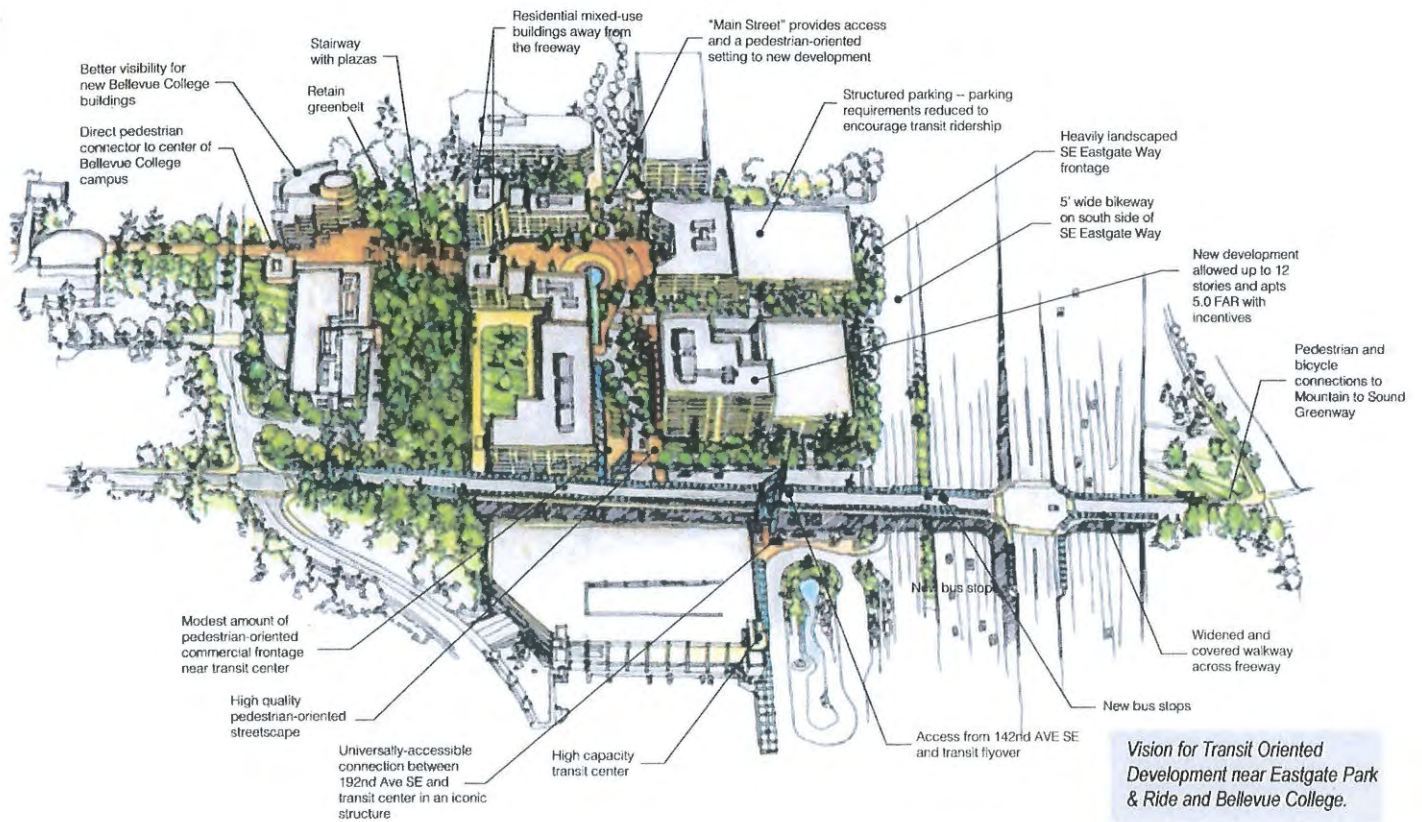
- Allow more intense office and commercial development in exchange for providing additional **public amenities**.

Consider a **transfer of development rights** program that would protect resource lands in the Mountains to Sound Greenway.

- Support all **transportation modes** to improve connectivity and reduce automobile trips.
- MCT → Potential Future High Capacity Transit hub
- T Transit hub

- Residential commercial 1
- Residential commercial 2
- Office mixed use
- Office
- Commercial residential
- Commercial
- Light industrial
- Institutional
- Park
- ||||| Retail frontage
- Mountains to Sound Greenway Trail
- Non-motorized improvement
- Multi-modal improvement
- Intersection improvement
- MCT Potential Future High Capacity Transit hub
- T Transit hub
- Gateway
- Transit-oriented development





How can it happen?

Realization of the Eastgate vision will help ensure that the corridor will continue to contribute to Bellevue's vitality.

- Update Comprehensive Plan policies (see inside fold) in the Richards Valley, Factoria, and Eastgate subareas to reflect the Eastgate vision.
- Include policy changes in the ten-year update of the Comprehensive Plan, scheduled for adoption in 2015.
- Amend the land use code and rezone property in 2015, consistent with the Eastgate vision and the amended Comprehensive Plan.
- Continue investment in improvements such as the Mountains to Sound Greenway trail and the Bellevue College Connection project.
- Continue to work in partnership with Bellevue College, King County, agencies, service providers, and private developers.

What would it look and feel like?



A mix of uses and the use of design guidelines will create a lively, attractive, and pedestrian-friendly streetscapes.



Office development framed by landscaping will mark Eastgate as an entry into Bellevue, the "city in a park."

For more information visit:
www.bellevuewa.gov/eastgate-corridor.htm



Eastgate/I-90
 Land Use & Transportation Project



Eastgate/I-90 Corridor Land Use Code Amendments Project Update

January, 2017

Information Updates

The History & The Vision

The Eastgate/I-90 business corridor was once the strongest employment center in the City. This narrow commercial corridor, located on the north and south sides of I-90 from I-405 on the west to the Lakemont Blvd SE interchange on the east now faces stiff competition from other business centers in the region. Newer business centers have more amenities for the workers, room for office expansion and better transportation connectivity.



Aerial Photo

The Eastgate/I-90 business corridor has many assets that could give it competitive advantage over other regional business districts – a major college; a light industrial area; a shopping center; visibility from I-90; central location; nearby well-maintained residential areas; and a park and ride facility to name a few.

Council saw the need to create a plan that could revitalize the area by leveraging the assets in such a way to create a revitalized corridor that would require only modest transportation improvements. And so, Council initiated the Eastgate/I-90 Land Use & Transportation Project. A Citizens Advisory Committee spent 2 years studying it. Out of this work came a land

use and transportation vision to guide revitalization over the next 20 years.

In general, the vision includes: a mixed use Transit-Oriented Development District near the park and ride, south of the college; increased residential in the business corridor; visual integration of Bellevue College into the corridor; connecting the Mountains to Sound Greenway into the corridor; modest but effective transportation improvements to address existing and future conditions; and increasing existing floor area ratios and building heights to allow for continued job and economic growth.

The Citizens Advisory Committee completed their plan, Council endorsed it, amended the Comprehensive Plan to include it and adopted a transportation work program to support it. The last step in the process is to adopt the land use code provisions. Those provisions include three new zoning districts (Neighborhood Mixed Use, Office Limited Business-2 and Eastgate Transit Oriented Development district). Each district identifies uses, dimensional regulations and design components that will create distinctive areas within the corridor to attract employment and provide added services to the surrounding neighborhoods.

Planning Commission Recommends Proposed Code Amendment Package to City Council

The Planning Commission recommended a package of proposed code amendments to City Council on Jul 27 2016 after several months of study sessions followed by a public hearing on Jun 22 2016.



Eastgate/I-90 Corridor Land Use Code Amendments Project Update

January, 2017



Council Review of Proposed Code Amendments Underway

Sep 28 and Nov 28 2016 – Council began the review of the proposed code amendments. Council directed Staff to examine transportation options (below) and revisit the

code considerations for affordable housing vis-à-vis the findings of the Affordable Housing Strategy (anticipated completion 1st quarter 2017). Council is then expected to continue the code amendment review in Mar/Apr 2017.

Council asks Transportation Commission to Look at 148th/150th Ave Options

Nov 07 2016 – City Council directed the Transportation Commission and Staff to examine the 148th/150th Ave corridor for any options that could relieve traffic congestion, particularly around I-90. For example, are there projects in the work program that could be accelerated? Could recently approved transportation levy funds be used? Council directed this in response to citizen concerns.

The Transportation Commission will conduct 2 meetings to discuss this Council directive and recommend direction, where feasible.

Generally, the first meeting will be used to understand the background and transportation analysis needed. The second meeting will be used to discuss options and make a recommendation to Council.

Jan 12 2017, 6:30 PM – South Bellevue Community Center 14509 SE Newport Way, Bellevue, WA 98006.

Feb 09 2017, 6:30 PM – City Hall, 450 110th Ave NE, Bellevue WA 98004.

Planning Commission Reaffirms Transient Lodging as Conditional Use

Dec 07 2016 – The Planning Commission recommended a package of Eastgate land use code amendments to City Council on Jul 27 2016. In that package, transient lodging was incorrectly identified as an administrative conditional use in two new zoning districts – Office Limited Business-2 (OLB-2) and Eastgate Transit Oriented Development (EG-TOD). The Planning Commission intended for it to be a conditional use. The Planning Commission reaffirmed their intent with respect to this at the Dec 07 meeting. That is now corrected and Council has been notified.

Further Information

For further information about this project please contact:

Terry Cullen, Planning & Community Development. tcullen@bellevuewa.gov 425-452-4070; or

Trish Byers, Development Services Dept. pbyers@bellevuewa.gov 425-452-4241.

Diversity Initiative/Diversity Advantage

Bellevue City Government is comprised of sage leaders. The City Council's 2014 vision statement says it all.

“Bellevue welcomes the world. Our diversity is our strength.”

The fact that the leaders of this city feel so strongly about diversity is not really surprising. Actually, it's necessary. For the past 20 years, the resident population of Bellevue has grown more diverse in many ways – age, race and ethnicity, language, income, ability and place of birth. There is urgency around becoming a more culturally competent city.

Clearly, the Diversity Initiative/Diversity Advantage plan is flawed and discriminates against everyone who falls below a certain socio-economic threshold. The fee-in-lieu that has been granted to developers to eliminate Affordable Housing in the Spring District sends a clear message that Economic diversity is not invited nor encouraged to reside near or in this luxury development. In direct contrast, city staff denied the fee-in-lieu option to development interests for the Eastgate corridor. As such, staff and council support a mandate that one community (Spring District) thrives at the degradation of another (Eastgate).

As our research indicates, the shelter should have been sited on the PSE/ERC parcel where it could have integrated successfully into a developing community near the services that support such a use. However, if Affordable Housing is considered a less than palatable inclusion, then most definitely, a low-barrier homeless shelter, as acknowledged in "The Document" degrades property values when placed in neighborhoods/communities and knowingly compromises the financial commissary for developers, real estate investors and commercial enterprise. This inference supports the relocation of the Men's Low-Barrier Shelter to the Eastgate site (which by the city's criteria, should never have even made it to the short list).

The motivation was not the close proximity to transit nor the Public Health Center, but known economic impacts a shelter brings to a community, acknowledged in city documentation (tab H, Overview).

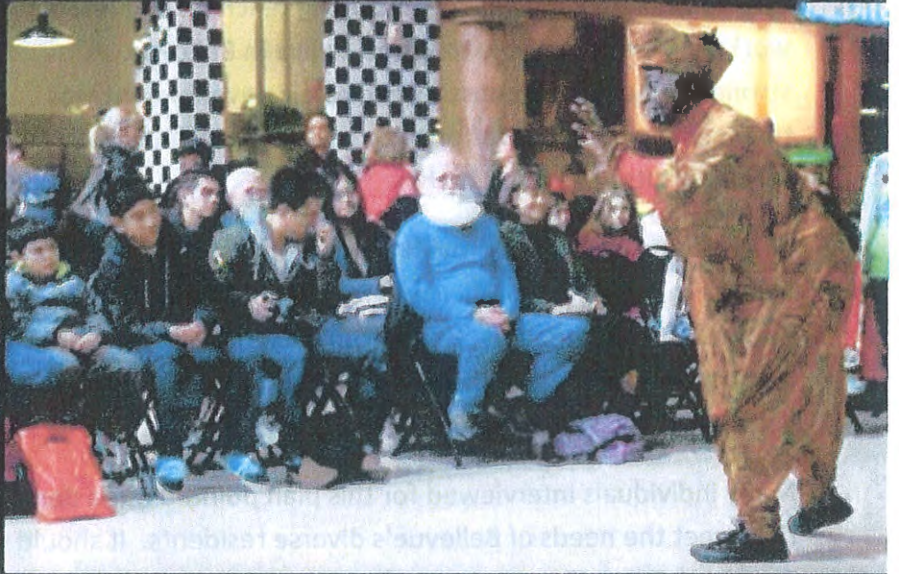
The Diversity Advantage plan should encompass all aspects of the initiative and not discriminate residents, businesses and social services from successfully building an integrated community. This is the intent of the Diversity Initiative, predicated as City Council and our communities envisioned.



Bellevue Diversity
Initiative

The Diversity Advantage

Putting the positive power of diversity to work in our community



What we heard: Economic Development

Residents understand the concept of economic development from the standpoint of livability. It includes the ability to get to work, find housing and shop locally. For Bellevue's diverse workforce, transit availability and connections are vital, including improved bus connections internally within Bellevue and between other commercial centers.

People who work in Bellevue, including teachers and retail workers, want to be able to afford to live in Bellevue. A strong theme when discussing economic development was the need for additional affordable housing within Bellevue to support its workforce.



There is also interest in providing additional support for new, small start-up businesses to emerge in Bellevue – particularly for diverse entrepreneurs. Small business owners need opportunities to network, learn from each other and create together, share best practices and mentor new business leaders. Additionally, many small business leaders need better ways to connect to investment capital.

Many individuals interviewed for this plan pointed out a demand for certain goods and services that meet the needs of Bellevue's diverse residents. It should not be necessary to travel to Seattle or South King County to find a certain product or service. Also, cultural competence skills must be evident in existing stores, restaurants and service outlets to prevent instances of discriminatory or inequitable treatment that occurs. Most respondents noted these areas as needing continual focus and improvement.

A vibrant economy benefits all residents through increased employment opportunities, expansion of business services, contributions to the local tax base and overall community enrichment. Economic growth comes from outside businesses that move to Bellevue and from local "home-grown" businesses that thrive in place and expand over time. In Bellevue, significant growth results from technological innovation and new entrepreneurs. It also comes from the global connectedness of its people, businesses and capital. Both types of economic development benefit from a culturally competent approach.

The best environment for cultivating economic development is one that has achieved stability in terms of public safety, human services and education. Corporations looking at communities in which to locate place a high priority on these quality of life measures in their decision

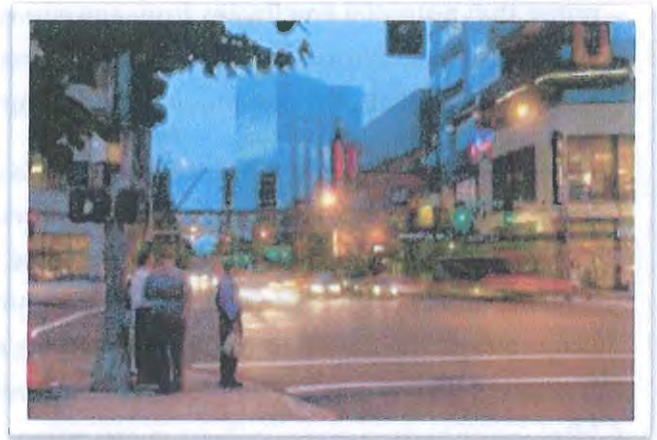


Economic Development

Bellevue's diversity is widely recognized as a tremendous asset for economic development. To keep growing as a culturally competent economy, the Bellevue community must:

- Attract a diverse workforce to live here and work in local businesses
- Empower entrepreneurs from diverse backgrounds to start and grow businesses
- Provide community services that facilitate and support small business growth
- Make available culturally-specific goods and services sought by diverse cultures

To leverage this advantage, our recommendations for economic development fall into two areas: 1) supporting small business creation and employment opportunity to all of Bellevue's diverse population; and 2) ensuring that Bellevue continues to be an attractive destination for the highly skilled global work force.



Recommended Actions

1. Provide opportunities for current and future Bellevue residents and workers by implementing regulatory and incentive tools to increase the supply of **affordable housing**.
2. Improve regional efforts to support **entrepreneur and small business creation**, including training, loan assistance, mentoring opportunities, gathering spaces and networking.
3. Embed cultural competence within City **organizational policy** such as the Comprehensive Plan and Economic Development Strategy.
4. Promote and support programs that offer community-based **employment opportunities** for individuals with barriers to employment, such as ability, age and language.
5. Convene **periodic gatherings** of Bellevue's public and private institutions and business leaders in efforts to collectively apply corporate citizenship resources to local diversity initiatives.
6. **Identify gaps** in goods and services provided on the Eastside for specialized markets.
7. Work with the Bellevue Chamber of Commerce to reinvigorate the **Bellevue Entrepreneur Center**.
8. Protect and **improve transit** services.



making. When interviewed for this plan, the General Manager for Global Diversity at Microsoft noted that potential employees from any country around the world will inquire about the livability of East King County before considering a job with Microsoft. For major employers to hire the best talent, the community must be open and attractive to a worldwide workforce.

For small businesses and entrepreneurs, a safe and welcoming community helps individuals to focus on business development and be comfortable taking the significant financial risks involved with starting a business. The Bellevue Chamber of Commerce has long identified diversity as a key driver of success for the community. It was among the first Chambers of Commerce in the nation to establish a working committee specifically tasked with tracking and promoting diversity in relation to business development and expansion.



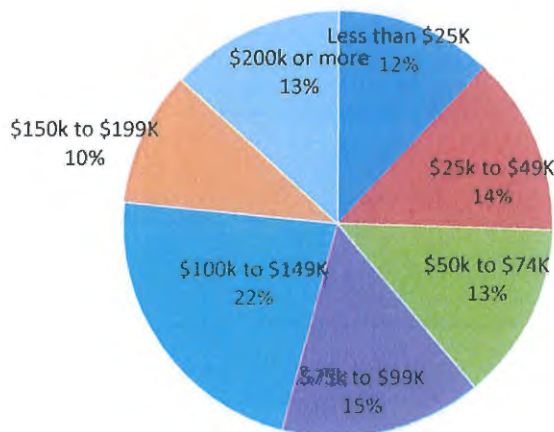
TOP TEN LANGUAGES SPOKEN AT HOME OTHER THAN ENGLISH IN BELLEVUE, 2008-2012

Language	Estimate	Percent of Pop 5 +
Chinese (all dialects)	10,572	9.1%
Spanish or Spanish Creole	6,198	5.3%
Other Asian languages	3,582	3.1%
Korean	3,406	2.9%
Russian	2,910	2.5%
Hindi	2,558	2.2%
Japanese	1,582	1.4%
Vietnamese	1,332	1.1%
Persian	1,307	1.1%
Other Indic languages	1,215	1.0%
French (incl. Patois, Cajun)	1,038	0.9%
German	972	0.8%

Source: City of Bellevue Department of Planning and Community Development based on estimates from the U.S. Census Bureau, 2008-2012 American Community Survey. Categories above include all dialects

Income

Despite having a relatively affluent population overall, economic diversity exists within Bellevue. In 2012, nearly 26 percent of Bellevue’s households had annual incomes below \$50,000; another 28 percent had incomes between \$50,000 and \$100,000; another 22 percent had incomes between \$100,000 and \$150,000, and the remaining 23 percent had household incomes at or above \$150,000.



HOUSEHOLD INCOME DISTRIBUTION IN BELLEVUE, 2012

Source: U.S. Census Bureau, 2012 American Community Survey



The Consolidated Plan is produced by Bellevue staff for presentation to the Human Services Commission. It is prepared every four years as both a planning document and application for Community Development and Block Grant funds for the U. S. Department of Housing and Urban Development (HUD). You can find the complete document at:

http://www.ci.bellevue.wa.us/pdf/Parks/hs_bellevue_FINAL_consolidated-plan_2015-2019.pdf

Selected excerpts supporting the Spring District as the best choice for the Low-Barrier Single-Men's Winter Emergency Shelter in Bellevue:

A. p.29

As Bellevue continues to grow through its plans for the development of the **Spring District**, it is important for housing and human services to be central considerations. Our community needs to have resources to establish and build skills so that a local, diverse workforce is employment-ready. Furthermore, affordable housing needs to be included so that a complete, proximate (with minimal commuting) workforce of varying income levels can be available for the economic development of the **Spring District**.

B. p.35

As mentioned, the development of light rail and, around it, Bellevue's mixed-use "**Spring District**" in north Bellevue will create significant opportunities for job and business growth and for affordable housing. **The Spring District**, through which light rail will proceed from Seattle to Redmond, is considered the last large development opportunity in Bellevue. It represents an opportunity for the City to take an active role in promoting and facilitating production of affordable housing in this high-density commercial and mixed-use district. The need for affordable housing has been identified by the Human Services Commission and has been consistently raised by Bellevue residents as the highest ranked community problem in the last eight surveys conducted for the biennial Needs Update.

C. p.37

As Bellevue continues to grow through its plans for the development of the **Spring District**, it is important for housing and human services to be central considerations. Our community needs to have resources to establish and build skills so that a local, diverse workforce is employment-ready. Furthermore, affordable housing needs to be included so that a complete, proximate (with minimal commuting) workforce of varying income levels can be available for the economic development of the **Spring District**.

D. p. 38-39

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The lowest median household income in Bellevue occurs in the Crossroads area in central/east Bellevue. Lower median household incomes, relative to the rest of the city, can be found throughout central Bellevue. The languages most spoken at home are Spanish, Chinese, and Russian.

What are the characteristics of the market in these areas/neighborhoods?

Home values throughout Bellevue are generally unreasonable and inaccessible for most low-and moderate income households. Homes are most "affordable" from north of I-90 through the geographic center of the city into the Crossroads area, but even these median home values ranged from the high \$200,000s to \$500,000.

Are there any community assets in these areas/neighborhoods?

The Crossroads area is home to many human services and public assets. These include:

Asian Counseling and Referral Service

AtWork (employment)

City of Bellevue –Crossroads Community Center

City of Bellevue -Crossroads Park

Eastside Legal Assistance Program

HERO House (clubhouse)

Hopelink (food bank, financial assistance, employment program, etc.)

Jewish Family Services –Refugee and Immigrant Service Center

Kindering Center (child care, special needs)

Renewal Food Bank

Salvation Army

State Department of Social and Health Services

Youth Eastside Services

Are there other strategic opportunities in any of these areas?

The Crossroads area is also home to several parcels of commercial and retail space, including Crossroads Shopping Center.

It is proximate to the location of the future **Spring District**, and will be linked via existing rapid ride bus service to light rail going through Spring.

E. p. 42

General Allocation Process

.....We believe need exists throughout the city, not just in one neighborhood. Moreover, if we were to focus just on one neighborhood and pour all of our resources into such a focus area, it may be that we would do

so to the exclusion of others in need who may not reside in that focus area. The City has chosen not to approach its priorities geographically.

F. p. 55

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness....

The community has strong homeless service providers, a strong affordable housing development component, and service providers committed to serving homeless people. However, the gap is often engaging chronically homeless people to access service providers in the first place.

Community Concerns

Overview Document: The ERC defined the attached Overview Summary as “The Document” and has not been publicly disclosed until this submission. It was obtained under the FOIA request and upon receipt, we inquired as to the origin of this document, who had viewed or been forwarded its content. Since there is no distinction to that effect on the Overview Document, the attached response from K Ebner identifies all parties including Neighborhood Outreach Manager, Mike McCormick Huentelman. The initials on the first page were not included as part of the identification, but are senior planner on the project, Toni Pratt. The document originated from the offices of ARCH. Please note there are two versions, one amended to suit the city’s objective by eliminating the decrease to property values which the Eastgate Community was very concerned and point blank questioned.

At the very on-set of the public announcement by City Council, August 2016, in that the shelter was to be sited in Eastgate, many individuals wrote in their concerns asking questions. Most directly, the negative impacts a Men’s Low-Barrier Shelter brings to a community. These questions took many forms and eventually compiled into one extensive document for the city staff and or affiliated agencies to answer.

The Low-Barrier was in part, new to the council, as Councilmember Wallace had no notion the low-Barrier change and was not discussed in previous council meetings (Exhibit B, pg.1).

The importance of this document is undeniable; it validates and substantiates every warranted concern the community has raised to council about siting a low-barrier shelter in any neighborhood under *Community Concerns*. There have been numerous public comment presenters requesting answers contained in “The Document,” yet the information forthcoming from the city is misleading if not outright diverting the truth, knowingly endangering a community. The agencies and council continually assert our concerns are unwarranted, fear driven and to be disregarded. Any attempt to get the truth has not been forthcoming, massaged in content when it does get addressed. However, this document provides the answers and refutes the city’s and agencies claim there will be no harm to the community or neighborhoods.

Linda Nohavec

From: KEbner@bellevuewa.gov
Sent: Friday, January 13, 2017 3:40 PM
To: Linda Nohavec
Cc: PublicRecords@bellevuewa.gov
Subject: 3rd Installment: City of Bellevue Public Records Request (2016-269-PRR) / Proposed Men's Shelter
Attachments: Shelter - lessons learned 7-15-15.docx; Shelter - lessons learned kn adds 7 10 15.docx; Internal_Memo_Shelter.pdf; Council materials formatted

Hi Linda,

An internal memo was 'flagged' by the other requestor. I wanted to pass along the information we responded with in case it helps in your endeavor.

"The Document" is the record named "Internal_Memo_Mens_Shelter" which is attached.

Below please find answers to the questions you asked regarding "the Document".

I worked with staff in Development Services, Planning and Community Development and ARCH to confirm this information. Please understand that most of the questions have answers but may not have "records" to prove or identify such information.

Please let me know if you have additional questions regarding "the Document".

Thank you,
Kathy

1. Any documents that record or help to explain when the City of Bellevue created or received The Document; There are no "records" or "documents" that explain when the document was created, however, a document of lessons learned that served as a starting point was dated 7/10/15. The email attached shows the document was disbursed via email on 4/20/2016.
 2. Any documents that explain or otherwise shed light on why the document was created, including but not limited to any documents referencing or relating to the handwritten notes on The Document and/or indicating the context in which those notes were made;
- There are no "records" or "documents" to explain the handwritten notes. The notes were added by Liz Stead and Trish Byers (Development Services Dept) as they reviewed the document; notes are related to a land use code amendment and how a proposed shelter fits into the amended code (and Transit Oriented Development)

The lesson learned documents were essentially forms of a working paper to start capturing lessons learned from other operating shelters (we did interviews with shelter operators and reviewed publically available information (mostly from the internet) from other regions. They also capture points raised in staff discussions, and with Congregations, our intuitions and thoughts based on our experiences over the years with housing and homeless projects. Essentially these were intended to serve as a roadmap to having the project be successful. The document you circulated seems to do the same and appears to have been ultimately intended as council briefing material, but would first be shared with the leadership team. The lessons learned documents were shared amongst the working group.

3. Any documents that are related to and/or accompany the document, including but not limited to any emails, memoranda, correspondence and/or notes referencing The Document;

The attached email accompanies the document; there is also an email from Carl Kleinknecht with his input (will be provided).

4. Any documents that identify the individual and/or organization that created the typewritten portion of The Document;

The email attached identifies Klass Nijhuis as the individual who first sent this document to staff. The document was a compilation of work by ARCH, the Neighborhood Outreach Team and others from Planning and Community Development Department.

5. Any documents that identify the individual(s) whose handwriting appears on The Document;

The handwriting is: Liz Stead and Trish Byers from Development Services. There are no "records" or "documents" to identify them.

6. Any other documents relating to the topic of an Eastside Men's Shelter that were created by or sent to the individuals whose handwriting appears on The Document, including but not limited to emails, memoranda, correspondence, handwritten notes and/or typewritten notes;

Any "records" or "documents" created by or sent to Liz Stead and/or Trish Byers related to Eastside Men's Shelter will be produced in response to the initial request (2016-269-PRR) and are currently being identified/reviewed/processed.

7. Any other documents relating to the topic of an Eastside Men's Shelter that were created by or sent to the same individual and/or organization that created the typewritten portion of The Document;

Any "records" or "documents" created by or sent to ARCH and the Planning and Community Development Department staff related to Eastside Men's Shelter will be produced in response to the initial request (2016-269-PRR) and are currently being identified/reviewed/processed.

8. Any documents that record or identify which employees and/or elected officials at the City of Bellevue have had possession of or have seen The Document;

The email was sent from Klaas Nijhuis to Terry Cullen, Amanda Jensen, Carl Kleinknecht, Emily Leslie, Janet Lewine, Mike McCormick-Huntelmaier, Toni Pratt, Terry Smith, Dan Stroh and Arthur Sullivan

9. Any documents that record or identify which departments within the City of Bellevue have had possession of and/or have seen The Document;

The email attached shows this document being sent to staff in the following departments: Police, Parks, Planning and Community Development and Development Services.

10. Any documents that record or identify which individuals, agencies, companies, and/or organizations external to the City of Bellevue have had possession of or have seen The Document;
There were no emails, "documents" or "records" located that identify this document was sent nor seen by anyone outside of the City of Bellevue. It is likely that folks from the Congregations For the Homeless were given a copy.

Katherine A. Ebner
Public Records Officer
City of Bellevue
450 110th Ave NE
Bellevue, WA 98004
(425)452-4283

From: KNijhuis@bellevuewa.gov

Subject: Council materials formatted

Date: April 20, 2016 at 9:14 AM

To: TCullen@bellevuewa.gov, AJensen@bellevuewa.gov, CKleinknecht@bellevuewa.gov, ELeslie@bellevuewa.gov, JLewine@bellevuewa.gov, MMHuent@bellevuewa.gov, KNijhuis@bellevuewa.gov, TPratt@bellevuewa.gov, TSmith@bellevuewa.gov, DStroh@bellevuewa.gov, ASullivan@bellevuewa.gov

EWS Core Team,

Attached is the draft summary document for council briefing, somewhat expanded from the version Arthur referenced in the meeting yesterday – for your review and input. I believe Dan indicated he needed this for his Thu meeting with Leadership.

Klaas



Council materials
formatted.docx

PERMANENT EASTSIDE EMERGENCY SHELTER FOR MEN

OVERVIEW

Objectives

Prevent death or injury related to exposure

Provide safe place to be day and night

Build on Joint Mayors' meeting, Council priorities, awareness created through December 2015 *It's Our City* article, and capital funding commitments by ARCH-member cities

Need

Latest Numbers: One night Count in January of 2016 found 254 persons sleeping outside in East King County. 627 individuals were served in the Emergency Shelter for men in the winter of 2015/2016 with average nightly census of 70 - 80 persons, with a peak of over 100

Trends: increasing numbers and homeless coming from out of the area. During winter of 2014/2015, 387 individuals were served in the Emergency Shelter for men, with an average nightly census of 61

Characteristics of Population: The number of severe mental health and addiction issues have increased due to the increased number of individuals seen on the East side

Desired Outcomes

Permanent location will stop efforts to find suitable site each year

Safe co-located Shelter and Day Center that provide basic services to increase safety and help people survive

Low barrier community resource with minimal requirements for entry

Enhance and increase emergency/low barrier shelter program

Place for engagement and access to needed social services

More service elements for shelter clients

Help individuals move toward a pathway to independence and stable housing

Strong, sustainable program management

Facility and Operations are good neighbor to immediate neighborhood and broader community

Minimize impact on nearby businesses and residences

Potential to grow program to be year round based on level of community support

Potential to co-locate with permanent housing for shelter graduates to move into (both congregate living and individual studio apartments)

COMMUNITY CONCERNS

Perceptions about characteristics and behaviors of shelter guests

Mental health issues

Substance abuse (Meth, Heroin, Alcohol), especially in public spaces

Criminal Activity

Warrants

Theft

Assaults

Public urination

Panhandling

Public Harassment

Loitering, especially in public spaces (e.g. parks, commercial areas)

Public Disturbances

Impacts

Trash (alcohol containers, syringes, wrappers, etc.)

Safety concerns

Lack of transparency or public awareness of activities with shelter

Hangers-on and barred for cause (unsheltered setting up encampments nearby)

Other Challenges

Community opposition to siting of permanent shelter

Potential Litigation and appeal process around siting of permanent shelter

City zoning regulations

Building trust and transparency of process

Clear expectations of possible mitigation - what can be done and what can't be done

PAST AND CURRENT RESPONSE

Emergency Winter Shelter

Past

In the first three years, shelter was located in community centers, and operated as severe weather shelter only. The next two years the shelter was sited in a church in single family neighborhood, open daily through the winter months, but nights only. Clients would disperse during the day and return at night

Current

Through its eighth year, located in leased industrial space in Bel Red corridor, 6 months operation, nights only. Located remote from day center

Day Center

Past

Operated for three years in downtown church location, 5 days a week, daytime only

Was located near transit center and in active area which have both contributed to no community complaints over three years

Current

Closed operation in April 2016 due to redevelopment of site, but planned to reopen as a new temporary location is identified

LESSONS LEARNED FROM LOCAL EXPERIENCES

Siting

Shelter is not appropriate in residential neighborhoods. When at St. Peter's church there were some house break ins, bus stop concerns, and noise concerns. CFH was able to mitigate with bus stop monitors, earlier curfews, and smoking attendants. The neighborhood still did not want CFH to return in the future

Churches not appropriate for low barrier population. CFH has not been able to find any congregations that are able or willing to site the low barrier shelter.

The shelter is best by a major bus stop. Clients walking near businesses to access the bus causes issues with the business. Clients rummage, use restrooms, theft, loitering, and left needles in the parking lot. CFH has been able to mitigate by having a security person around the businesses, but difficult to staff and not cost effective. Bus tickets are crucial so clients can exit and then re-enter the community daily.

Client Engagement

A model where the men are encouraged and asked to take responsibility for the shelter space and the wider community is crucial in operating a safe, empowering, respectful place for everyone impacted. Having the men do chores has been effective in helping them take responsibility for the space. CFH is creating client advisory groups to give the clients more input and responsibility. Case management on-site is crucial for connecting to services. Outreach advocate on the streets is helpful in connecting clients with winter shelter.

Drug and alcohol support is crucial in moving clients towards stability and helps address community concerns.

Employment opportunities and job readiness training can give men hope and direction in navigating out of a homeless life style.

Community Engagement

Conducting public meetings before opening the shelter, and getting the communities' interests and concerns is an important step. It is also important to use the forum to educate the wider community about homelessness.

It is important to have monthly meetings while the shelter is in operation to check in with the neighborhood. Or CFH needs to check in with the surrounding businesses face to face once a month.

It is crucial to respond to any complaints brought by the community immediately and respectfully.

It can be useful, in certain communities, to create a community advisory group, who can bring community concerns to the shelter and also will share information with the wider community. In addition, the group can provide input on how to provide services that best address the needs and concerns of the neighborhood.

Building a partnership with the police and fire and safety is crucial in providing the best services to the men and also the best programming for the wider community.

Year Round

A year round shelter would enable CFH to provide a significantly higher level of service to clients and improve program efficacy in community. Having year round shelter would enable CFH to hire and retain competent and well-trained staff. This would enable CFH to build on-going, healthy relationships with the men. Having a professional case manager year round would also enable CFH to build a trusting relationship, connect men to needed resources, and empower more men to achieve goals that lead them towards self-sufficiency and housing stability. Having a year round shelter would also allow CFH to build stronger relationship with the neighbors and also instill more deeply the need to respect the neighborhood to the men being served at the winter shelter.

Positive Impact

Having Emergency Shelter led to important conversations in the community

Developed relationships and improved communications with City departments (e.g. Parks, Police)

They have been able to screen homeless and assess eligibility for program and access shelter.

Grateful to have a place to bring the homeless that are wandering the streets while weather may be significant risk to life safety.

Some of the issues such as loitering at the bus stops have gone away

Addresses calls from community centers, libraries, churches, social services agencies, mini-city hall, and individual community members who have encountered the homeless and want to help them find shelter. Secondary impact of awareness of the benefits of shelter and day center

Sponsored clean up days with clients serving

Around 60 men over the last 2 years have transitioned from the Emergency Shelter to the Year Round, fully supported shelter. Of the 40 plus men who have completed year round shelter program three quarters have moved into stable, on-going housing.

Day center operations have given clients a place to go during the day where they can access important hygiene services. Day center is available to all men whether or not they are shelter clients. Day center serves as the place to go seek employment and housing

LESSONS FROM OTHER COMMUNITIES

(What was heard in interviews conducted by ARCH staff of other programs; tying back to recommendations for Eastside Emergency Shelter)

Desired Outcomes

Safe Shelter that provide basic services to increase safety and help people survive - the main point - so no one dies from exposure (Traverse City)

Place for engagement and access to needed social services - place for the homeless to safely congregate on own turf (Traverse City, Riverside-Elkon, MD)

Reduce loitering/foot traffic past businesses and residences (Traverse City, Allentown)

Co-located day center and shelter is good solution (Tacoma, Portland)

Challenges

Community opposition to siting of permanent shelter

Might bargain for trial period with chance to revisit but note that shelter has been operating in community, problems addressed when they happened and have gone away (Traverse City)

Community Concerns (Confirmed in interviews with Allentown, Riverside-Elkon)

Knowing how large - limit to 50-90 persons (Traverse City, Burlington)

Outreach

Needs to be supported by Council, County Legislature (Riverside-Elkon, Burlington, Allentown)

Site Considerations

Shelter should be in a dedicated space, rather than in a shared space with other uses. (Allentown, Springfield)

Could co-locate with non-simultaneous uses such as library storage (Riverside-Elkon)

Facility Considerations

Place to congregate out of public row prior to shelter opening (Traverse City, Allentown)

Don't overload a neighborhood with similar facilities. No closer than 1,500 feet from similar use (Traverse City)

Don't locate in a fragile, transitioning neighborhood (at risk of business flight) (Traverse City)

Surrounding Vicinity

Locate shelter near transit center or accessible bus lines. (Traverse City)

Locate shelter in proximity to human services. Easy to reach by foot or public transportation. (Traverse City)

Understand potential impacts to surrounding facilities

Locate in business park setting - non-simultaneous use - Albuquerque, Riverside-Elkon)

Note that success in reducing homeless activities such as loitering, pan handling breeds support in community (Traverse City, Burlington)

Shelter Operation Best Practices

Have a formal neighborhood safety plan in place (Traverse City)

Have Memorandum of Understanding in place with municipality about expectations on both parts (Allentown)

Close coordination with services frequently traveled to such as AA meetings (Riverside-Elkon)

Security Patrol - increased police presence and/or private security. Important (Allentown)

Train staff on procedures to de-escalate bad behavior (Traverse City)

Must have a posted code of conduct and rules. Expectations and consequences must be clear. Violations are cause to be prohibited from staying at shelter. (Riverside-Elkon, Burlington)

PROPOSED RESPONSE

General Design Features

Siting

Avoid residential (especially single family) area

Locate shelter near transit center or accessible bus lines

Seven day service, and note hours of service and frequency of stops

Served by a snow bus route

If proximity to school bus pick-up stops for elementary kids, high school Metro stops, mitigate presence of homeless during time around pick up/drop off

Locate shelter in proximity to human and medical services. Easy to reach by foot or public transportation

Understand potential impacts to surrounding areas

Magnets such as shopping centers, colleges, libraries

Neighborhood Parks / open space / vacant areas with uncleared vegetation

Areas potentially profitable for panhandling

Nearby places that sell liquor

Adequate Street lighting

Sidewalks

Men's and women's shelter/day center should be separated not only physically, but also geographically

Site

Adequate space to develop shelter/day center and also, if practical, operations offices, service provider space, and permanent housing options for clients to graduate into

Adequate parking (staff and guests)

Plan is for 15 spaces for shelter/day center

Additional parking requirements for other uses

Designated outside smoking area and place to congregate that is screened from neighboring use

If collocated with housing or other use, provide separate entrance/orientation

Facility

Explicit limit on capacity

Shelter and Day Center should be in a dedicated space, rather than in a shared space with other uses

Potential benefit of being in a dedicated space is can incorporate features that benefit guests and (secondarily) broader community which is harder to do in short term borrowed spaces. Examples include: good fire and life safety building features: daytime storage space for guests; hygiene facilities

Storage for guest belongings

Kitchen

Hygiene Facility: Restrooms, Shower Facilities, User Laundry

Space for meetings (counseling, medical/dental appointments, job search assistance, etc.)

Commercial laundry facilities for operations (bedding)

Separate area for drug/alcohol abusers and other behaviors (snoring)

Meet regulatory requirements. Fire, life safety, code, zoning, appropriate exits, illuminated signage at exits, emergency lighting, smoke detectors, and evacuation plan.

Attractive appearance

Specific Design Features for Preferred Site

Siting

Can be constructed under current zoning

Compatible with future TOD vision, integrate to be part of new center

Co-locate all functions: shelter, day center (including hygiene functions), operations offices, service provision offices, job training, and housing. Provide some of the 800 units of housing envisioned for the area. Note that Bellevue College will also be increasing housing on campus

Give consideration to proposed internal pedestrian/vehicle route, hill climb and areas designed for outdoor congregating

Build on potential synergies with Bellevue College, Humane Society, Public Health, St. Andrew's Church

Benefit of the nearby high frequency transit center, fire station, clinical functions of Public Health

Publicly-owned land with patient owner allows necessary time for due diligence, thoughtful integration and design

Be mindful of service resistant persons, hangers-on or homeless denied stay who might consider car camping in Metro Garage, tents in green belt, etc.

Site

Orient shelter function entrance away from internal pedestrian/vehicle route. Orient residential entrances to that route

Orient operations so that client use of public outdoor spaces can be monitored

Replace lost parking and add parking for additional uses

Number of parking spaces might be reduced through allowing parking study, reduced parking requirements for TOD

Facility

Opportunity to co-locate complementary uses with shelter/day center

Design Features for Further Consideration Based on Final Siting

Fenced perimeter and/or on site security cameras for easier monitoring. Site lighting. CPTED (Crime Preventions Through Environmental Design) e.g. landscaping design

Provide some opportunity for privacy at shelter, potentially linked to behavior

Potential for complementary uses (Operations offices, other housing (congregate living and studios), other services (e.g. employment, mental health))

General Operational Features

Screening of guests

Minimize screening criteria:

Complete intake form for each person and enter in shelter database

Persons must continue to abide by the code of conduct to maintain use of the shelter.

Inquire about eastside connections (e.g. currently or formally housed, currently employed, family/support system, receiving on-going services, attending school.)

Policies to address unwanted person refusing to leave, outstanding warrants, a subject present who is required to register as a sex offender, subject who is a respondent to an Order of Protection, Anti-Harassment Order or No-Contact Order

Code of conduct and rules are posted and reviewed by all residents.

Violations are cause to be prohibited from staying at shelter.

Maintain a Shelter incident log

Security (safety and fire) walk every 30 minutes around property

Maintain a Fire Safety Log, which is to be filed with the Fire Marshal (Note: a permanent facility with life safety features (e.g. sprinklers), could offset the need for a fire safety log).

Communications

Foster communication with neighboring community (tailored to neighborhood and adjusted over time).

Maintain regular contact with Bellevue Police, Fire and Parks department

Training procedures and shelter manual address variety of issues including:

Inviting the guests to take responsibility for the cleanliness, safety and atmosphere of the shelter.

E.g. those who assist around the shelter get priority for limited items (e.g. bus tickets).

Staff review incident log report at the beginning of each shift.

Consistent in implementing policies and procedures with guests.

How to address situation if person is under 18.

Maintain a staffing rotation that ensures EWS clients will remain in designated areas and provides adequate monitoring coverage for the entrance and sleeping areas.

Deescalating situations.

Cooperate fully with police Document all interactions with the authorities and other stakeholders: Police/Fire, Neighbors, Metro

Service Animals and Other Pets

Identify point of contact with shelter (24 hour hotline)

Notice of bed availability

Procedures so anyone will know prior to coming to shelter that there is a bed, and therefore not turned away with nowhere to go

Monitor operations and adjust over time including policies, capacity, and outreach

Utilize Client Satisfaction Survey

Specific Operational Features

Regularly monitor green belt and parking garage for undesired activity, formal outreach to service-resistant and hangers-on to bring them into shelter system

Engage Bellevue College in programs which benefit the homeless

Operational Features for Further Consideration or Refinement

Document procedures for interaction with key stakeholders: Neighbors, Police, Fire, Metro

Document existing practices and supplemental procedures into shelter operation security plan

Site/neighborhood monitoring/security plan tailored to specific site and continue to monitor effectiveness over time and adapt as needed. Address staff patrol of site and vicinity. Provide contact info

Daytime services such as mental health social worker to work with clients; expand services using community-based resources to assist in day-to-day operations (e.g. health care providers, clothing exchange)

Further refine screening procedures with input from appropriate city stakeholders regarding such issues as warrants, sex offenders. Use Bellevue Police Department and NORDCOM notification process for verifying and immediate dispatch

Shelter capacity limits based on performance monitoring

Consider use of advisory group for program design and ongoing communication

Outreach

Conducting general and site specific outreach and engaging community stakeholders in planning the solution prior to committing to specific site

Establish clear and transparent communication to listen to and respond to stakeholder concerns

Conducting public meetings before opening the shelter, and getting the communities' interests and concerns is an important step. It is also important to use the forum to educate the wider community about homelessness.

Important to have monthly meetings while the shelter is in operation to check in with the neighborhood. Or CFH needs to check in with the surrounding businesses face to face once a month.

Crucial to respond to any complaints brought by the community immediately and respectfully.

Useful, in certain communities, to create a community advisory group, who can bring community concerns to the shelter and also will share information with the wider community. In addition, the group can provide input on how to provide services that best address the needs and concerns of the neighborhood.

Building a partnership with the police and fire and safety is crucial in providing the best services to the men and also the best programming for the wider community.

Ex
See Comments
herein
T.P.

PERMANENT EASTSIDE EMERGENCY SHELTER FOR MEN

OVERVIEW

Objectives

Prevent death or injury related to exposure

Provide safe place to be day and night

Build on Joint Mayors' meeting, Council priorities, awareness created through December 2015 *It's Our City* article, and capital funding commitments by ARCH-member cities

Need

Latest Numbers: One night Count in January of 2016 found 254 persons sleeping outside in East King County. 627 individuals were served in the Emergency Shelter for men in the winter of 2015/2016 with average nightly census of 70 – 80 persons, with a peak of over 100

Trends: increasing numbers and homeless coming from out of the area. During winter of 2014/2015, 387 individuals were served in the Emergency Shelter for men, with an average nightly census of 61

Characteristics of Population: The number of severe mental health and addiction issues have increased due to the increased number of individuals seen on the East side

Desired Outcomes

Permanent location will stop efforts to find suitable site each year

Safe co-located Shelter and Day Center that provide basic services to increase safety and help people survive

Low barrier community resource with minimal requirements for entry

Enhance and increase emergency/low barrier shelter program

Place for engagement and access to needed social services

More service elements for shelter clients

Help individuals move toward a pathway to independence and stable housing

Strong, sustainable program management

Facility and Operations are good neighbor to immediate neighborhood and broader community

Minimize impact on nearby businesses and residences

Potential to grow program to be year round based on level of community support

Potential to co-locate with permanent housing for shelter graduates to move into (both congregate living and individual studio apartments)

Agreed - many of these are concrete + need to be addressed

Did these occur at temporary site?

COMMUNITY CONCERNS

Perceptions about characteristics and behaviors of shelter guests

- Mental health issues
- Substance abuse (Meth, Heroin, Alcohol), especially in public spaces
- Criminal Activity
 - Warrants
 - Theft
 - Assaults
- Public urination
- Panhandling
- Public Harassment
- Loitering, especially in public spaces (e.g. parks, commercial areas)
- Public Disturbances

I think it's better to acknowledge that there will be secondary effects and talk about measures to address them

Are these perceptions? or do they happen - or is it a matter of these are impacts

Impacts

- Trash (alcohol containers, syringes, wrappers, etc.)
- Safety concerns
- Lack of transparency or public awareness of activities with shelter
- Hangers-on and barred for cause (unsheltered setting up encampments nearby)

This is more than trash

It requires people w/ blood borne pathogen training to clean up

Other Challenges

- Community opposition to siting of permanent shelter
- Potential Litigation and appeal process around siting of permanent shelter
- City zoning regulations
- Building trust and transparency of process
- Clear expectations of possible mitigation - what can be done and what can't be done

I can't show this one.

With whom?

PAST AND CURRENT RESPONSE

Emergency Winter Shelter

Past

In the first three years, shelter was located in community centers, and operated as severe weather shelter only. The next two years the shelter was sited in a church in single family neighborhood, open daily through the winter months, but nights only. Clients would disperse during the day and return at night

So what is the planned response to these secondary effects?

Current

Through its eighth year, located in leased industrial space in Bel Red corridor, 6 months operation, nights only. Located remote from day center

Day Center

Past

Operated for three years in downtown church location, 5 days a week, daytime only

Was located near transit center and in active area which have both contributed to no community complaints over three years

Current

Closed operation in April 2016 due to redevelopment of site, but planned to reopen as a new temporary location is identified

LESSONS LEARNED FROM LOCAL EXPERIENCES

Siting

Shelter is not appropriate in residential neighborhoods. When at St. Peter's church there were some house break ins, bus stop concerns, and noise concerns. CFH was able to mitigate with bus stop monitors, earlier curfews, and smoking attendants. The neighborhood still did not want CFH to return in the future

Churches not appropriate for low barrier population. CFH has not been able to find any congregations that are able or willing to site the low barrier shelter.

The shelter is best by a major bus stop. Clients walking near businesses to access the bus causes issues with the business. Clients rummage, use restrooms, theft, loitering, and left needles in the parking lot. CFH has been able to mitigate by having a security person around the businesses, but difficult to staff and not cost effective. Bus tickets are crucial so clients can exit and then re-enter the community daily.

What about Proximity to services - collaboration?

Client Engagement

A model where the men are encouraged and asked to take responsibility for the shelter space and the wider community is crucial in operating a safe, empowering, respectful place for everyone impacted. Having the men do chores has been effective in helping them take responsibility for the space. CFH is creating client advisory groups to give the clients more input and responsibility. Case management on-site is crucial for connecting to services. Outreach advocate on the streets is helpful in connecting clients with winter shelter.

~~X~~ Drug and alcohol support is crucial in moving clients towards stability and helps address community concerns.

Employment opportunities and job readiness training can give men hope and direction in navigating out of a homeless life style.

Community Engagement

Conducting public meetings before opening the shelter, and getting the communities' interests and concerns is an important step. It is also important to use the forum to educate the wider community about homelessness.

Staffing Models - Safety in existing shelter has been of concern - both for residents + FD responders - have we learned anything about how we staff?

It is important to have monthly meetings while the shelter is in operation to check in with the neighborhood. Or CFH needs to check in with the surrounding businesses face to face once a month.

It is crucial to respond to any complaints brought by the community immediately and respectfully.

*Like
this.*

It can be useful, in certain communities, to create a community advisory group, who can bring community concerns to the shelter and also will share information with the wider community. In addition, the group can provide input on how to provide services that best address the needs and concerns of the neighborhood.

Building a partnership with the police and fire and safety is crucial in providing the best services to the men and also the best programming for the wider community.

Year Round

A year round shelter would enable CFH to provide a significantly higher level of service to clients and improve program efficacy in community. Having year round shelter would enable CFH to hire and retain competent and well-trained staff. This would enable CFH to build on-going, healthy relationships with the men. Having a professional case manager year round would also enable CFH to build a trusting relationship, connect men to needed resources, and empower more men to achieve goals that lead them towards self-sufficiency and housing stability. Having a year round shelter would also allow CFH to build stronger relationship with the neighbors and also instill more deeply the need to respect the neighborhood to the men being served at the winter shelter.

Positive Impact

Having Emergency Shelter led to important conversations in the community

Developed relationships and improved communications with City departments (e.g. Parks, Police)

They have been able to screen homeless and assess eligibility for program and access shelter.

Grateful to have a place to bring the homeless that are wandering the streets while weather may be significant risk to life safety.

Some of the issues such as loitering at the bus stops have gone away.

? I dont understand this. Did

Addresses calls from community centers, libraries, churches, social services agencies, mini-city hall, and individual community members who have encountered the homeless and want to help them find shelter.

Secondary impact of awareness of the benefits of shelter and day center

*police
tell
them to
move?*

Sponsored clean up days with clients serving

Around 60 men over the last 2 years have transitioned from the Emergency Shelter to the Year Round, fully supported shelter. Of the 40 plus men who have completed year round shelter program three quarters have moved into stable, on-going housing.

Day center operations have given clients a place to go during the day where they can access important hygiene services. Day center is available to all men whether or not they are shelter clients. Day center serves as the place to go seek employment and housing

*Still
loitering
at
transit
center*

LESSONS FROM OTHER COMMUNITIES

(What was heard in interviews conducted by ARCH staff of other programs; tying back to recommendations for Eastside Emergency Shelter)

Desired Outcomes

Safe Shelter that provide basic services to increase safety and help people survive – the main point – so no one dies from exposure (Traverse City)

Place for engagement and access to needed social services – place for the homeless to safely congregate on own turf (Traverse City, Riverside-Elkon, MD)

Reduce loitering/foot traffic past businesses and residences (Traverse City, Allentown)

Co-located day center and shelter is good solution (Tacoma, Portland)

Challenges

Community opposition to siting of permanent shelter

Might bargain for trial period with chance to revisit but note that shelter has been operating in community, problems addressed when they happened and have gone away (Traverse City)

? Community Concerns (Confirmed in interviews with Allentown, Riverside-Elkon)

Knowing how large – limit to 50-90 persons (Traverse City, Burlington)

This seems really vague. What were the problems and how were they solved?

Outreach

Needs to be supported by Council, County Legislature (Riverside-Elkon, Burlington, Allentown)

Site Considerations

Shelter should be in a dedicated space, rather than in a shared space with other uses. (Allentown, Springfield)

Could co-locate with non-simultaneous uses such as library storage (Riverside-Elkon)

Facility Considerations

Place to congregate out of public row prior to shelter opening (Traverse City, Allentown)

Don't overload a neighborhood with similar facilities. No closer than 1,500 feet from similar use (Traverse City)

Don't locate in a fragile, transitioning neighborhood (at risk of business flight) (Traverse City)

When does this happen in TOD?

eastgate TOD

Surrounding Vicinity

Locate shelter near transit center or accessible bus lines. (Traverse City)

Locate shelter in proximity to human services. Easy to reach by foot or public transportation. (Traverse City)

Understand potential impacts to surrounding facilities

and have a plan to address

Locate in business park setting – non-simultaneous use – Albuquerque, Riverside-Elkon) **TOD**

Note that success in reducing homeless activities such as loitering, pan handling breeds support in community (Traverse City, Burlington)

Shelter Operation Best Practices

Have a formal neighborhood safety plan in place (Traverse City)

Have Memorandum of Understanding in place with municipality about expectations on both parts (Allentown)

Close coordination with services frequently traveled to such as AA meetings (Riverside-Elkon)

Security Patrol – increased police presence and/or private security. Important (Allentown)

Train staff on procedures to de-escalate bad behavior (Traverse City)

Must have a posted code of conduct and rules. Expectations and consequences must be clear. Violations are cause to be prohibited from staying at shelter. (Riverside-Elkon, Burlington)

PROPOSED RESPONSE

General Design Features

Siting

Avoid residential (especially single family) area **TOD**

Locate shelter near transit center or accessible bus lines

Seven day service, and note hours of service and frequency of stops

Served by a snow bus route

If proximity to school bus pick-up stops for elementary kids, high school Metro stops, mitigate presence of homeless during time around pick up/drop off

Locate shelter in proximity to human and medical services. Easy to reach by foot or public transportation **They have vans too.**

How well this can be mitigated

Understand potential impacts to surrounding areas

Magnets such as shopping centers, colleges, libraries

Neighborhood Parks / open space / vacant areas with uncleared vegetation

Areas potentially profitable for panhandling

Nearby places that sell liquor

Adequate Street lighting

Sidewalks

Men's and women's shelter/day center should be separated not only physically, but also geographically

Site

Adequate space to develop shelter/day center and also, if practical, operations offices, service provider space, and permanent housing options for clients to graduate into

Adequate parking (staff and guests)

Plan is for 15 spaces for shelter/day center

Additional parking requirements for other uses

Designated outside smoking area and place to congregate that is screened from neighboring use

If collocated with housing or other use, provide separate entrance/orientation

Facility

Explicit limit on capacity

Shelter and Day Center should be in a dedicated space, rather than in a shared space with other uses

Potential benefit of being in a dedicated space is can incorporate features that benefit guests and (secondarily) broader community which is harder to do in short term borrowed spaces. Examples include: good fire and life safety building features: daytime storage space for guests; hygiene facilities

Storage for guest belongings

Kitchen

Hygiene Facility: Restrooms, Shower Facilities, User Laundry

Space for meetings (counseling, medical/dental appointments, job search assistance, etc.)

Commercial laundry facilities for operations (bedding)

Separate area for drug/alcohol abusers and other behaviors (snoring)

Meet regulatory requirements. Fire, life safety, code, zoning, appropriate exits, illuminated signage at exits, emergency lighting, smoke detectors, and evacuation plan.

Attractive appearance

Specific Design Features for Preferred Site

Siting

Can be constructed under current zoning

No! Would require code amendments to meet K.C. needs. Could say use is allowed under current zoning.

? Compatible with future TOD vision, integrate to be part of new center

Co-locate all functions: shelter, day center (including hygiene functions), operations offices, service provision offices, job training, and housing. Provide some of the 800 units of housing envisioned for the area. Note that Bellevue College will also be increasing housing on campus

↳ so the students are going to stay at the shelter?

Give consideration to proposed internal pedestrian/vehicle route, hill climb and areas designed for outdoor congregating *and have a plan for addressing secondary impacts.*

Build on potential synergies with Bellevue College, Humane Society, Public Health, St. Andrew's Church

Benefit of the nearby high frequency transit center, fire station, clinical functions of Public Health

Publicly-owned land with patient owner allows necessary time for due diligence, thoughtful integration and design

Be *mindful* of service resistant persons, hangers-on or homeless denied stay who might consider car camping in Metro Garage, tents in green belt, etc. - *safety concerns for students on hill climb.*

Site

Orient shelter function entrance away from internal pedestrian/vehicle route. Orient residential entrances to that route

Orient operations so that client use of public outdoor spaces can be monitored

Replace lost parking and add parking for additional uses

Number of parking spaces might be reduced through allowing parking study, reduced parking requirements for TOD

Facility

Opportunity to co-locate complementary uses with shelter/day center

Design Features for Further Consideration Based on Final Siting

Fenced perimeter and/or on site security cameras for easier monitoring. Site lighting. CPTED (Crime Preventions Through Environmental Design) e.g. landscaping design

Provide some opportunity for privacy at shelter, potentially linked to behavior

Potential for complementary uses (Operations offices, other housing (congregate living and studios), other services (e.g. employment, mental health))

General Operational Features

Screening of guests

Minimize screening criteria:

Complete intake form for each person and enter in shelter database

Persons must continue to abide by the code of conduct to maintain use of the shelter.

Inquire about eastside connections (e.g. currently or formally housed, currently employed, family/support system, receiving on-going services, attending school.)

Policies to address unwanted person refusing to leave, outstanding warrants, a subject present who is required to register as a sex offender, subject who is a respondent to an Order of Protection, Anti-Harassment Order or No-Contact Order

Code of conduct and rules are posted and reviewed by all residents.

Violations are cause to be prohibited from staying at shelter.

Maintain a Shelter incident log

Security (safety and fire) walk every 30 minutes around property

Maintain a Fire Safety Log, which is to be filed with the Fire Marshal (Note: a permanent facility with life safety features (e.g. sprinklers), could offset the need for a fire safety log).

Communications

Foster communication with neighboring community (tailored to neighborhood and adjusted over time).

Maintain regular contact with Bellevue Police, Fire and Parks department

Training procedures and shelter manual address variety of issues including:

Inviting the guests to take responsibility for the cleanliness, safety and atmosphere of the shelter.

E.g. those who assist around the shelter get priority for limited items (e.g. bus tickets).

Staff review incident log report at the beginning of each shift.

Consistent in implementing policies and procedures with guests.

How to address situation if person is under 18.

Maintain a staffing rotation that ensures EWS clients will remain in designated areas and provides adequate monitoring coverage for the entrance and sleeping areas.

Deescalating situations.

Cooperate fully with police Document all interactions with the authorities and other stakeholders: Police/Fire, Neighbors, Metro

Service Animals and Other Pets

Identify point of contact with shelter (24 hour hotline)

Notice of bed availability

Procedures so anyone will know prior to coming to shelter that there is a bed, and therefore not turned away with nowhere to go

Monitor operations and adjust over time including policies, capacity, and outreach

Utilize Client Satisfaction Survey

Utilize community satisfaction survey

Specific Operational Features

Regularly monitor green belt and parking garage for undesired activity, formal outreach to service-resistant and hangers-on to bring them into shelter system

provide

*Policy
Procedure to remove
from area if barred
entry.*

*and address
concerns*

Provide staffing for clean up in nearby areas.

Engage Bellevue College in programs which benefit the homeless

Operational Features for Further Consideration or Refinement

- Document procedures for interaction with key stakeholders: Neighbors, Police, Fire, Metro
- Document existing practices and supplemental procedures into shelter operation security plan
- Site/neighborhood monitoring/security plan tailored to specific site and continue to monitor effectiveness over time and adapt as needed. Address staff patrol of site and vicinity. Provide contact info
- Daytime services such as mental health social worker to work with clients; expand services using community-based resources to assist in day-to-day operations (e.g. health care providers, clothing exchange)
- Further refine screening procedures with input from appropriate city stakeholders regarding such issues as warrants, sex offenders. Use Bellevue Police Department and NORDCOM notification process for verifying and immediate dispatch
- Shelter capacity limits based on performance monitoring
- Consider use of advisory group for program design and ongoing communication

Outreach

Conducting general and site specific outreach and engaging community stakeholders in planning the solution prior to committing to specific site

Establish clear and transparent communication to listen to and respond to stakeholder concerns

Conducting public meetings before opening the shelter, and getting the communities' interests and concerns is an important step. It is also important to use the forum to educate the wider community about homelessness.

Important to have monthly meetings while the shelter is in operation to check in with the neighborhood. Or CFH needs to check in with the surrounding businesses face to face once a month.

Crucial to respond to any complaints brought by the community immediately and respectfully.

Useful, in certain communities, to create a community advisory group, who can bring community concerns to the shelter and also will share information with the wider community. In addition, the group can provide input on how to provide services that best address the needs and concerns of the neighborhood.

Building a partnership with the police and fire and safety is crucial in providing the best services to the men and also the best programming for the wider community.

Feedback loop - how is info from neighbors used.

City of Bellevue
Homeless Shelters & Encampments
Past Experience and Lessons Learned
7/15/15

Desired Outcomes

- Safe Shelter that provide basic services to increase safety and help people survive
- Low barrier community resource with minimal requirements for entry
- Enhance and increase severe weather/low barrier shelter program
- Place for engagement and access to needed social services
- Help individuals move toward a pathway to independence and stable housing
- Strong, sustainable program management
- Good neighbor to immediate neighborhood and broader community
 - Minimize loitering/foot traffic past businesses and residences

Challenges

- Community opposition to siting of permanent shelter
 - Potential Litigation and appeal process around siting of permanent shelter
- City zoning regulations
- Building trust and transparency of process
- Clear expectations of possible mitigation - what can be done and what can't be done.

Community Concerns [Issues that need either community education and/or program features to more explicitly mitigate]

- Substance Abuse (Meth, Heroin, Alcohol), especially in public spaces
- Mental Health Concerns
- Warrant Checks and Screening of shelter guests
- Trash (alcohol containers, syringes, wrappers, etc)
- Safety concerns (Assaults)
- Lack of transparency or public awareness of activities with shelter
- Loitering, especially in public spaces (e.g. parks, commercial areas)
- Noise, Public Disturbances
- Theft
- Public urination
- Increased panhandling
- Public Harassment
- Lowering property values

Site Considerations / Surrounding Vicinity

- Avoid residential (especially single family) area.
 - Locate shelter near transit center or accessible bus lines.
 - Seven day service, and note hours of service and frequency of stops
 - Served by a snow bus route.
 - If proximity to school bus pick-up stops for elementary kids, high school Metro stops, mitigate presence of homeless during time around pick up/drop off.
 - Locate shelter in proximity to human and medical services. Easy to reach by foot or public transportation.
- Understand potential impacts to surrounding areas
 - Magnets such as shopping centers, colleges, libraries
 - Neighborhood Parks / open space / vacant areas with uncleared vegetation

- Areas potentially profitable for panhandling
- Nearby places that sell liquor
- Adequate Street lighting
- Sidewalks
- Men's and women's shelter should be separated not only physically, but also geographically.

Facility Considerations

Items assumed in current plans

- Shelter should be in a dedicated space, rather than in a shared space with other uses.
 - Potential benefit of being in a dedicated space is can incorporate features that benefit guests and (secondarily) broader community which is harder to do in short term borrowed spaces. Examples include: good fire and life safety building features: daytime storage space for guests; hygiene facilities
- Storage for guest belongings
- Kitchen
- Restrooms, Shower Facilities
- Adequate parking (staff and guests)
 - Plan is for 15 spaces for shelter.
- Designated outside smoking area and place to congregate that is screened from neighboring use
- Space for meetings (counseling, medical appointments, job search assistance, dental, etc.)
- Commercial laundry facilities
- Meet regulatory requirements. Fire, life safety, code, zoning. appropriate exits, Illuminated signage at exits, emergency lighting, smoke detectors, and evacuation plan.
- Good outside appearance.

Items for further consideration based on final siting

- Separate area for drug/alcohol abusers and other behaviors (snoring)
- On site security cameras for easier monitoring
- Provide some opportunity for privacy at shelter (potentially link to behavior)
- Fenced perimeter
- Site lighting
- Some other housing above.
- Some explicit limit on capacity
- CPTED (Crime prevention through environmental design) – modify surrounding landscapes for increased visibility, eliminate hiding places, prune/limb trees to open up areas

Shelter Operation

Current operating procedures.

- Code of conduct and rules are posted and reviewed by all residents.
 - Violations are cause to be prohibited from staying at shelter.
- Screening of guests. Minimize screening criteria:
 - Complete intake form for each person and enter in shelter database

- Persons must continue to abide by the code of conduct to maintain use of the shelter.
- Inquire about eastside connections (e.g. currently or formally housed, currently employed, family/support system, receiving on-going services, attending school.)
- Maintain a Shelter incident log
- Security (safety and fire) walk every 30 minutes around property
- Maintain a Fire Safety Log, which is to be filed with the Fire Marshal (Note: a permanent facility with life safety features (e.g. sprinklers), could offset the need for a fire safety log).
- Foster communication with neighboring community (tailored to neighborhood and adjusted over time).
- Maintain regular contact with Bellevue Police, Fire and Parks department
- Training procedures and shelter manual address variety of issues including
 - Inviting the guests to take responsibility for the cleanliness, safety and atmosphere of the shelter.
 - E.g. those who assist around the shelter get priority for limited items (e.g. bus tickets).
 - Staff review incident log report at the beginning of each shift.
 - Consistent in implementing policies and procedures with guests.
 - How to address situation if person is under 18.
 - Maintain a staffing rotation that ensures EWS clients will remain in designated areas and provides adequate monitoring coverage for the entrance and sleeping areas.
 - Deescalating situations.
 - Cooperate fully with police Document all interactions with the authorities
 - Service Animals and Other Pets
 - Eastside Winter Shelter – Client Satisfaction Survey (has this been completed?)

Items for further consideration / [refinement]

- Document procedures for interaction with key stakeholders (with input from stakeholders)
 - Police / Fire
 - Neighbors
 - Metro
- Document existing practices (see above) and supplemental procedures into shelter operation security plan
 - How to address unwanted person refusing to leave, outstanding warrants, a subject present who is required to register as a sex offender, subject who is a respondent to an Order of Protection, Anti-Harassment Order or No-Contact Order
- Site/neighborhood monitoring/security plan: Develop plan that is tailored to specific site and continue to monitor effectiveness over time and adapt as needed. Address issues such as:

- Staff monitoring /Security patrol within vicinity of shelters
 - Include as needed transit access points.
- Identify point of contact with shelter (24 hour hotline)
- Outline internal management process of the facility and share with the stakeholders (things like selection and screening of residents, code of conduct).
- Establish some type of procedure so anyone will know prior to coming to shelter that there is a bed, and therefore not turned away with nowhere to go.
- Any ways to address drug use in parks?
- Daytime services
 - Note: With a permanent location, plan is to locate day center at site which includes a variety of services.
 - Mental Health Social Worker –to work with clients
- Further refine any screening procedures with input from appropriate city stakeholders regarding issues such as: Appropriate approaches to dealing with residents with sex offense crimes and/or outstanding warrants. (e.g. Use BPD and NORCOM notification process for verifying warrants and immediate dispatch of Bellevue officers when an outstanding warrant was located.
- Expand using community based resources to assist in day to day operations.
 - Currently use various volunteers for staffing and meals. Explore additional ways to engage the community. Examples include creating a clothing exchange, using local professionals (e.g. mental health) to volunteer services.
- Monitor overall performance, and if needed, limit capacity of guests per night.

**City of Bellevue
Homeless Shelters & Encampments
Best Practices and Lessons Learned
7/2/15**

Desired Outcomes

- Safe Shelter that provide basic services to increase safety and help people survive - the main point - so no one dies from exposure (Traverse City)
- Low barrier community resource with minimal requirements for entry
- Enhance and increase severe weather shelter
- Place for engagement and access to needed social services - place for the homeless to safely congregate on own turf (Traverse City, Riverside-Elkon, MD)
- Help individuals move toward a pathway to transitional and permanent housing
- Fit into community
- Reduce loitering/foot traffic past businesses and residences (Taverse City, Allentown)

Challenges

- Community opposition to siting of permanent shelter
 - o Potential Litigation and appeal process around siting of permanent shelter
 - o Might bargain for trail period with chance to revisit but note that shelter has been operatin gin community, problems addressed when they happened and have gone away (Traverse City)
- Building trust and transparency of process
- Clear expectations of possible mitigation - what can be done and what can't be done.
- City zoning regulations

Community Concerns (Confirmed in interviews with Allentown, Riverside-Elkon)

- Substance Abuse (Meth, Heroin, Alcohol)
- Mental Health Concerns
- Warrant Checks and Screening of Clients
- Trash (alcohol containers, syringes, wrappers, etc)
- Safety concerns (Assaults)
- Lack of transparency or public awareness of activities with shelter
- Loitering, especially in public spaces (e.g. parks,)
- Liability for damages caused by homeless residents

- Noise, Public Disturbances
- Theft
- Public urination
- Increased panhandling
- Public Harassment
- Knowing how large - limit to 50-90 persons (Traverse City, Burlington)

Outreach

- Use media to educate community on the need for shelter, raise public awareness
 - Community forum on homelessness
 - Articles in media, It's Your City
- Begin with individual interviews of community (prior to large group meetings)
- Record/transcribe all public meetings and post online to ensure greater transparency
- Appropriate notification of the neighborhood well before the shelter opens and continuing quarterly for the first year and at least bi-annually after that, as neighbors and concerns change over time.
 - Regular meetings between shelter staff, neighboring residents, businesses, code compliance officers, and police.
 - Establish community and shelter staff oversight committee - responsible for addressing/mitigating emerging neighborhood concerns.
- Host should work with neighborhood residents to convene community check-ins at regular intervals, to hear feedback from residents and other nearby stakeholders. Feedback should be documented and disseminated back to the residents in a timely manner.
- Host will keep the City updated by email/phone regularly regarding resident concerns and actions taken to mitigate.
- 24 hour public point of contact with the host organization/shelter staff to address immediate and long term concerns.
 - Log should be kept of all questions/complaint calls with resolution result.
- Partner with local faith communities and social service agencies to bring in meals, support supply drives and contribute other supportive services.
- Partner with other groups (business, etc)
- Needs to be supported by Council, County Legislature (Riverside-Elkon, Burlington, Allentown)

Site Considerations

- Shelter should be in a dedicated space, rather than in a shared space with other uses. (Allentown, Springfield)
 - Potential benefit of being in a dedicated space is can incorporate features that benefit residents and (secondarily) broader community which is harder to do in short term borrowed spaces. Examples include: good fire and life safety building features: daytime storage space for residents; hygiene facilities
 - Could co-locate with non-simultaneous uses such as library storage (Riverside-Elkon)
- Ideal location would be in a non-residential area.
- Site must meet various regulatory requirements. Fire, life safety, code, zoning. Appropriate exits, accessibility, restroom facilities, emergency lighting, smoke detectors, and evacuation plan.

Facility Considerations

- Storage for client belongings
- Illuminated signage at exits
- Kitchen
- Restrooms, Shower Facilities
- Provide some opportunity for privacy at shelter
- Have some parking (not all clients rely on transit)
- Designated outside smoking area and place to congregate that is screened from neighboring use
- Place to congregate out of public row prior to shelter opening (Traverse City, Allentown)
- Space for meetings (counseling, medical appointments, job search assistance, dental, etc.)
- Commercial laundry facilities
- Separate area for drug/alcohol abusers
- On site security cameras for easier monitoring
- Fenced perimeter
- Don't overload a neighborhood with similar facilities. No closer than 1,500 feet from similar use (Traverse City)
- Don't locate in a fragile, transitioning neighborhood (at risk of business flight) (Traverse City)

Surrounding Vicinity

- Locate shelter near transit center or accessible bus lines. (Traverse City)
 - Notice of time of last bus, frequency of stops
 - Avoid proximity to school bus pick-up stops for elementary kids, high school Metro stops
 -
 - Avoid single bus line service, see above
- Locate shelter in proximity to human services. Easy to reach by foot or public transportation. (Traverse City)
- Understand potential impacts to surrounding facilities
 - Magnets such as shopping centers, colleges, libraries
 - Neighborhood Parks
 - Areas potentially profitable for panhandling
 - Nearby places that sell liquor
- Locate in business park setting - non-simultaneous use - Albuquerque, Riverside-Elkon)
- Adequate Street lighting
- Sidewalks
- CPTED (Crime prevention through environmental design) - modify surrounding landscapes for increased visibility, eliminate hiding places, prune/limb trees to open up areas
- Note that success in reducing homeless activities such as loitering, pan handling breeds support in community (Traverse City, Burlington)

Shelter Operation Best Practices

- Have a formal neighborhood safety plan in place (Traverse City)
- Have Memorandum of Understanding in place with municipality about expectations on both parts (Allentown)
- Close coordination with services frequently traveled to such as AA meetings (Riverside-Elkon)
- Identify Point of Contact with Shelter (24 hour hotline)
- Staff monitoring within vicinity of shelters
- Security Patrol - increased police presence and/or private security. Important (Allentown)

- Increase “eyes and ears” on street to promote safety
- Open Channels of Communication between BPD and Shelter Staff
- Adult supervisory staff on site, including during sleeping hours.
- Train staff on procedures to de-escalate bad behavior (Traverse City)
- Background checks for entry
- Security Plans (crimes, physical or verbal disturbance, unwanted person refusing to leave, outstanding warrants, a subject present who is required to register as a sex offender, subject who is a respondent to an Order of Protection, Anti-Harassment Order or No-Contact Order.)
 - This program has been operating for a number of years. To what extent can we document/cite practice/procedures of existing shelter? Potentially applies for a number. E.g. list a general issue of communication with police. Then list current practices.
- Use BPD and NORCOM notification process for verifying warrants and immediate dispatch of Bellevue officers when an outstanding warrant was located. ?Current practice.
- Must have a posted code of conduct and rules. Expectations and consequences must be clear. Violations are cause to be prohibited from staying at shelter. (Riverside-Elkon, Burlington)
- Regular meetings with clients to instruct on code of conduct (in and out of facility?)
 - “Good neighbor” self-policing policies ?
- Mental Health Social Worker - combined with operation to work with clients Current day services?
- Daily count of all occupants for tracking and emergency purposes
- Provide some privacy, different sleeping areas. Steve?
- Outline internal management process of the facility and share with the stakeholders (things like selection and screening of residents, code of conduct).



Affordable Housing and Fee-in-Lieu

Phase 1:

Wright Runstad/Security Properties paid a fee-in-lieu to avoid including any affordable housing in Phase 1 of the Spring District, paying less than the cost of 2 affordable housing units for the 2,000 luxury units. The Technical Advisory Group states that the cost to build one affordable housing unit is \$300,000 - \$350,000 on p. 6 of

http://www.bellevuewa.gov/pdf/PCD/A1_MandatoryAffordabilitywDensityIncrease_draft_2016_11_29.pdf

Phase 2:

So far for 2017, Wright Runstad/Security Properties has paid only slightly more than the cost to build one affordable housing unit.

Bellevue In-lie Fees: Jan 2007 - Dec 2017

FEES COLLECTED

Project	Address	Applicant	Date Received	Amount	Neighborhood	Permit
Enclave at Fox Glen	1085 156th Ave NE	Fremantle Development Inc.	10/18/2010	\$30,004.50	Crossroads- rezone	09-118695-BB
Spring District Phase I	1227 124th Ave NE	Security Properties			Bel-Red	
Building A			2/9/2016	\$138,664.13		14-142358-BB
Building B			11/2/2015	\$226,601.99		14-142474-BB
Building C				\$0.00		14-142478-BB
Building D			11/4/2015	\$96,337.77		14-142479-BB
Building E			11/4/2015	\$54,021.12		14-142480-BB
Phase I Sub-total				<u>\$515,625.01</u>		

IN-LIEU FEE EXPENDITURE

Project	Address	Applicant	Date Issued	Amount	Permit
August Wilson Place	2014 111th Ave NE	LIH	12/10/2013	\$30,004.50	

IN-LIEU BALANCE

Date	Balance
31-Dec-07	\$0.00
31-Dec-08	\$0.00
31-Dec-09	\$0.00
31-Dec-10	\$30,004.50
31-Dec-11	\$30,004.50
31-Dec-12	\$30,004.50
31-Dec-13	\$0.00
31-Dec-14	\$0.00
31-Dec-15	\$376,960.88
31-Dec-16	\$515,625.01

Bellevue In-Lieu Fees

Neighborhood: Bel-Red

FEES COLLECTED

	1209 124th Ave NE	Security Properties		
Spring District Phase 2			1/19/2017	\$238,294
Building A			1/19/2017	\$152,489
Building B				\$0
Building C				
Phase II Sub-total				<u>\$390,783</u>

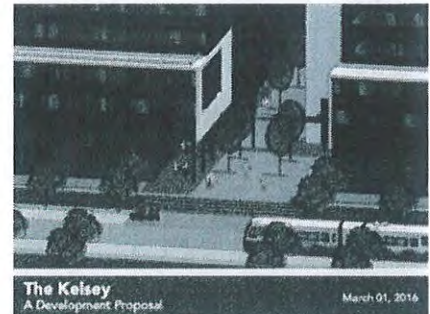


Useful Links

- Master in Real Estate Development (MRED) Program
- Real Estate Development Workshop Projects
- Center for Real Estate Quarterly

News

MRED Students Propose Affordable Housing in Bellevue
 Author: Dr. Gerard Mildner
 Posted: March 11, 2016



(https://www.pdx.edu/sba/sites/www.pdx.edu.sba/files/The%20Kelsey_NAIOP_2016_Report.pdf) On Wednesday, March 8, a team of Portland State University students in the **Master of Real Estate Development (MRED) program** (<https://www.pdx.edu/sba/master-of-real-estate-development>) presented a development proposal in Bellevue, Washington, for "The Kelsey" (https://www.pdx.edu/sba/sites/www.pdx.edu.sba/files/The%20Kelsey_NAIOP_2016_Report.pdf), a \$132 million affordable housing project in Bellevue's Bel-Red district. The students presentation was part of the NAIOP Real Estate Challenge sponsored by the Puget Sound chapter of NAIOP Commercial Real Estate Association.

The students proposed project included 662 units of affordable housing and 525 parking spaces, located next to the proposed 130th Avenue light rail station. The units will be kept affordable for residents at 60% of area median income, fulfilling a pressing need in the Bellevue community. The parking spaces will be shared by the building residents and commuters using the new light rail line, which is due to open in 2022.

The team faced a number of constraints in developing their proposal. The Bel-Red district is currently a light industrial district with no residents, much like Portland's Pearl District in 1990. The property owner, Sound Transit, required that 300 spaces remain available for commuters, but resulting in no revenue. The site included a piped and channeled creek that needed to be day-lighted and buffered, removing part of the site's development potential. Finally, the city's zoning essentially required an affordable housing component in order for the students to exceed a floor area ratio of 1.

The students solution consisted of two layers of underground parking, a concrete podium, and five floors of wood construction. The ground floor retail utilized glass-roll up doors acknowledging the district's industrial heritage. The students integrated the creek into a community plaza to draw visitors to the site. The project utilized low-income housing tax credits and generated \$35.8 million of value. The project produced a return on net cost (after tax credits) of 6.19% and an internal rate of return of 38.9% for its equity investors.

Portland State's real estate program has been producing Real Estate Development Workshops (<https://www.pdx.edu/realestate/real-estate-development-workshop-projects>) for over 10 years. This year's team consisted of Jennifer Arnold, Darrin Brightman, Cameron Brown, Cameron Chester, Scott Holden, Jeff Hubbard, Alex Joyce, Alec Lawrence, Adam Seidman, Kerry Steinmetz, Marc Strabic, and Lisa Wise, all of whom are students in the Master of Real Estate Development program. The team was assisted by the instructor, Jerry Johnson (<https://www.pdx.edu/realestate/profile/meet-jerold-johnson>) of Johnson Economics, and Dr. Gerard Mildner (<https://www.pdx.edu/realestate/profile/meet-gerard-mildner>), Academic Director of the Center for Real Estate.

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Affordable housing vanishes as Eastside grows richer



Originally published June 3, 2015 at 9:08 pm Updated June 26, 2015 at 5:00 pm



1 of 5 Ryan Martinez, 10, on his bike, leads his family around the courtyard of their subsidized

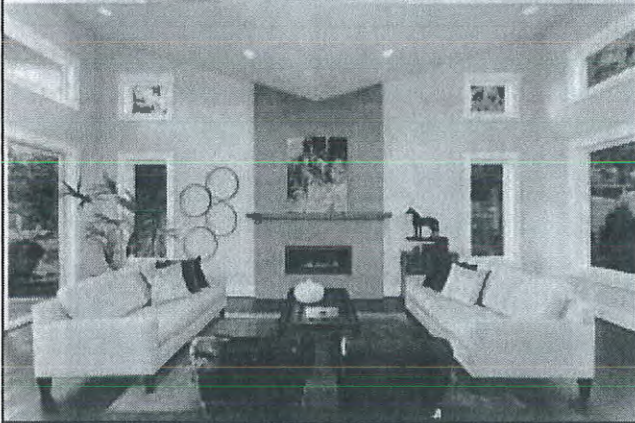
apartment complex in Kirkland. Ryan's sister, Victoria, 11, is behind him. Bringing up the rear are their father,... (Ellen M. Banner/The Seattle Times) [More](#) ▾



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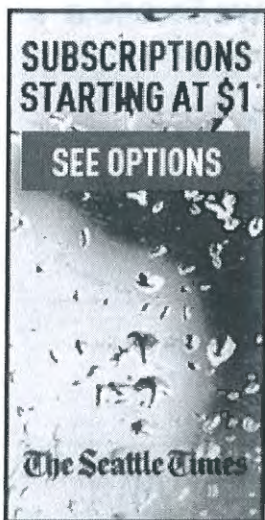
With rents and home prices skyrocketing, low-income housing advocates say the Eastside should be doing more to create affordable housing for its residents.



By Lynn Thompson 
Seattle Times staff reporter

Raymond Martinez was living with his two children in a converted storage unit in the basement of a Kirkland apartment building and paying \$1,200 a month for rent when a small fire started on the hot plate that was his stove. The firefighters told him the unit's two tiny bedrooms lacked windows for escape and didn't meet code.

The 40-year-old widower, who works 50 hours a week at two part-time janitorial jobs, makes about \$1,600 a month, plus survivor benefits from Social Security. On the increasingly expensive Eastside, where a median-priced two-bedroom apartment in Kirkland rents for \$2,250 a month, according to Zillow, he couldn't find anything he could afford.



“The apartments were so expensive. They wanted an income three times the monthly rent to qualify,” Martinez said.

Eastside housing by the numbers

\$771,795

Average cost of a single-family home in 2014, up from \$388,519 in 2001.

\$352,967

Average cost of a condo in 2014, up from \$200,593 in 2001.

\$1,474

Average monthly rent in 2014, up from \$1,026 in 2001.

Source: Central Puget Sound Real Estate Research Committee




Related stories

King County's median home price up almost 9 percent over year

House payments burden more older Americans

Through his church, he found a vacancy at a subsidized 65-unit apartment complex with a grassy central courtyard, children's play area and a common room where residents can hold birthday parties or barbecues. He pays \$1,056 a month for three bedrooms and now shares the rent with his fiancée.

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Plum Court's manager, Gwyn Desimone, said she gets about 10 calls a day asking about vacancies. All of last year, there were three openings.

Housing advocates say efforts on the Eastside to build or preserve more affordable housing aren't keeping up with demand as rents and home prices skyrocket. The average Eastside house now costs almost \$772,000 and the average monthly rent is \$1,500, according to regional estimates.

Fifteen Eastside cities contribute annually to ARCH, A Regional Housing Coalition, a government agency that pools the money and works with affordable-housing providers to build and preserve housing.

But while the Seattle housing levy, a voter-approved property tax dedicated to affordable housing, raises about \$20 million a year, the cities' contributions to the ARCH trust fund totals about \$1.5 million annually, an amount that has remained flat over the past decade.

The Eastside has also fallen behind its own goals to build housing for the lowest-income workers, those who make less than \$44,100, half of the county median household income of \$88,200. The ARCH member cities targeted creation of 445 new units between 1993 and 2012 for low-income residents, but built only 110.

"The problem with ARCH is they get very little resources and few projects get funded. They should be producing 10 times what they're producing," said Sharon Lee, the director of the Low Income Housing Institute, which builds subsidized housing in King County.



Some Eastside cities have actually reduced their contribution to the ARCH trust fund over the past decade even as housing costs have soared. Sammamish, where almost 74 percent of households earn \$100,000 or more, trimmed its contribution from \$200,000 in 2007 to \$20,000 in 2011, and hasn't increased it since.

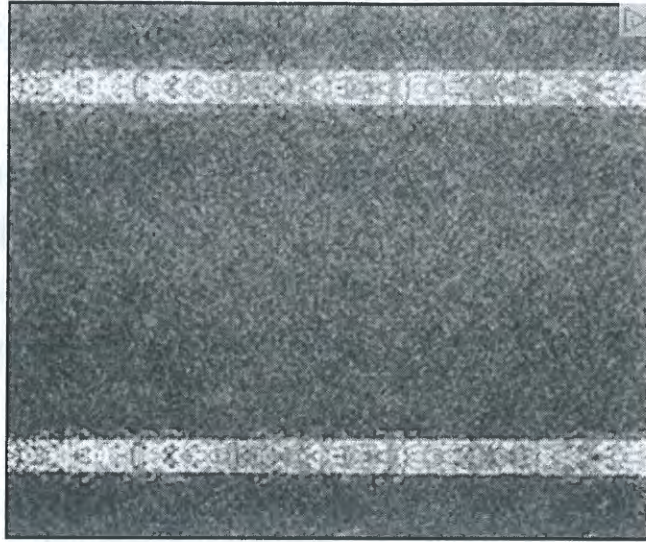
Bellevue, the Eastside's largest city and biggest economy, contributed \$824,000 last year, the same amount it gave in 2007.

City leaders in both Bellevue and Sammamish said they'd give more if they were asked.

"We've had a request from ARCH come through every year. We've never said no," said Bellevue Deputy Mayor Kevin Wallace.

Kelly Rider, policy director of the Housing Development Consortium, an advocacy group that includes nonprofit-housing developers in King County as well as local housing authorities and government agencies, notes that the ARCH contribution of most Eastside cities is a tiny fraction of the city's budget.

"ARCH's governing board is the cities," she said. "They set the budget expectations."



Rider and other housing advocates say they'd like to see the Eastside come up with a dedicated funding source for affordable housing. It could be a regional-housing levy like Seattle's. Or officials might consider options being discussed by a Seattle task force, such as a real-estate excise tax dedicated to affordable housing or a fee paid by commercial-property builders toward affordable housing.

"We like to see the cities recommit to increasing the ARCH contribution," Rider said.

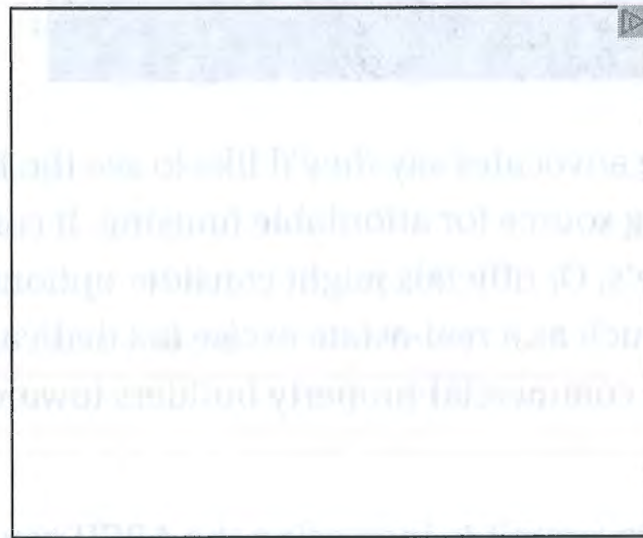
No one says it will be easy. Seattle's task force was announced in September and last month was granted an extension until the end of June to complete its recommendations.

David Wertheimer, who works on housing and homelessness for the Bill & Melinda Gates Foundation and is the task force's co-chairman, said the issues are "remarkably complex," particularly in a market where land values are high and nonprofit affordable-housing providers must compete with private developers for land and aging buildings slated for demolition or expensive upgrades with commensurate rent hikes.

But the need, he said, is also great. "We're losing affordable housing to

development, to rent increases, to expiring multifamily tax exemptions,” he said.

Arthur Sullivan, ARCH’s program manager, said Eastside cities should get credit for supporting and funding a coordinated effort to build and preserve affordable housing through ARCH. Around the country, he said, it’s very uncommon for suburbs, particularly affluent ones, to actively support low-income housing.



Sullivan said many of the cities have adopted different land-use strategies to create incentives for affordable housing. Redmond, for example, requires that 10 percent of units in new residential developments — both single-family homes and multifamily projects of 10 or more — be affordable for those making 80 percent of the county’s average median household income.

It’s required in most neighborhoods across Redmond. That’s made it predictable for developers and means housing isn’t concentrated in any one neighborhood, he said.

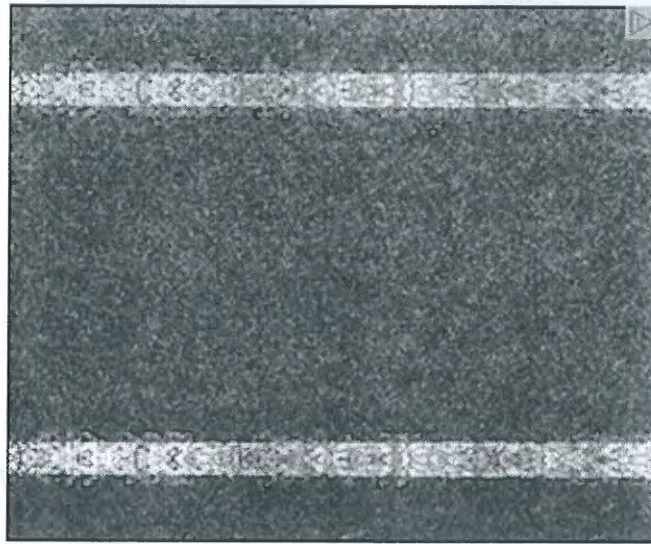
Sammamish, Issaquah, Newcastle, Kirkland and Kenmore also require affordable units in new construction in some neighborhoods. And Kirkland and Redmond have allowed microhousing, sometimes known as aPodments,

which may be as small as 150 square feet, but rent for a relatively affordable \$600 to \$750 a month each.

Sullivan said those strategies have been relatively effective in creating new units for moderate-income households, those making above \$44,100 a year. But for low-income residents, ARCH has met just 20 percent of its housing goals.

Sullivan noted that city revenues took a hit during the recession. Mayors and councils were challenged to maintain essential services such as police, fire, roads and parks. And with the cities also funding salaries and operations for the five-person ARCH staff, Sullivan is reluctant to criticize any whose general fund contribution has declined.

He noted that Sammamish and Redmond, for example, have donated land in addition to their financial contributions.



City leaders say they support ARCH and its goals to provide more affordable housing.

Bellevue this year added housing to its list of City Council priorities and has asked staff to draft a plan to achieve more affordable housing for a range of

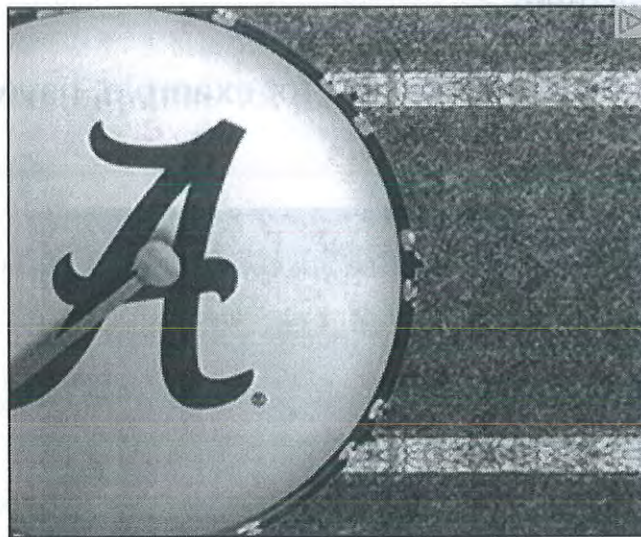
income levels, said Planning Director Dan Stroh.

Councilmember Lynne Robinson said city leaders don't want the cost of housing to put the city out-of-reach for its workers.

"We would love to see our teachers, police, firefighters and clergy who work here be able to live here as well," Robinson said.

Bellevue leaders are also looking ahead to light-rail service opening in 2023 and say they plan to include affordable housing around the future stations.

But affordable-housing providers say it's increasingly hard to compete with private developers for land and existing properties.



Plum Court, the affordable, garden-style apartment complex in Kirkland, was up for sale in 2002 when it was purchased by DASH, the Downtown Action to Save Housing nonprofit, for \$7.2 million.

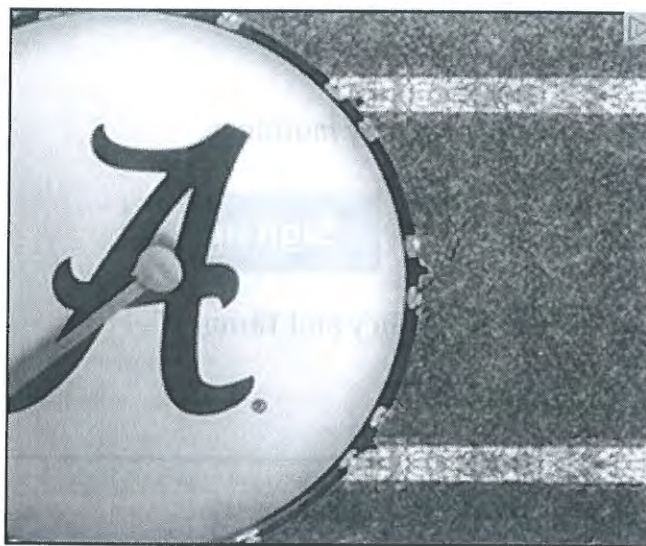
The nonprofit worked with a seller willing to wait for a complicated financing plan to come together. It involved money from ARCH as well as county, state and federal governments, said Kim Loveall Price, DASH's interim executive director.

But the nonprofit's recent offers on land in Bellevue — \$4 million each, one property downtown and another near a planned light-rail station, were rejected by sellers who could get more money from private developers, she said.

She thinks the Eastside needs 2,500 more affordable units and agrees with other housing advocates that the Eastside cities should find new revenues to help meet the need. “Seattle has a housing levy. The Eastside lacks a dedicated funding source,” she said.

With far more demand than supply, residents who win a spot in one of the Eastside's low-income apartment units express gratitude and relief.

Tracey Claybon, 45, moved here from East Texas in 2006 to take a contract tech job with Microsoft paying about \$25 an hour. She had to return home to help a family member with deteriorating health, and when Claybon came back in 2013, she said, she struggled to find work and a place to live.



By then, rents had nearly doubled, to between \$1,200 to \$1,300 a month, she said. But the job she took to make ends meet — a manager at a storage facility — paid \$12 an hour, or about \$1,900 a month. That made market-rate apartments “impossible.”

Claybon couch-surfed with friends and stayed in a Bellevue women's homeless shelter for several months before winning a lottery for one of the apartments at August Wilson Place, a new building in downtown Bellevue built by the Low Income Housing Institute.

Claybon's studio features a kitchen, a full bath and a washer and dryer. She's got a view of Mount Rainier from her fifth-floor room. She said she continues to apply for tech and technical-writing jobs, but no longer has to worry about where she'll sleep at night.

"It gives me stability. It takes the worry off my mind. It means everything," she said.

Lynn Thompson: lthompson@seattletimes.com or 206-464-8305. On Twitter @lthomsontimes

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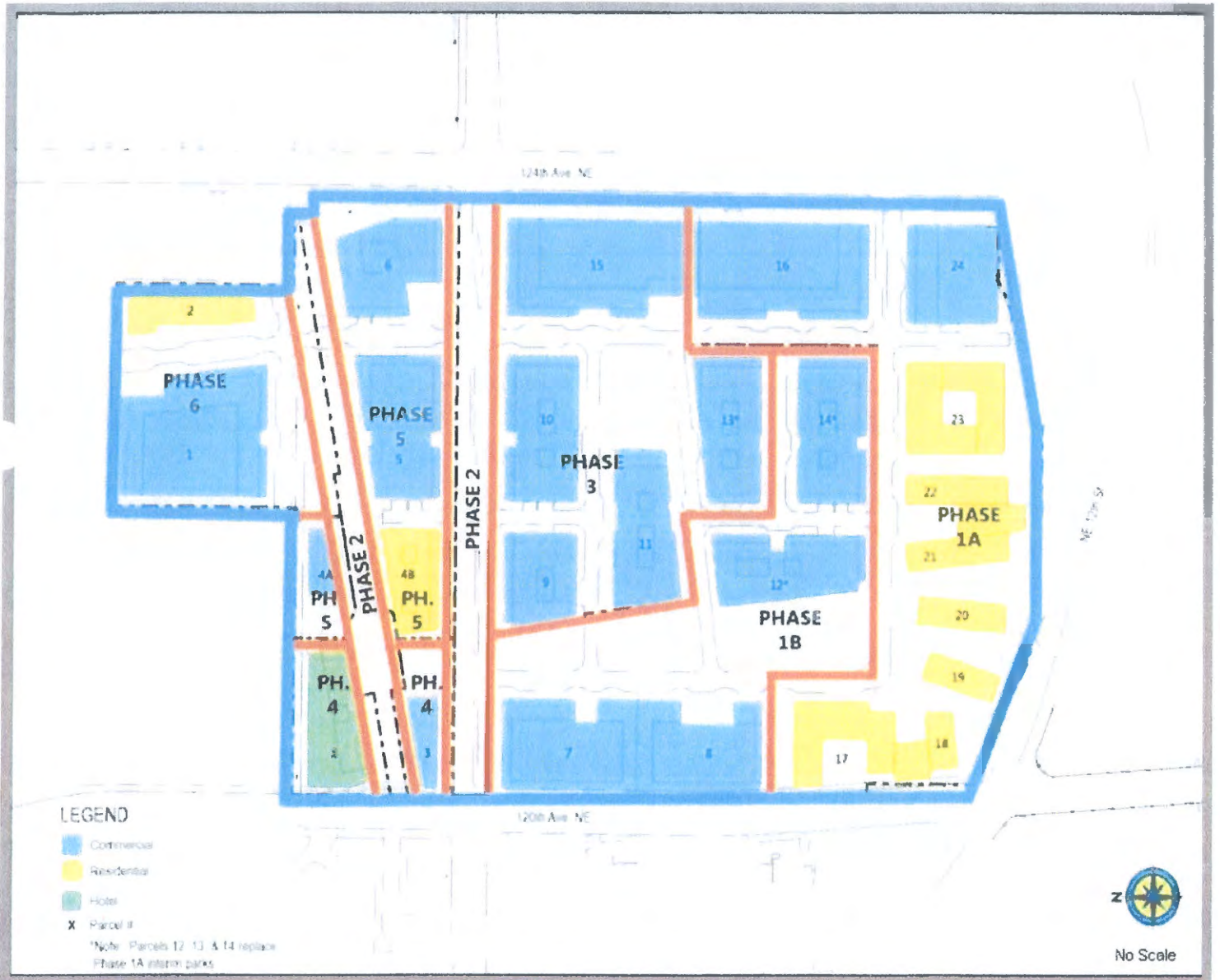
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Recommended in **The Seattle Times**

Phasing Plan Graphic Representation



The applicant's proposed 2012 Master Development Plan will be complete in 7 distinct phases, summarized below.

Environmental Site Assessment – PSE/ERC Site

We requested the ESA referenced in attached Matrix due in part because a “wetland” was listed as a potential eliminating factor. Our research so far indicates in 2004, no wetland is noted nor verified by Shannon and Wilson for the PSE/ERC referred to as 1412-116th – Vacant Industrial Land, Table 1. It does however state, there could be PCB contamination on several of the properties due to the close proximity of the PSE substation (pg. 13, 6.3). There is no mention of groundwater, surface water and furthermore, no wetland exists for parcel 9015....”Vacant Industrial Land.”

Although this ESA was performed for the Former Bellevue Justice Center, all properties within the radius were tested and reviewed for environmental conditions. Please also note this study was performed in 2004; we have requested any updated ESA that may be more current, but that re-request has been given a new PRR# as of 3/1/2017. Our initial request was in December of 2016 for the ESA referenced in the Matrix.

We have obtained the Land Use Staff Report (enclosed) performed in 2014 that indicates a SEPA and Critical Areas Assessment was performed by Shannon & Wilson for the 120th Avenue NE Expansion, Spring District, to expand the existing roadway to 4 lanes, center turn lane, planter strips and sidewalk.

This is an extensive document so we have included only the pertinent information regarding wetland delineation (Class III) and location. The assessment that was performed does not seem to take into account the property sited in the Spring District (and or Bel/Red) for the shelter, but locates Wetland A to the east side of the existing railroad tracks and east of 120th Avenue East. The proposed shelter is due west of the railroad tracks, abutting NE 12th to the south.

Therefore, we can conclude that between the two ESA’s researched and attached, no other document has been provided through our numerous requests through FOIA for this specific data and as such, substantiates no wetland exists on the proposed sited property.

Furthermore, as of this reading of the Land Use Staff report, the property as denoted as mitigation site for wetlands replacement is unknown if said property was purchased, referred to as the Benitez property. There are no significant trees or native habitat that protect the species of concern, the Pileated woodpecker on this property. Mitigation as acceptable is replacement with snags and planting native vegetation. Unless the trees are significant in stature, new evergreens or maples will require 25-30 years of sustained growth to support Pileated habitat. This is not an acceptable exchange. Pileated population requires decaying vegetation for insects and nesting habitat. This may be too late in the process to reconsider, but this is exactly the cumulative impacts affecting our disappearing fauna.

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Advantages					
	Most transit routes (1/4 mile)	Most transit routes (1/4 mile)		Close to bus stops	
	No residential adjacent	No residential adjacent	No residential adjacent (some nearby -Lake Bellevue)	No residential adjacent (but nearby)	
		Site is developed, infrastructure in place		Site is developed, infrastructure mostly available	
	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Lowest construction cost	Has natural buffers
	Most additional development potential	Second most development potential	Environmental Site Assessment (ESA) done	Short schedule to completion?	
		Health services nearby	Health services nearby	Work opportunities within walking distance	
	Near supporting churches Work opportunities that cater to nearby offices	Near supporting churches Work opportunities that cater to nearby offices		Near supporting churches	
Disadvantages					
	County ownership	County ownership		Proximity to middle school, residential, retail business, church (preschool), Redmond	Abuts residential
	Overhead high tension transmission line		Close to BSNF rail corridor	High traffic volume (noise)	Distance to transit stops / limited transit
	Utility extensions, frontage improvements	Costs associated with hillside	Adjacent substation	Needs sewer upgrade	
			Possible contamination / Potential wetland	Possible contamination	Wetland
	Site development costs	Site development costs	Possible site development costs		



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: 120th Avenue NE Expansion Stage 3(a)

Proposal Address: 12000 120th Avenue NE

Proposal Description: Critical Areas Land Use Permit approval to widen 120th Avenue NE from NE 12th Street to the proposed intersection with NE Spring Boulevard. This proposal is part of a package of transportation improvements identified as necessary to achieve goals of the Bel-Red Subarea in the City of Bellevue Comprehensive Plan. The preferred road alignment for 120th Ave NE closely follows the centerline of the existing two-lane road. The existing road will be expanded to include four travel lanes and a center turn lane. Also included are two 5-foot-wide bike lanes, two 5-foot-wide planter strips, and two 8-foot-wide sidewalks. The proposal would result in the filling of a Category III wetland and includes a wetland and buffer mitigation plan supported by a critical areas land use permit and accompanying wetland, geotechnical and mitigation analysis. SEPA analysis for this project, including issuance of a DNS, was completed under City of Bellevue file #11-114971-LM.

File Number: 14-139005-LO

Applicant: Paul Krawczyk, City of Bellevue Transportation Department

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Michael Paine, Environmental Planning Manager

**State Environmental Policy Act
Threshold Determination:** SEPA DNS issued July 26, 2012 under file #11-114971-LM

Director's Decision: **Approval with Condition**

Carol V. Helland, Land Use Director
Development Services Department

Application Date: August 15, 2014
Notice of Application Publication Date: September 18, 2014
Decision Publication Date: December 10, 2015
Proposal/Appeal Deadline: December 28, 2015

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

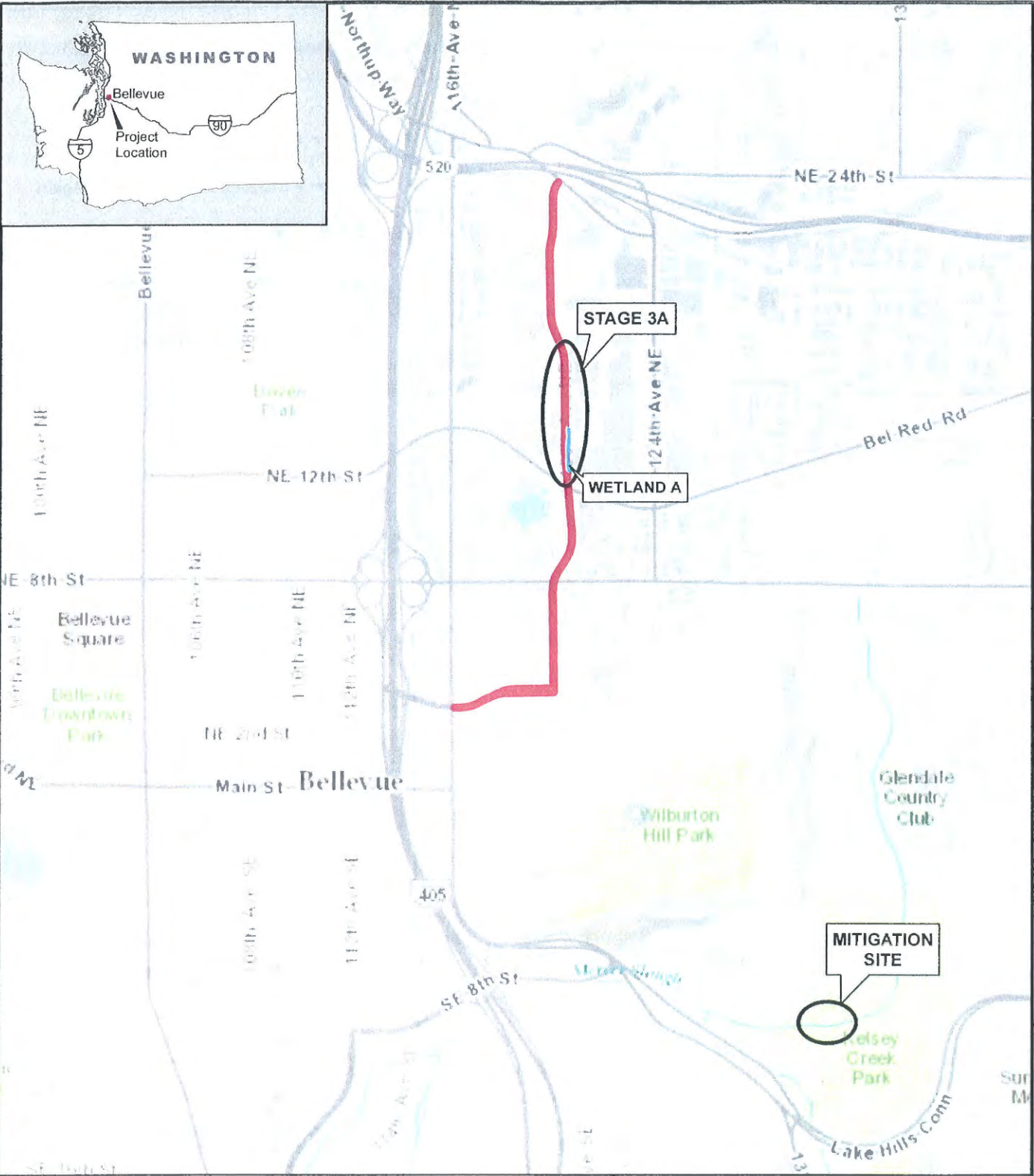
- 1. Feasibility Analysis and Conformance with Performance Standards
- 2. Critical Areas Report
- 3. Conceptual Wetland Mitigation Plan
- 4. NE 4th Street/120th Ave NE SEPA DNS and Staff Report (see file)
- 5. Proposal Geotechnical Report(see file)
- 6. 120th Avenue NE Corridor Project Wetland and Stream Delineation Report (see file).

[Handwritten signature]

City of Bellevue
Development Services Department
Land Use Staff Report

Approved: _____
 Date: _____
 Title: _____

Filename: T:\Project\21-112417_Bellevue_120thAV_mxd\Stage3A_VicinityMap.mxd Date: 6/3/2014 beo



120 Ave NE Corridor Project



120th Ave NE Corridor Project, Stage 3A
Bellevue, Washington

VICINITY MAP

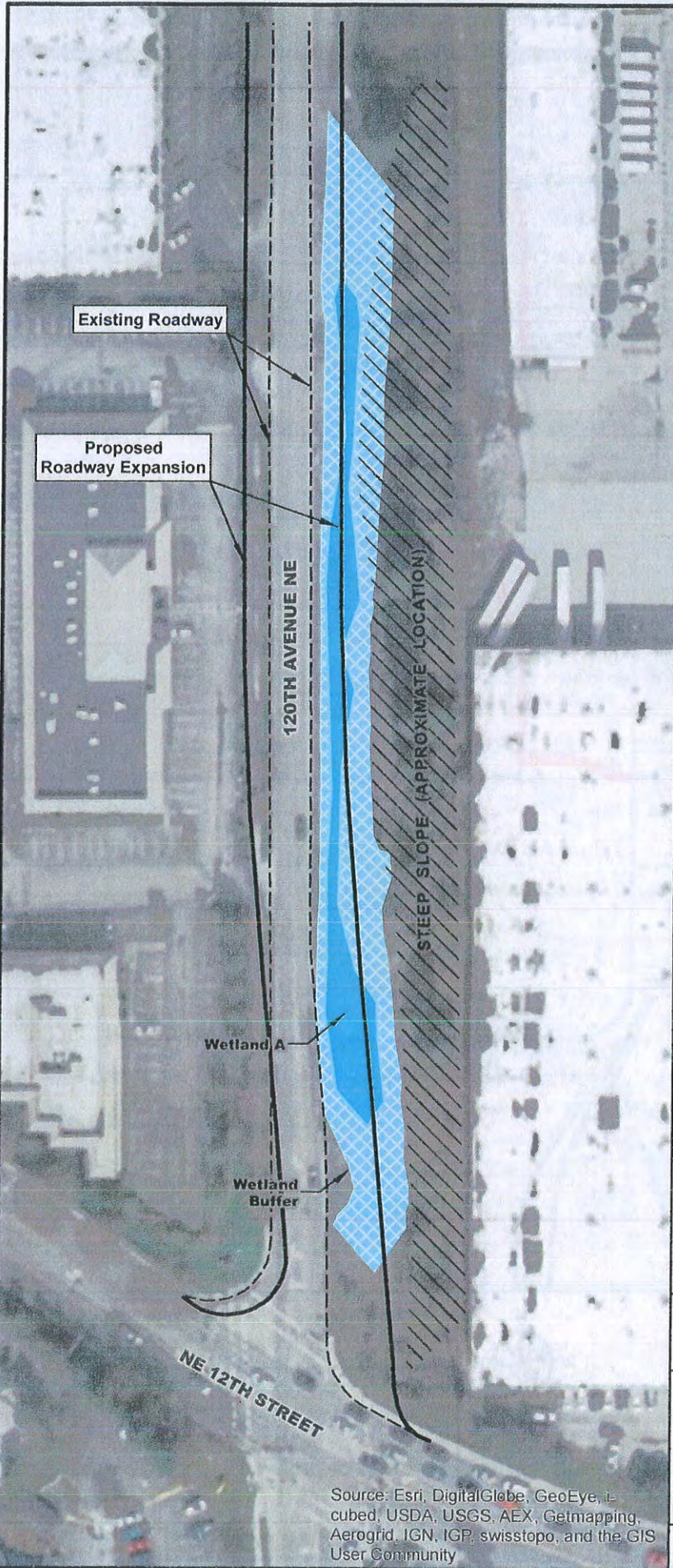
June 2014

21-1-12417-102

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

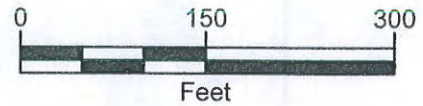
FIG. 1

Filename: T:\Project21-1\12417_Bellevue_120th\AV_mxd\Stage3A_WetlandImpacts.mxd Date: 6/3/2014 beo



LEGEND

- Existing Roadway
- Proposed Roadway Expansion
- Wetland Impacts
- ▨ Wetland Buffer Impacts
- ▨ Steep Slope (Approximate Location)



Note: The wetland boundary is based on the NE 4th Street/120th Avenue NE Corridor Project Wetland and Stream Delineation Technical Report, dated June 2011. The wetland buffer impacts and proposed roadway expansion lines are based on a drawing received from Parsons Brinckerhoff, dated May 13, 2014. Steep slope areas are approximately located.

120th Ave NE Corridor Project, Stage 3A
Bellevue, Washington

STAGE 3A WETLAND IMPACTS

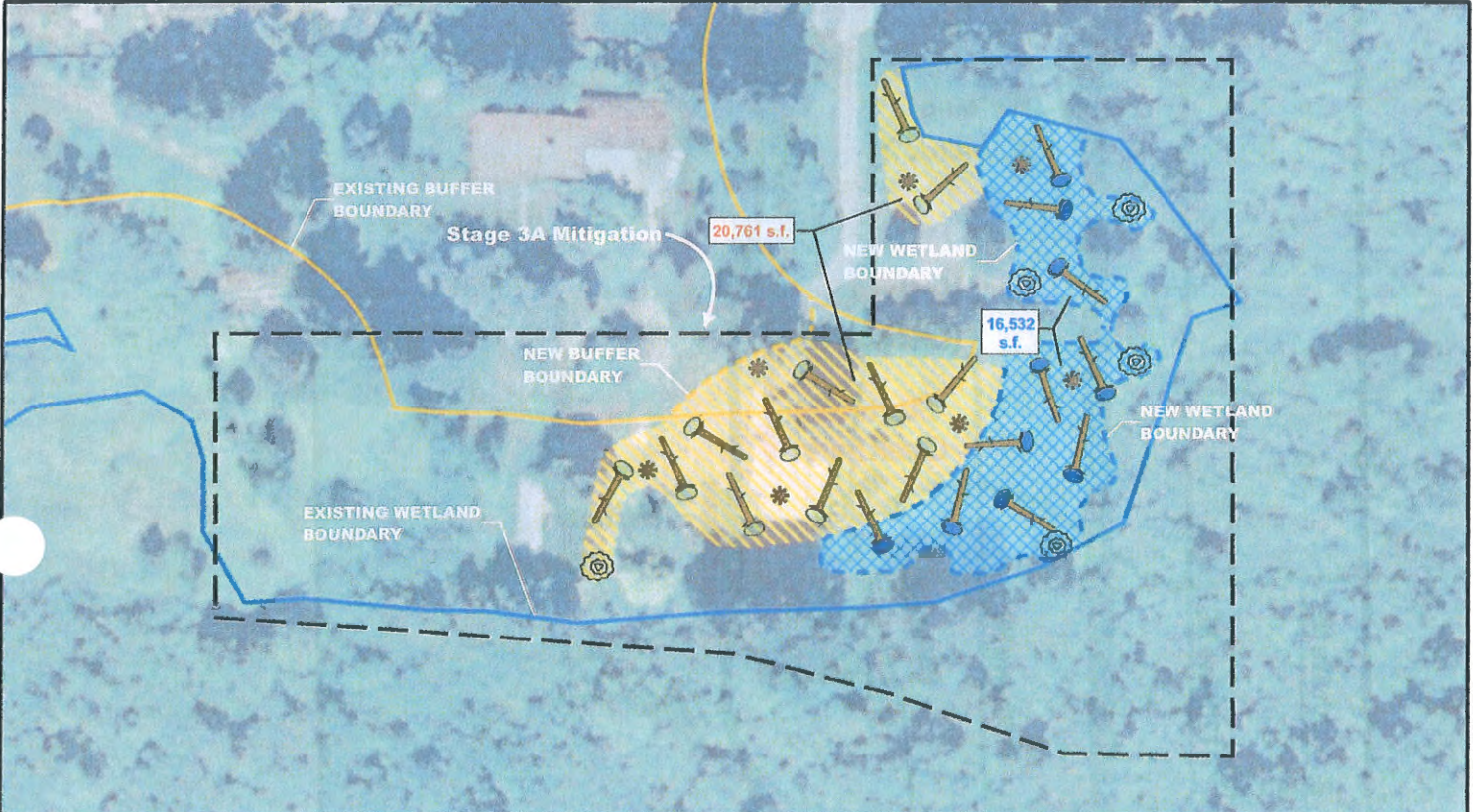
June 2014

21-1-12417-102

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 2

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



LEGEND

-  Pit and Mound Features (N.T.S.)
-  Brush Pile
-  Snag
-  Buffer Enhancement
-  Wetland Creation - Woody Vegetation
-  Wetland Creation - Emergent Vegetation



120th Ave NE Corridor Project, Stage 3A
Bellevue, Washington

STAGE 3A MITIGATION PLAN

June 2014

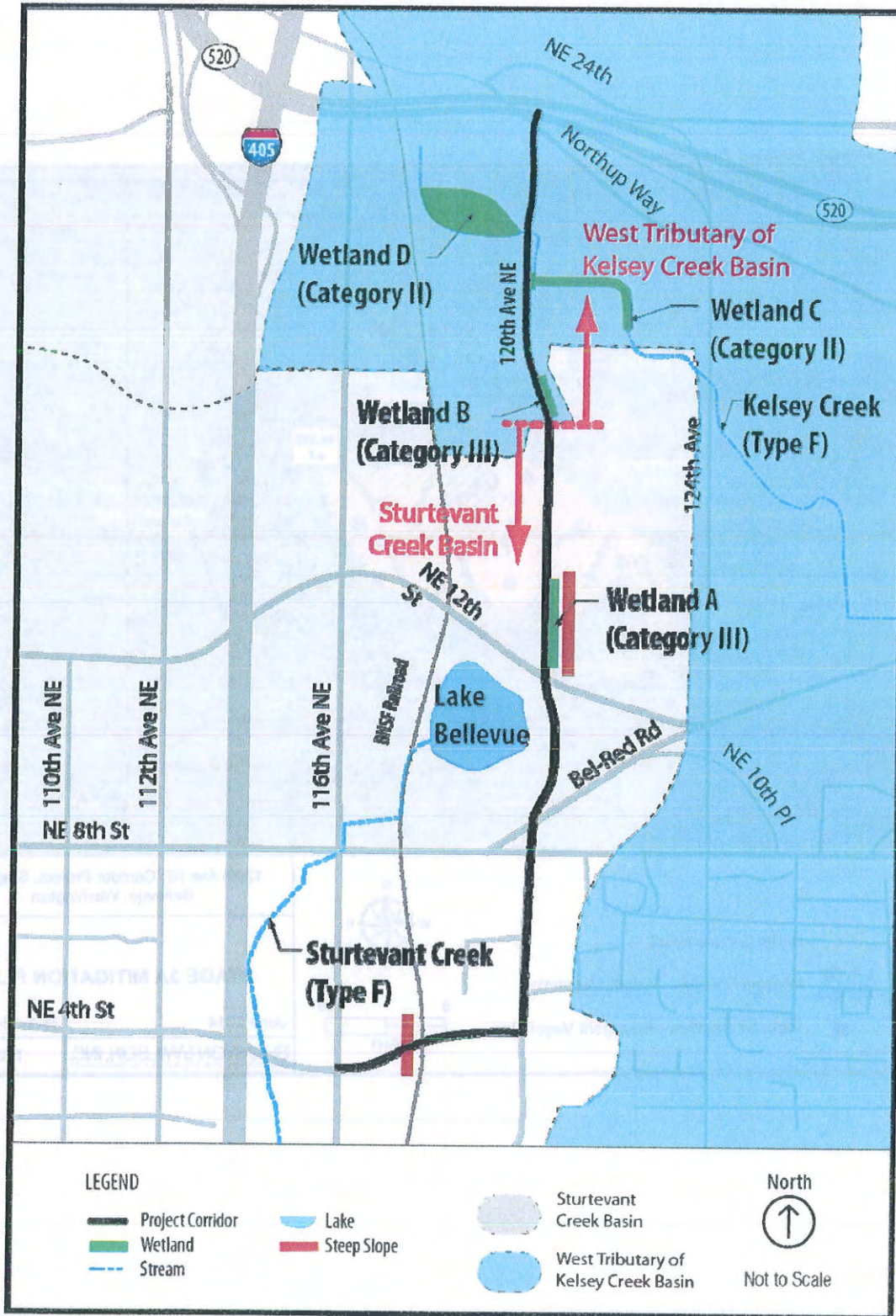
21-1-12417-004

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 3

FIG. 3

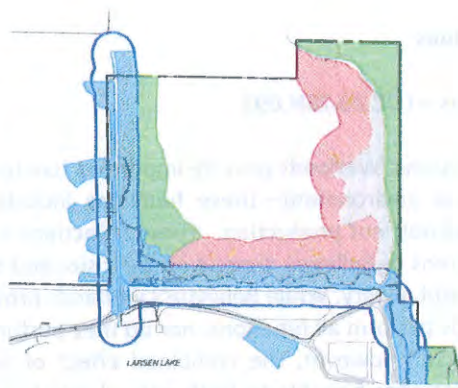
Figure 1. NE 4th Street/120th Avenue NE Corridor Project Critical Areas Map



CLEARING AND GRADING STANDARD NOTES

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEGRID REINFORCED ROCKERIES AND GEGRID REINFORCED MODULAR BLOCK WALLS MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
4. THE AREA TO BE CLEARED AND GRADED MUST BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
6. A HAND-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
7. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH; FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND SO AT THE THREAT OF RAIN.
 - ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
 - TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS ON WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED:
 - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.
 - PROTECT EXPOSED SOILS USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR BURLAP (COB SURF TO MULCH MATERIALS, PATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
 - INITIAL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
 - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ON-SITE.

WETLAND MITIGATION AT LARSEN LAKE



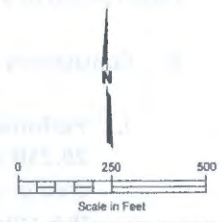
MAP LEGEND	
	EXISTING TREES
	EXISTING BLUEBERRY FIELDS
	EXISTING FORESTED AREA
	OPEN STREAM CHANNEL
	COMPLETED WETLAND ENHANCEMENT AREA (27,522 SF, 0.63 AC)
	COMPLETED WETLAND MITIGATION AREA (179,490 SF, 4.12 AC)
	FUTURE WETLAND ENHANCEMENT AREA (223,634 SF, 5.27 AC)
	PROPOSED WETLAND MITIGATION AREA (84,062 SF, 2.16 AC)
	50'-0" STREAM BUFFER
	STANDING SNAG
	FALLEN TREE

CLEARING AND GRADING STANDARD NOTES (CONT.)

10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH AS DEFINED IN SECTION 23.75.095A OF THE CLEARING AND GRADING CODE.

TESC PLAN

SCALE: 1" = 250'



File Name: J:\21112417\202521-1-22417-001 Plans.dwg Layer: Sheet 2 Date: 10/23/2025 User: jrb Plot: 10/23/2025

WETLAND MITIGATION AT LARSEN LAKE
 SHANNON WILSON, INC.
 4800 15th Avenue NE, Suite 105
 Bellevue, WA 98008
 (206) 452-8077 FAX: (206) 452-1177
 WWW.SWILSON.COM
 SHEET 2 OF 5

A. Zoning and Land Use

The expanded arterial street would be established within existing right-of-way and on private property zoned Bel-Red Office/Residential Node (2) (BR-OR-2). General dimensional standards in LUC 20.20.010 do not apply because the proposed development is construction of a new road that will be located within a City Transportation Department right-of-way and associated easements. The proposed expansion of 120th Avenue NE Street promotes the district's vision of a mixed-use high density community and is intended to support the redevelopment of the Bel-Red Subarea. Absent this expansion, the transportation facilities in the area would be insufficient to support the projected land use growth.

B. Critical Areas Functions and Values

i. Wetland and Buffer Functions – LUC 20.25H.095

- a. **Wetland and Buffer Functions:** Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

II. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

General dimensional standards in LUC 20.20.010 do not apply as the development proposed is the construction of a new road that will be located within a City Transportation Department right of way.

B. Consistency with Critical Areas Performance Standards LUC 20.25H:

- i. **Performance Standards for New and Expanded Uses and Development LUC 20.25H.055.C.2.a** - New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A summary of compliance with required performance standards, including a feasibility analysis, prepared by the applicant’s consultant is included as Attachment 1. A determination of technically feasible alternatives includes:

- a. **The location of existing infrastructure;**

Finding: Wetland A is an 8,266-square foot depressional outflow wetland dominated by

willow, spirea, and bentgrass. It has been rated as a Category III wetland using the 2004 Washington State Department of Ecology's Wetland Rating System. More information on Wetland A can be found in the 120th Avenue NE Corridor Project Wetland and Stream Delineation Report (Shannon & Wilson, 2011a). Wetland A exists in and around an existing roadside depression just east of the existing profile of 120th Avenue NE. Existing buffer includes red alder and black cottonwood and pileated woodpecker use (pileated woodpeckers are considered keystone species and considered locally important) has been documented in the buffer area. Steep slopes rise above the wetland area along most of the frontage. (See Figure 2) The proposed widening will impact the entire length of Wetland A and much of its associated buffer. The required structure setback from toe-of-slope of existing steep slopes is also in the same area. The alignment of existing intersection to the south at NE 12th Street sets the alignment to the north and consequently the necessity to fill Wetland A.

b. The function or objective of the proposed new or expanded facility or system;

Finding: Widening of 120th Avenue NE is specifically identified as one of the key infrastructure improvements needed to implement the Bel-Red Subarea Plan. Part of the NE 4th Street / 120th Avenue Northeast Corridor Project, it will contribute to improved mobility, support economic development, and address the expected growth in travel demand brought about by the redevelopment of the western part of the Bel-Red Subarea. The improved corridor will provide critical missing links in the city's traffic distribution network, and ease congestion in other travel corridors. The proposal will provide pedestrian and bicycle facilities and connections to transit facilities including future East Link stations. Not widening 120th Avenue NE or shifting improvements to another corridor would compromise the functionality of the street system to provide the service required by the land use changes contemplated in the Bel-Red Subarea Plan.

c. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

Finding: Based on the applicant's analysis, there is no technically feasible alternative to widening 120th Avenue NE that would have less impact on Wetland A without creating additional and potentially more significant environmental impacts. This is true because the preferred road alignment immediately north of NE 12th Street is configured to match the alignment south of NE 12th Street. South of NE 12th Street, the preferred alignment for 120th Avenue NE recommended in the Alternatives Evaluation and Screening Technical Report (2011), is to shift the existing road centerline far enough to the east to minimize the need to over excavate the load-sensitive, highly compressible (peat) soils underlying the properties abutting Lake Bellevue and extending near the western edge of the existing two-lane road. In order to maintain road and intersection continuity with this easterly alignment south of NE 12th Street without compromising mandated safety and design criteria, the easterly alignment of 120 Avenue NE south of NE 12th Street was extended through the NE 12th Street intersection, resulting in an unavoidable impact to all of Wetland A immediately north of NE 12th Street. Attempts to center the road

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Potential for other uses: Ideas includes CFH office 4,000 sq ft; complementary housing (group living, studios); other social service (employment training, chemical dependency)					
A. Zoning	Shelter not allowed. Looking at residential.	Looking at group qtrs (shelter) & residential	Shelter not allowed. Residential not allowed.	Shelter not allowed. Residential limit(20/acre//50%)	Shelter allowed. Offices/Services not allowed
B. Zoning Capacity (> 7,500 sq ft shelter)	70,000 sq ft	40,000 sq ft (Parking may limit to about 1/2)	25,000 sq ft	4,000 sq ft for CFH Office	20,000 sq ft (office / residential), but parking may limit to about 1/2)
C. Any cost implication	structured parking	Structured parking // amount of grading	Cost of parking. Also potential wetland impact		
Parking: Allow shared parking or parking study? (Shelter:15 cars)	Evaluating as part of Eastgate zoning regs	Evaluating as part of Eastgate zoning regs	No - not in Bel-Red	YES - Bel/Red	No
information					
ize (needed ~1/3	2.4	1	0.8	0.7	0.9
o Land value per acre	\$ 1,937,000	\$ 1,937,000	\$ 2,660,000	\$ 2,546,000	\$ 1,700,000
o Land value site	\$ 4,648,800	\$ 1,937,000	\$ 2,061,500	\$ 1,782,200	\$ 1,530,000
Site Development Cost considerations					
	Large site (high land cost / scale of project). Frontage improvements, utility extensions, Structured parking	Likely scenario involves cut into hillside, some amount of structured parking	Site below road, long access easemnt, maybe wetland mitigation, BNSF mitigation	Rehab - potentially most cost effective, but some utility upgrade.	Wetland mitigation, site below road (sewer pumping)
Range of Stakeholders					
	College, businesses, Factoria and Eastgate businesses, faith	Similar to Eastgate site	Local businesses, medical, Lake Bellevue condos, Spring district	Schools, residential, retail businesses, faith, Redmond	Residential, Factoria businesses
Council Role					
	o Eastgate Zoning Regs o Possibly county site negotiation	o Eastgate Zoning Regs o Possibly county site negotiation	o Zoning Amendment-Group Quarters and possibly residential o Surplus city property	o Zoning Amendment-Group Quarters o Surplus city property	o Zoning Amendment-Possibly office use o Surplus city property

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Advantages					
	Most transit routes (1/4 mile)	Most transit routes (1/4 mile)		Close to bus stops	
	No residential adjacent	No residential adjacent	No residential adjacent (some nearby -Lake Bellevue)	No residential adjacent (but nearby)	
		Site is developed, infrastructure in place		Site is developed, infrastructure mostly available	
	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Lowest construction cost	Has natural buffers
	Most additional development potential	Second most development potential	Environmental Site Assessment (ESA) done	Short schedule to completion?	
		Health services nearby	Health services nearby	Work opportunities within walking distance	
	Near supporting churches Work opportunities that cater to nearby offices	Near supporting churches Work opportunities that cater to nearby offices		Near supporting churches	
Disadvantages					
	County ownership	County ownership		Proximity to middle school, residential, retail business, church (preschool), Redmond	Abuts residential
	Overhead high tension transmission line		Close to BSNF rail corridor	High traffic volume (noise)	Distance to transit stops / limited transit
	Utility extensions, frontage improvements	Costs associated with hillside	Adjacent substation	Needs sewer upgrade	
			Possible contamination / Potential wetland	Possible contamination	Wetland
	Site development costs	Site development costs	Possible site development costs		

**Options for Public Outreach
Permanent Homeless Men's Shelter**

The approach to public outreach can vary determined by: a) ability to inform public on purpose/need for shelter pre-site selection, b) number of stakeholders to engage c) whether or not to engage public in site selection narrowing process d) community outreach to inform mitigation efforts at specific site.

Things to consider:

Negotiation with King County should occur prior to public outreach re: specific sites.

Education pieces on purpose and need should occur prior to public outreach re: specific sites.

Clear communication on site criteria and how City narrowed sites will be vital.

Clear expectation regarding use of public input – a) input that shapes site selection - b) local insight to consider for potential mitigation if site selected

Provide community with upfront timeline on when Council will decide site selection and when permanent shelter is expected to be operational.

Option		Advantages	Challenges	Timeframe	Recommended Approach
A	Single Site	<p>Clear decision on site</p> <p>Focus on site-specific community concerns - and mitigation recommendations</p>	<p>Explanation of Site Criteria</p> <p>Public feeling excluded from site selection process</p> <p>Less ability to inform community on need/purpose of shelter <i>after</i> site selected</p>	6-8 weeks	<p>Community meeting near site location - focus on background, criteria selection, details of program, invitation for community input on concerns</p> <p>Outreach to community stakeholders</p> <p>Advisory group w/CFH for input re: site design, and ongoing mitigation to community concerns</p> <p>Report back to Council re: consolidation of community input and recommendations for mitigation</p>
B	Two Site Comparison	<p>Allows for exploration of site-specific neighborhood concerns</p> <p>Engagement around site criteria</p>	<p>Requires clear expectations on public role and Council decision re: siting shelter</p> <p>Potential to pit neighborhood against neighborhood</p> <p>Greater political process with non-city owned sites</p> <p>Requires initial round of outreach engaging public on siting criteria, second round on mitigation after site selected</p>	10 weeks	<p>Community meeting at City Hall - comparison of sites, site criteria and public input on site-specific concerns/impacts</p> <p>Outreach to community stakeholders X 2 sites</p> <p>Report back to Council re: consolidation of community input and recommendations for site selection</p> <p>After site selection, re-engagement of local neighborhood outreach for community concerns to shape local mitigation efforts at specific location.</p>
C	Three Site Comparison	<p>Broadens site(s) comparison citywide</p> <p>More robust engagement and broader citywide conversation on homelessness</p> <p>Potential for advisory committee</p>	<p>Extends time required for community stakeholder interviews</p> <p>Builds expectation for community decision-making on site selection</p> <p>Potential to pit neighborhood against neighborhood</p> <p>Requires initial round of outreach engaging public on siting criteria, Council narrowing and site selection, and ongoing outreach for mitigation after site selected</p>	<p>12-16 weeks</p> <p>will extend time required for selection, role, public engagement and committee work product</p>	<p>Community meeting at City Hall - comparison of sites, site criteria and public input on site-specific concerns/impacts</p> <p>Outreach to community stakeholders X 3 sites</p> <p>Report back to Council re: consolidation of community input and recommendations for site selection</p> <p>After site selection, re-engagement of local neighborhood outreach for community concerns to shape local mitigation efforts at specific location.</p>



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: The Spring District Master Development Plan

Proposal Address: 1227 124th Avenue NE

Proposal Description: Application for a Master Development Plan (MDP) to redevelop 36 acres in the Bel-Red Subarea from industrial use to an urban village which is transit-oriented. This mixed use development will contain office space, neighborhood retail space, housing units, a hotel, parks, and new road/infrastructure facilities. Proposal includes demolition of 6 buildings (approximately 700,000 gross square feet) and construction of 29 buildings. Development is anticipated to occur over 7 phases and approximately 15 years. Approximately 5.4 million gross square feet will be constructed along with approximately 10,000 parking stalls. The building heights range from 11 to 14 stories.

File Number: 11-125943-LP

Applicant: Wright Runstad & Company

Decisions Included: Master Development Plan and SEPA Determination

Process: Process II, (LUC 20.35.200)

Planner: Carol Hamlin, Senior Planner, 425-452-2731

**Threshold Determination:
State Environmental Policy Act
(SEPA):** Determination of Non-Significance with incorporation by reference of the Bel-Red Corridor Project Draft and Final Environmental Impact Statements issued July 19, 2007

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

Carol V. Helland

By Carol V. Helland, Land Use Director

Application Date: 11-07-2011
Completeness Date: 12-02-2012
Notice of Decision Date: 05-03-2012
SEPA Appeal Deadline: 05-17-2012 at 5pm
MDP Appeal Deadline: 05-17-2012 at 5pm

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the MDP decision within the noted comment period for a SEPA Determination. Appeals must be received in the City Clerk's Office by 5 pm on the date noted for appeal of the decision.

Vicinity Map



Aerial Photograph



Exhibit B - 1: General Description of Light Rail Alignment, Station Locations, and Facilities

Segment B: South Bellevue (I-90 to SE 6th Street)

Route:

Elevated Structure from I-90 to north of the South Bellevue Park-and-Ride on the east side of S Bellevue Way

Retained cut from north of the South Bellevue Park-and-Ride to the intersection of S Bellevue Way and 112th Ave SE on the east side of S Bellevue Way and 112th Ave SE. The retained cut is lidded in front of the Winters House and at the driveway to the Winters House parking lot

At-grade from the intersection of S Bellevue Way and 112th Ave SE to SE 6th Street crossing from the east side of 112th Ave SE to the west side at SE 15th Street with 112th Ave SE raised over the light rail crossing.

Station/Facility Locations:

South Bellevue Station (elevated) and park-and-ride structure at the South Bellevue Park-and-Ride

Traction power substation and signal house on east side of Bellevue Way at SE 30th Street

Segment C: Downtown Bellevue (SE 6th Street to BNSF Railway Corridor)

Route:

At grade on the west side of 112th Ave SE from SE 6th Street with SE 4th closed, except for emergency access, turning west onto the south side of Main Street with SE 1st closed

Tunnel portal on south side of Main Street, west of 112th Ave SE

Tunnel from west of 112th Ave SE to NE 6th Street under Main Street and 110th Ave NE

Tunnel portal on the south side of NE 6th Street, west of 112th Ave NE

Elevated structure on the south side of NE 6th from west of 112th Ave NE to the BNSF Railway Corridor, crossing over 112th Ave NE, I-405, 116th Ave NE, the future extension of NE 6th Street and NE 8th Street

Station/Facility Locations:

East Main Station (at-grade) on the west side of 112th Ave SE south of Main Street

Bellevue Transit Center Station on the south side of NE 6th Street with entrances near 110th Avenue NE and from the NE 6th street right-of-way near 112th Avenue NE

Hospital Station (elevated) in the BNSF Railway Corridor north of NE 8th Street

Traction power substation and signal house near the southwest corner of Main Street and 112th Ave SE

Segment D: Downtown Bellevue to Overlake Transit Center (BNSF Railway Corridor to 148th Ave NE)

Route:

Elevated Structure from the Hospital Station, transitioning to at-grade in the BNSF Railway Corridor

Retained cut from east of the BNSF Railway Corridor to west of the West Tributary of Kelsey Creek, crossing under 120th Ave NE and 124th Ave NE

Elevated from east of 124th Ave NE to west of 130th Ave NE, crossing over the West Tributary of Kelsey Creek

At-grade from west of 130th Ave NE to SR 520 west of 140th Ave NE, at-grade crossings at 130th Ave NE, 132nd Ave NE, 134th Ave NE, 136th Ave NE, and NE 20th Ave

At-grade and Elevated along the south side of SR 520 from west of 140th Ave NE to 148th Ave NE (Bellevue City Limits).

Station/Facility Locations:

120th Station (retained cut, subject to funding agreement with the property owner) between 120th Ave NE and 124th Ave NE

130th Station (at-grade) and park-and-ride lot between 130th Ave NE and 132nd Ave NE

Traction power substation and signal house near the 120th Station

Traction power substation underneath the elevated guideway at NE 24th Street

Storage tracks for trains in the former BNSF corridor north of NE 12th Street with a light maintenance facility on the east side of the former BNSF corridor

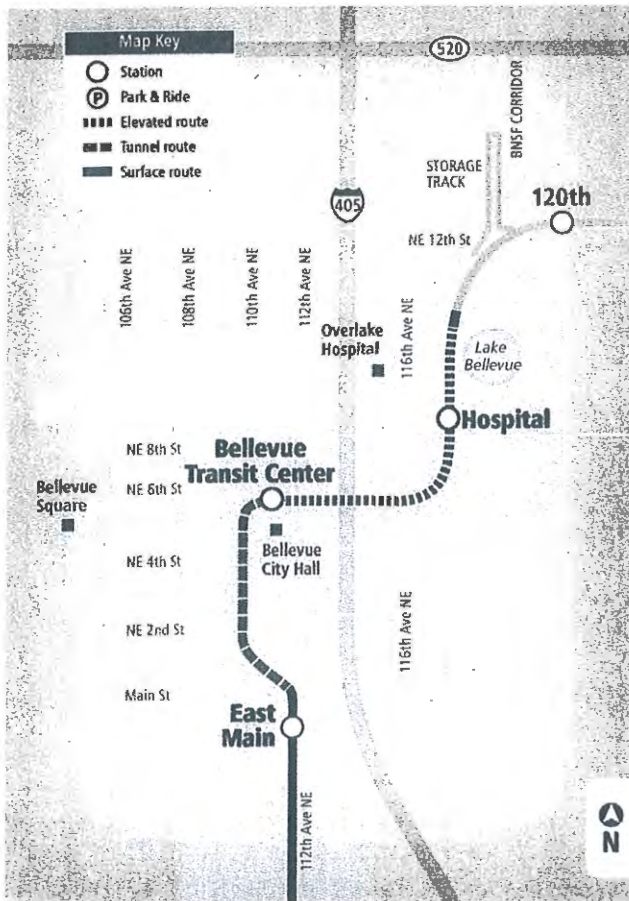
Segment C: Downtown Bellevue

The project travels from Segment B in a tunnel north along 110th Avenue NE, turns east at NE 6th Street, and crosses over I-405 to connect with Segment D.

From south Bellevue, the project travels at-grade on the west side of 112th Avenue SE, serving the East Main Station, just before turning west at Main Street to enter the tunnel portal on Main Street. The project includes modifying SE 4th Street to allow for an at-grade crossing for emergency vehicles only.

From the tunnel portal on Main Street, the project continues on the south side of Main Street before turning north under 110th Avenue NE and then east at NE 6th Street. The project includes the Bellevue Transit Center Station at NE 6th Street with two entrances. From this Station, the project continues east on the south side of NE 6th Street crossing 112th Avenue NE, I-405, and 116th Avenue NE. The project then turns north along the former BNSF Railway corridor to cross NE 8th Street and reach the elevated Hospital Station with entrances on the north side of NE 8th. The project then connects with Segment D from the former BNSF Railway corridor.

There is a traction power substation located near the intersection of Main Street and 112th Avenue SE. Cross-overs are located along 112th Avenue NE and between I-405 and 116th Avenue NE. All track within Segment C is direct fixation or ballasted.



STATION AREA PLANNING

120th Ave NE

Character

Current Character

- Primarily light industrial uses.
- Large flat expanses of concrete and asphalt.
- Auto dependent, designed for larger trucks and busses.

Future Character

- Spring District development will include 900 residential units, over 3,000,000 sq. ft. of office at build out, will also include retail and open space.
- Additional mixed use development potential on adjacent properties.
- Mixed residential, retail and office in Transit Oriented Development (TOD).
- Buildings up to 150' tall.



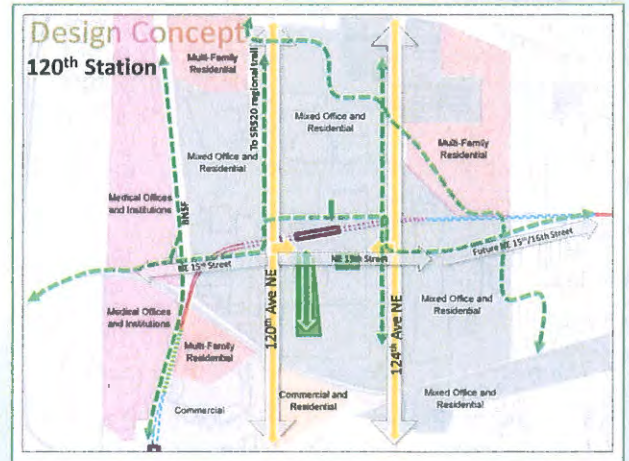
Spring District Master Plan

STATION AREA PLANNING

120th Ave NE

Access

- Walking routes to station on 120th Ave NE, 124th Ave NE, and future NE 15th St.
- New NE 15th St between 120th Ave NE and 124th Ave NE will provide important connection.
- Plaza and open space adjacent and south of station will also be pedestrian corridor.
- Multi-Use Path and bike lanes on 120th Ave NE and 124th Ave NE connecting with routes to downtown, trail north of station and east in NE 15th/16th St corridor.



Site Analysis: Critical Areas: Eastgate

The attached commentary from Michael Paine, Environmental Planning Mgr., to Camron Parker, denotes he does not see the existing NGPE on this site. However, the attached legally recorded King County document (9/10/93, Recording 930915-2311) of said "easement" states the NGPE is created with the recording of this document. The North Pad proposed shelter location on the Eastgate site places it clearly within the protected boundary and encroaches significantly into this NGPE. The recorded document clearly states "The easement shall remain in an undisturbed condition and no cutting or removal of vegetation shall be permitted." "NGPE's are not to be disturbed or developed and shall remain in their natural state." The entire document and legal description of the NGPE is attached.

Mr. Paine further states "it is my belief that the easement could be extinguished or modified provided the parties to the original easement are in agreement." It continues as to how the city can manipulate to their advantage for this use by requiring modifications using the CA process under LUC 20.25H.230 (attached) which outlines justification to eradicate per Tony Pratt's notations:

- No justification to allow
- No degraded condition
- No extraordinary circumstances not anticipated by code.

Furthermore, Mr. Paine recognizes "the steep slope is almost entirely forested" and "no degraded conditions exist."

Per Tony Pratt's quoted notation from C Helland, "deems slope is so minor, "not worth saving and go ahead somehow."

As we stated previously, this is another attempt to groom the Eastgate site to accommodate a homeless shelter through LUCA's. The city is disregarding the documentation that enforces protection of the NGPE from such development and is legally recorded so as to not to allow agencies to indiscriminately eliminate critical areas for their own objective and not in the public's interest.

Pratt, Toni

From: Paine, Michael
Sent: Tuesday, June 14, 2016 2:40 PM
To: Parker, Camron
Cc: Pratt, Toni; Hyde, Robert; Bedwell, Heidi; Jackson, Matthews; Helland, Carol
Subject: Men's Shelter

Camron:

Putting aside the broader discussion about whether or not this is the best site for this use, I do not see the existing NGPE on this site—applied as part of prior land use approval according to requirements of the 1987 Critical Areas Overlay—as an insurmountable obstacle to developing the men's shelter near or on the slopes covered by the NGPE. I think this is true because the easement was required as part of permitting of the prior King County facility in accordance with specific code provisions applicable at the time (LUC 20.25H.120) and not part of a platting action. That it was picked up later by the 2004 BLA is probably irrelevant unless the owners of Parcel B are implicated in extinguishing the existing easement. Consequently, it is my belief that the easement could be extinguished or modified provided the parties to the original easement are in agreement.

That said, the question of geologic hazards remains. In the absence of a detailed survey and geotechnical exploration of the site, I cannot determine with any accuracy the extent to which the slope is constrained under LUC 20.25H. There are certainly some steep slopes within the boundaries of the NGPE but it is highly doubtful that the entire NGPE is so constrained. That being the case, development on some parts of the slope may not require modification of the geohazard area using the critical areas process at LUC 20.25H.230.

If such modification is required, however, the City must proceed very deliberately because use of the critical area report is limited to situations where the critical area functions and values are not present due to degraded conditions (this is decidedly not the case—the slope is almost entirely forested) or the proposal contemplates use of unique design components that would result in protection of critical area functions and values not anticipated by the code. Moreover, there is little obvious mitigation opportunity on site should there be a determination that the slope with the proposed development envelope is degraded. So, even if the NGPE issue can be addressed, it is not clear that the project could develop on the slope unless the slope is not regulated under critical areas or the impact is to the structure setback alone and not the regulated slope.

MICHAEL PAINE

Environmental Planning Manager
City of Bellevue
Development Services Department
425-452-2739 (office)
425-765-7974 (cell)

KING COUNTY PUBLIC HEALTH CENTER at EASTGATE
14350 S.E. Eastgate Way, Bellevue, WA 98007

A NATIVE GROWTH PROTECTION EASEMENT (NGPE)

A Native Growth Protection Easement (NGPE) is created with the recording of this document. The purpose of the NGPE is the preservation of the natural vegetation and existing drainage courses in order to protect fisheries resources, riparian corridors, wetlands, sensitive slopes, and wildlife habitat. The easement shall remain in an undisturbed condition and no cutting or removal of vegetation shall be permitted. The grazing of livestock shall be prohibited in the NGPE. No fence, screen, wall, building, or other structure shall be placed or erected within the easement except for the minimum disturbance necessary to install, maintain, and operate utility facilities as set forth in LUC 20.25H.080 B. Subject to the written approval of the City of Bellevue Department of Community Development. Dead, diseased or dying vegetation may be treated or removed from the easement if such vegetation poses a threat to safety, to property, as determined by the City. The City shall have the right, but not the obligation, to enforce the requirements, terms, and conditions of this NGPE. The easement shall remain in King County ownership. NGPE's are not to be disturbed or developed and shall remain in their natural state.

Maintenance of the 66,129 s.f. Native Growth Protection Easement Recording Number 930915-231 shall be the responsibility of the subject property owner. However clearing, pruning, or removal of vegetation shall be limited to only those trees which are a hazard and shall be removed with prior approval from the Department of Community Development of the City of Bellevue.

The area of the Native Growth Protection Easement is as described on Attachment "A".

EXCISE TAX NOT REQUIRED
King Co. Records Division
By R. Nelson Deputy

9309152311

930915-2311 01:36:00 PM KING COUNTY RECORDS 003 KTO .00

September 10, 1993

ATTACHMENT "A"

Legal description for a Natural Growth Protection Area

That portion of:

Lot 2, city of Bellevue Short Plat Number 80-12K, recorded under Recording Number 8207260433, being a portion of the East 560 feet of that portion of the Northwest Quarter of the Southeast Quarter of Section 10, Township 24 North, Range 5 East, W.M., in King County, Washington, lying North of PSH No. 2, lying Northerly of the following described line:

Beginning at the Northeast corner of said tract thence South $1^{\circ}22'58''$ West 174.14 feet along the West line of said tract to the Point of Beginning, of the aforementioned line:

thence N $38^{\circ}23'42''$ E, 25.17 feet; thence N $79^{\circ}20'03''$ E, 28.38 feet;
thence N $63^{\circ}29'08''$ E, 33.15 feet; thence N $69^{\circ}20'36''$ E, 35.24 feet;
thence N $36^{\circ}58'27''$ E, 35.52 feet; thence N $53^{\circ}33'15''$ E, 32.88 feet;
thence N $89^{\circ}01'58''$ E, 28.63 feet; thence N $84^{\circ}28'16''$ E, 32.10 feet;
thence N $57^{\circ}18'58''$ E, 42.40 feet; thence N $40^{\circ}16'17''$ E, 40.32 feet;
thence N $63^{\circ}27'48''$ E, 40.64 feet; thence N $85^{\circ}02'24''$ E, 21.04 feet;
thence N $77^{\circ}49'39''$ E, 28.97 feet; thence N $77^{\circ}16'17''$ E, 29.34 feet;
thence N $87^{\circ}38'12''$ E, 30.92 feet;

thence S $86^{\circ}52'53''$ E, 37.57 feet; thence S $81^{\circ}45'19''$ E, 40.12 feet;
thence S $32^{\circ}28'25''$ E, 43.78 feet; thence S $88^{\circ}37'02''$ E, 25.73 feet;

to the end of said line which is a point on the East line of said tract which point lies S $1^{\circ}22'58''$ W, 172.00 feet from the Northeast corner of said tract.

Said area contains 66,129 s.f. (1.52 acres).

9309152311

topo - my
Slopes 40%

} need from
applicant

20.25H.230

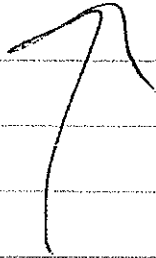
- no justification to allow
- no degraded condition
- no extraordinary ^{circumstances} not anticipated
by code

//

OR build area of neutral slope

OR (Holland deems slope is 50% ~~min~~

minor, not worth savings + go ahead
somehow



Toni - per M. Paine

6/14/16

2:45pm

RE: K. County Health site

from
C.H.

1980 = Short Plat
1993 = easement
2003 = BHTA

} Pull
from Records

- How far does NAPE go?

A) Bob Hyde's work.

- North pad: NAPE

- South pad: lost issues of total flow

Parking (walkways) (\$5)

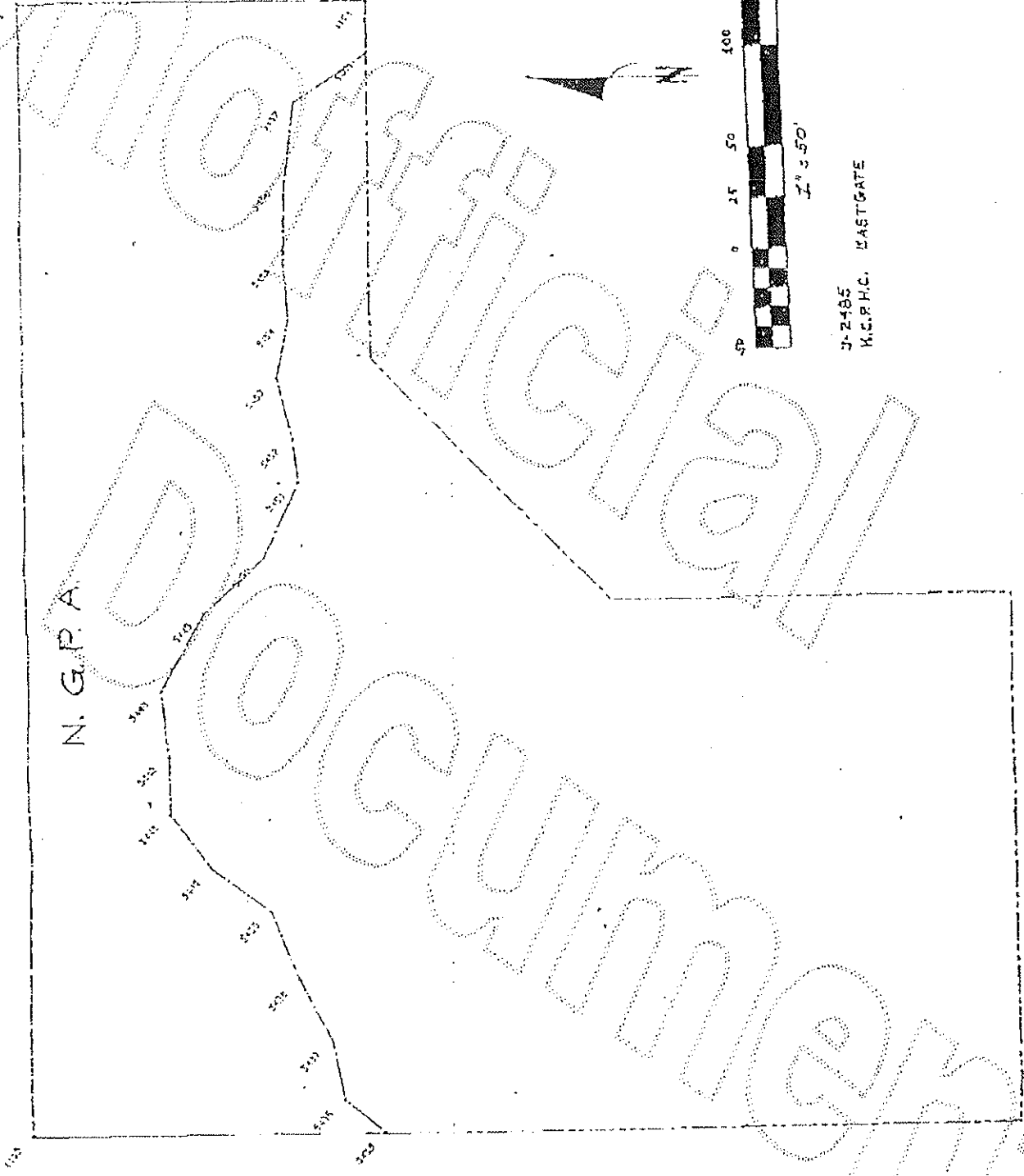
- enforce it (Salter)

- How to engage the County?

A) Who own IV Site?

9309152311

N. G.P. A.



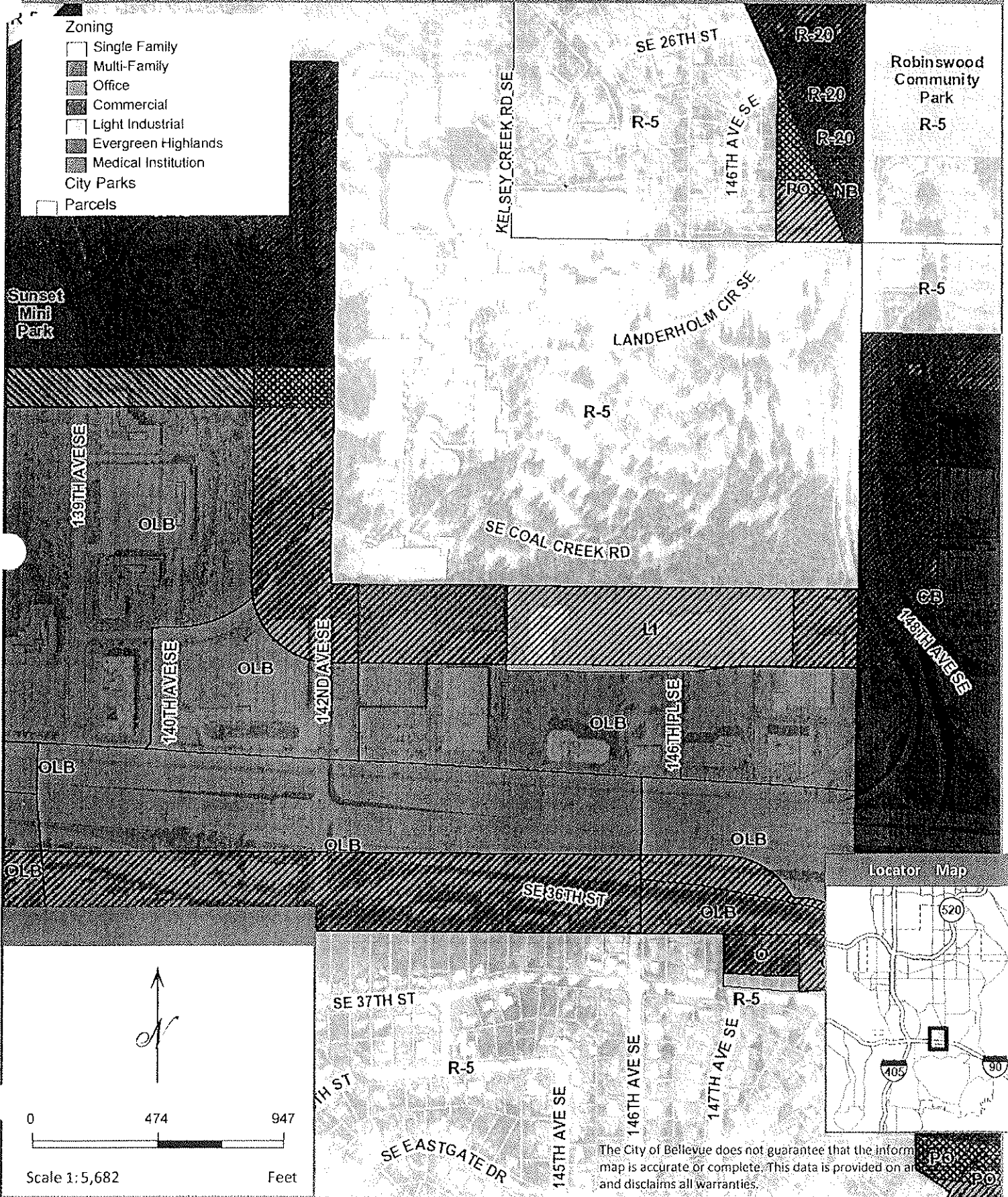
J-2485
K.C.P.H.C. EASTGATE

UNOFFICIAL DOCUMENT

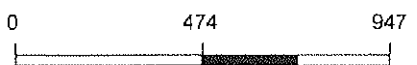
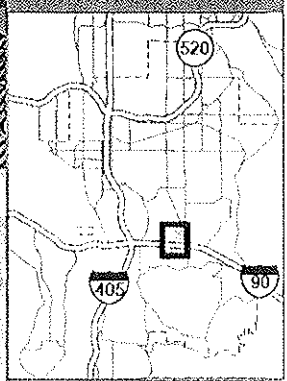


Zoning

- Single Family
- Multi-Family
- Office
- Commercial
- Light Industrial
- Evergreen Highlands
- Medical Institution
- City Parks
- Parcels



Locator Map



Scale 1:5,682

The City of Bellevue does not guarantee that the information map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Expanded Uses - 2 locations on site
(north + south)

→ schemata

site 6 | king county public health

BUILDING A

UNITS
2ND FLOOR: 6 - 6-BEDROOM UNITS + 4 STUDIO UNITS
3RD FLOOR: 13 STUDIO UNITS
4 TOTAL = 23 UNITS

AREA
1ST FLOOR: SHELTER/CFH/SERVICES (7000 SF + 5000 SF) = 12,000 SF
2ND FLOOR: 6-6-BED UNITS @ 1500 SF EACH + CIRCULATION = 10,500 SF
4 STUDIO UNITS = 1,500 SF
3RD FLOOR: 13 STUDIO UNITS @ 300 SF EACH + CIRCULATION = 5,000 SF
TOTAL = 29,000 SF

REQUIRED PARKING:
SHELTER = 15 STALLS
OFFICES (4 PER 1000 SF X 5000 SF) = 20 STALLS
6-BEDROOM UNITS (6 X 1.8) = 11 STALLS
AFFORDABLE UNITS (17 X 1.2) = 21 STALLS
TOTAL REQUIRED = 67 STALLS
TOTAL PROVIDED = 67 NEW STALLS +/-

APR 18 2016

Permit Processing

BUILDING B

UNITS
2ND FLOOR: 6 - 6-BEDROOM UNITS
TOTAL = 6 UNITS

AREA
1ST FLOOR: SHELTER/CFH/SERVICES (7000 SF + 4000 SF) = 11,000 SF
2ND FLOOR: BED UNITS @ 1500 SF EACH + CIRCULATION = 22,000 SF
TOTAL = 33,000 SF

REQUIRED PARKING:
SHELTER = 15 STALLS
OFFICES (4 PER 1000 SF X 4000 SF) = 16 STALLS
6-BEDROOM UNITS (6 X 1.8) = 11 STALLS
TOTAL REQUIRED = 42 STALLS
TOTAL PROVIDED = 10 +/-
+ SHARED PARKING ON SITE



EKC Winter Shelter | site concepts | schemata workshop inc | 1/17/16/15

2001 Liddar data

A or B

At this point, we understand language is being drafted, but we have not seen any specific draft language. Will there be draft language available in advance of, or at, this meeting? No

In addition there are several site specific issues related to zoning/permitting:

- ~~Slopes and potential habitat related issues on the NE portion of the property.~~ We have discussed this previously. See email dated April 27, 2016, from Michael Paine, Environmental Planning Manager.
- Costs of building parking, which on the SW portion needs to include replacing existing parking where the building is located and lost to any roadway. Your hired engineer will be able to compute once you have gotten further along with your site development.

We are currently in the process of having several third party studies completed to better assess the potential impact of these issues, including

- Limited topographic survey of only the steeper sections of the NE portion of the property
- Preliminary geotechnical engineering report of NE portion of the property
- Site investigation and critical areas report with habitat assessment of the NE portion of the property
- Parking podium configuration and cost estimate on the SW portion of the property.

These studies are expected to be completed in the third and fourth weeks of May. Until we have more information from these studies, I'm not sure how much detail we should or able to get into related to site design.

Finally, currently the site is one larger parcel. It is assumed that proceeding with this property will involve some sort of segregation of the property (e.g. property sub-division, lease based on legal description).

Given the status of the items listed above, it would be helpful to clarify topics of discussion for the meeting this week. One reason for asking is that we have been requested to bring an architect. Without zoning information or the results of the studies, not sure how much they will be able to contribute to the conversation. If we are discussing topics that could involve the architect, then we should also consider inviting the project sponsor. There are other items beyond Land Use that should be discussed at this time.

Attached is some site information that we thought might be helpful.

Thanx
Arthur

Arthur Sullivan
Program Manager, ARCH
425-861-3677
16225 NE 87th Street, Suite A-3
Redmond, WA 98052
www.archhousing.org

L

14 sites originally evaluated

ID No	Description	Owner	Parcel #	Acres	Address	Zoning	Issues	Central Location	Full Transit Service	Access to Daytime Svcs	Non-Residential	Appr. Surroundings
1	House on Golf Course	Parks	152505-9002	N/A	5500 140th Ave NE	R-1		1	2	1	1	1
2	Old Fire Station No 3	Finance	262505-9107	0.70	14822 NE Bel-Red Rd	O	Across from Highland MS	2	3	2	3	0
3	Vacant parcels east of Highland-CC	Utilities	272505-9296 272505-9306	1.32	14433 and 14460 NE Bel-Red Rd	BR-CR	Fatal Flaw: Storm Corridor					
4	SF on Richards Road (Camendona)	Transportation	545330-0031	0.90	2404 132nd Ave SE	R-20	Residential zone (allows grp. homes)	2	2	1	2	1
5	Eastgate east of Richards-Red	Utilities	092405-9249 092405-9091	3.55	13025 and 13039 SE 32nd St	LI	Fatal Flaw: Wetland					
6	Public Health next to Eastgate P&R	KC Public Health	102405-9050	4.13	14350 SE Eastgate Way	OLB	Developable with structured pkg?	2	3	2	3	3
7	Transfer Station	KC Solid Waste	545330-0320 102405-9101	25.30	13620 SE Eastgate Way and 13351 SE 32nd St	LI		2	3	2	3	3
8	Vacant Bel-Red "L" shaped	Utilities	282505-9296	7.13	1770 124th Ave NE	BR-R	Fatal Flaw: Wetland					
9	Vacant Bel-Red below "L" shaped	Parks	282505-9240	3.32	12520 NE 14th St	BR-OR	Fatal Flaw: East Link Wetland Mitig.					
10	124th Bus Barr	KC Metro Transit	282505-9295	8.40	1790 124th Ave NE	BR-R	Fatal Flaw: KC bus impacts; 120th reconfig					
11	Vacant between PSE and ERC (Children's Option Parcel)	City of Bellevue	282505-9015	1.55	11608 NE 12th St	MI	PSE sbstn. expnsn? Config. w/Spr. Blvd	2	1	2	2	3
12	Lincoln Center	City of Bellevue	322505-9005	4.27	515 116th Ave NE	OLB	Fatal Flaw: Conflicts with Wlbrtn. re-dev.	2	2	1	2	0
13	Vacant and parking between Northrup and ERC, below-BSE	Utilities	389810-0003 389810-0059	2.48	3008 Northrup Way	OLB	Fatal Flaw: BSC pkg and joint pkg agmts	1	1	1	2	0
14	Triangle at S. Kirkland Park and Ride	KC Metro Transit	202505-9081	3.88	3677 108th Ave NE	R-15	Poss. Fatal Flaw: pkg conflicts	1	3	1	2	0

- Criteria:**
- 3/4 acre lot (5,000 sf - 7,000 sf bldg)
 - Close to services
 - Close to public transportation
 - Fits environment/appropriate to surroundings or adjoining uses
 - Dense areas; not SF residential

Missing "Fatal Flaw: Eastgate-corridor-redevelopment"

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Potential for other uses: Ideas includes CFH office 4,000 sq ft; complementary housing (group living, studios); other social service (employment training, chemical dependency)					
A. Zoning	Shelter not allowed. Looking at residential.	Looking at group qtrs (shelter) & residential	Shelter not allowed. Residential not allowed.	Shelter not allowed. Residential limit(20/acre//50%)	Shelter allowed. Offices/Services not allowed
B. Zoning Capacity (> 7,500 sq ft shelter)	70,000 sq ft	40,000 sq ft (Parking may limit to about 1/2)	25,000 sq ft	4,000 sq ft for CFH Office	20,000 sq ft (office / residential), but parking may limit to about 1/2)
C. Any cost implication	structured parking	Structured parking // amount of grading	Cost of parking. Also potential wetland impact		
Parking: Allow shared parking or parking study? (Shelter:15 cars)	Evaluating as part of Eastgate zoning regs	Evaluating as part of Eastgate zoning regs	No - not in Bel-Red	YES - Bel/Red	No
information					
Site Size (needed ~1/3 acre)	2.4	1	0.8	0.7	0.9
o Land value per acre	\$ 1,937,000	\$ 1,937,000	\$ 2,660,000	\$ 2,546,000	\$ 1,700,000
o Land value site	\$ 4,648,800	\$ 1,937,000	\$ 2,061,500	\$ 1,782,200	\$ 1,530,000
Site Development Cost considerations					
	Large site (high land cost / scale of project). Frontage improvements, utility extention, Structured parking	Likely scenario involves cut into hillside, some amount of structured parking	Site below road, long access easemnt, maybe wetland mitigation, BNSF mitigation	Rehab - potentially most cost effective, but some utility upgrade.	Wetland mitigation, site below road (sewer pumping)
Range of Stakeholders					
	College, businesses, Factoria and Eastgate businesses, faith	Similar to Eastgate site	Local businesses, medical, Lake Bellevue condos, Spring district	Schools, residential, retail businesses, faith, Redmond	Residential, Factoria businesses
Council Role					
	o Eastgate Zoning Regs o Possibly county site negotiation	o Eastgate Zoning Regs o Possibly county site negotiation	o Zoning Amendment- Group Quarters and possibly residential o Surplus city property	o Zoning Amendment- Group Quarters o Surplus city property	o Zoning Amendment- Possibly office use o Surplus city property

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Advantages					
	Most transit routes (1/4 mile)	Most transit routes (1/4 mile)		Close to bus stops	
	No residential adjacent	No residential adjacent	No residential adjacent (some nearby -Lake Bellevue)	No residential adjacent (but nearby)	
		Site is developed, infrastructure in place		Site is developed, infrastructure mostly available	
	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Lowest construction cost	Has natural buffers
	Most additional development potential	Second most development potential	Environmental Site Assessment (ESA) done	Short schedule to completion?	
		Health services nearby	Health services nearby	Work opportunities within walking distance	
	Near supporting churches Work opportunities that cater to nearby offices	Near supporting churches Work opportunities that cater to nearby offices		Near supporting churches	
Disadvantages					
	County ownership	County ownership		Proximity to middle school, residential, retail business, church (preschool), Redmond	Abuts residential
	Overhead high tension transmission line		Close to BSNF rail corridor	High traffic volume (noise)	Distance to transit stops / limited transit
	Utility extensions, frontage improvements	Costs associated with hillside	Adjacent substation	Needs sewer upgrade	
			Possible contamination / Potential wetland	Possible contamination	Wetland
	Site development costs	Site development costs	Possible site development costs		

**Options for Public Outreach
Permanent Homeless Men's Shelter**

The approach to public outreach can vary determined by: a) ability to inform public on purpose/need for shelter pre-site selection, b) number of stakeholders to engage c) whether or not to engage public in site selection narrowing process d) community outreach to inform mitigation efforts at specific site.

Things to consider:

Negotiation with King County should occur prior to public outreach re: specific sites.

Education pieces on purpose and need should occur prior to public outreach re: specific sites.

Clear communication on site criteria and how City narrowed sites will be vital.

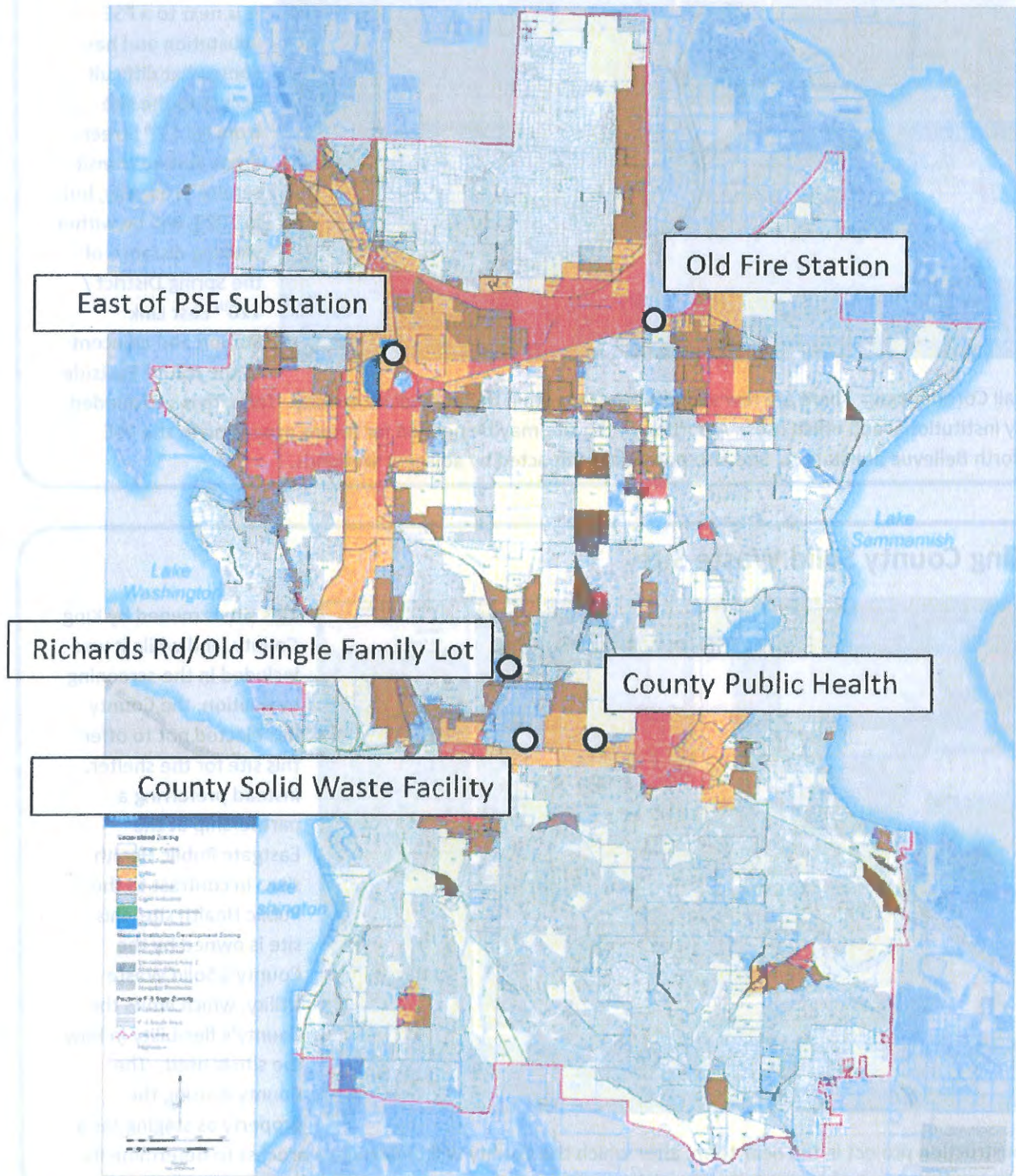
Clear expectation regarding use of public input – a) input that shapes site selection - b) local insight to consider for potential mitigation if site selected

Provide community with upfront timeline on when Council will decide site selection and when permanent shelter is expected to be operational.

Option		Advantages	Challenges	Timeframe	Recommended Approach
A	Single Site	<p>Clear decision on site</p> <p>Focus on site-specific community concerns - and mitigation recommendations</p>	<p>Explanation of Site Criteria</p> <p>Public feeling excluded from site selection process</p> <p>Less ability to inform community on need/purpose of shelter <i>after</i> site selected</p>	6-8 weeks	<p>Community meeting near site location - focus on background, criteria selection, details of program, invitation for community input on concerns</p> <p>Outreach to community stakeholders</p> <p>Advisory group w/CFH for input re: site design, and ongoing mitigation to community concerns</p> <p>Report back to Council re: consolidation of community input and recommendations for mitigation</p>
B	Two Site Comparison	<p>Allows for exploration of site-specific neighborhood concerns</p> <p>Engagement around site criteria</p>	<p>Requires clear expectations on public role and Council decision re: siting shelter</p> <p>Potential to pit neighborhood against neighborhood</p> <p>Greater political process with non-city owned sites</p> <p>Requires initial round of outreach engaging public on siting criteria, second round on mitigation after site selected</p>	10 weeks	<p>Community meeting at City Hall - comparison of sites, site criteria and public input on site-specific concerns/impacts</p> <p>Outreach to community stakeholders X 2 sites</p> <p>Report back to Council re: consolidation of community input and recommendations for site selection</p> <p>After site selection, re-engagement of local neighborhood outreach for community concerns to shape local mitigation efforts at specific location.</p>
C	Three Site Comparison	<p>Broadens site(s) comparison citywide</p> <p>More robust engagement and broader citywide conversation on homelessness</p> <p>Potential for advisory committee</p> <p>3</p>	<p>Extends time required for community stakeholder interviews</p> <p>Builds expectation for community decision-making on site selection</p> <p>Potential to pit neighborhood against neighborhood</p> <p>Requires initial round of outreach engaging public on siting criteria, Council narrowing and site selection, and ongoing outreach for mitigation after site selected</p>	<p>12-16 weeks</p> <p>will extend time required for selection, role, public engagement and committee work product</p>	<p>Community meeting at City Hall - comparison of sites, site criteria and public input on site-specific concerns/impacts</p> <p>Outreach to community stakeholders X 3 sites</p> <p>Report back to Council re: consolidation of community input and recommendations for site selection</p> <p>After site selection, re-engagement of local neighborhood outreach for community concerns to shape local mitigation efforts at specific location.</p>



Sites Screened for the Eastside Men's Shelter and Supportive Housing Project



PSE Substation and Children's Hospital Adjacent Site



PSE / Children's Option Parcel

This site is owned by the City with no existing uses present. It is next to a PSE substation and has somewhat difficult access to the site from NE 12th Street. It has limited transit service presently, but in 2023, will be within walking distance of the Spring District / 120th East Link Station and adjacent to the future Eastside

Rail Corridor trail. There are few support services within the immediate vicinity. This site is surrounded by institutional and office uses. A portion of the site may be needed for future expansion of the PSE North Bellevue Substation. Site also potentially impacted by adjacent wetlands.

King County Solid Waste Site



Eastgate Way - KC Solid Waste Transfer

This site is owned by King County, and while it was included in the screening evaluation, the County has elected not to offer this site for the shelter, instead preferring a partnership at the Eastgate Public Health site. In contrast to the Public Health site, this site is owned by the County's Solid Waste Utility, which limits the County's flexibility in how the site is used. The County is using the property as staging for a

construction project in the near term, after which the County will undertake a process to determine its ultimate future use.

BelRed Old Fire Station Site



This site on Bel-Red Road is a city-owned former fire station. The existing structures are old and may be able to be retrofitted for use as a shelter only, but not without extensive rehabilitation and remodeling. Alternatively, they could be demolished, in favor for a new structure for the shelter and day center. The site is small and somewhat constraining. Highland

Middle School is across the street. Public transit is moderately available, as are access to social services. No services are in the direct vicinity, but are within moderate distances, including churches that support CFH programs. The site would likely have lower construction costs than other sites considered.

Richards Road Single Family Site



This site on Richards Road is a single family home purchased by the City as part of a transportation project. It does not contain any existing public use that would need to be relocated. The site is small and topographically challenging. It has poor transit service with no nearby supportive services. It is surrounded by

single-family and multi-family residential development, with no commercial or mixed-use development nearby.

The City of Bellevue has worked with Eastside cities, including Redmond and Kirkland, in a regional approach to address needed shelters on the Eastside, as one part of a broad strategy to address increasing homelessness. Bellevue agreed to identify a permanent location for the Eastside Winter Shelter for men, continuing a service we have been providing in Bellevue since 2008. A homeless shelter for Eastside youth and young adults is located in the city of Redmond, and the City of Kirkland agreed to locate a shelter for single women and families.

Bellevue asked A Regional Coalition for Housing to explore surplus or underutilized publicly-owned properties as possible sites for the permanent location for the Eastside Men's Shelter project. Five sites, two County-owned and three City-owned, were identified as possible candidates based upon a set of screening factors. This included proximity to transit, proximity to existing supportive service providers, developable property of a sufficient size to accommodate the program, location within a predominantly commercial or mixed-use environment and other site-specific factors.

Eastgate Public Health Site



The four-acre King County-owned property at the Eastgate Public Health Center, was selected for further study as it provides a unique combination of attributes that separates it from the other sites that were screened. King County has flexibility to partner with a non-profit developer to accommodate a new building with the three components of an overnight shelter, day center, and permanent supportive housing. It provides optimal access to existing transit (directly adjacent to the Eastgate Park & Ride), collaboration opportunities with existing social services (directly adjacent to the Public Health clinic), potential partnerships with Bellevue College (employment support programs and service learning opportunities), and a location within an area that is planned for future mixed-use transit-oriented residential, retail and commercial uses.



From: **Stroh, Dan** DStroh@bellevuewa.gov
 Subject: Agenda for tomorrow's meeting on Permanent Shelter
 Date: February 23, 2016 at 4:11 PM
 To: Salomone, Chris CSalomone@bellevuewa.gov, McCormick-Huentelman, Mike MMHuent@bellevuewa.gov, Berens, Mary Kate MKBerens@bellevuewa.gov, Nichols, Joyce JNichols@bellevuewa.gov, Mylett, Steve SMylett@bellevuewa.gov, Kleinknecht, Carl CKleinknecht@bellevuewa.gov, Brennan, Mike MBrennan@bellevuewa.gov, Foran, Patrick PForan@bellevuewa.gov, Berg, David DBerg@bellevuewa.gov, Helland, Carol CHelland@bellevuewa.gov, Smith, Terry TSmith@bellevuewa.gov, Sullivan, Arthur ASullivan@bellevuewa.gov, 2E-127 2E-127@bellevuewa.gov, McDonald, Kevin KMcDonald@bellevuewa.gov, Steedman, Janna JSteedman@bellevuewa.gov, Leslie, Emily ELeslie@bellevuewa.gov, Arpin, Patrick PArpin@bellevuewa.gov

Good afternoon,
 Please find attached an Agenda and background information for tomorrow's meeting on the Permanent Winter Shelter (12-1 pm, right after the LT meeting). The purpose of this meeting is to try to develop a "One City" understanding among upper-level staff about the potential site for a permanent shelter at the King County Public Health property, 14350 SE Eastgate Way. Key question: There will be impacts of a shelter at any location, but do we believe this site can reasonably work?

Many of you have been involved in previous discussions about the site. To jog memories, and to fill in those that have been less involved, I've included a number of references which you may optionally want to peruse if you have a chance before the meeting. Thanks for your involvement in this meeting -- and apologies for taking the noon-time slot right after the LT meeting!

--Dan

Dan Stroh
 Planning Director | Dept. of Planning & Community Development
 City of Bellevue, WA
 425-452-5255 | dstroh@bellevuewa.gov



Agenda for Shelter Meeting We...2-24.docx



ATT A--Shelter Overview.pdf



ATT B--Shelter Bakground Paper.pdf



ATT C--Lessons Learned.docx



ATT D--Feb 2, 2016 Interdept W...shop.docx



Meeting Agenda

February 24, 2016
12 noon-1 pm (post-LT)

Topic: Permanent Winter Shelter

Meeting Objective

Develop "One City" understanding among upper-level staff about the potential site for a permanent shelter at the King County Public Health property, 14350 SE Eastgate Way. Key question: There will be impacts of a shelter at any location, but do we believe this site can reasonably work?

Invitees

Patrick Arpin	Patrick Foran	Mike McCormick-	Chris
Kate Berens	Carol Helland	Huentelman	Salomone
Dave Berg	Carl Kleinknecht	Kevin McDonald	Terry Smith
Mike Brennan	Emily Leslie	Steve Mylett	Dan Stroh
		Joyce Nichols	Arthur Sullivan

1. Purpose of today's meeting
2. Background and work to date
3. Issues/concerns identified
 - a. Applicable to any site
 - b. Unique to the Eastgate site
4. Perspectives – any fatal flaws that would prevent this site from working?

5. Next Steps



Overview and additional information are attached to this agenda.

Background

Development of a permanent winter shelter is an adopted Council priority. Up until this point, the City has been partnering with Congregations for the Homeless to provide winter shelter at various *temporary* locations (currently the former International Paper site in BelRed, soon to be demolished for the light rail maintenance yard). The temporary sites have been sub-par locations with poor access to transit, few services, and often in or adjacent to single family neighborhoods. There has been little room in the temporary facilities for supportive services like counseling and job training, and few services nearby. On several occasions, the loss of a temporary site has created a siting crisis to find a suitable location before cold weather sets in.

A permanent shelter can address many of these issues. It can be optimally sited in an area with good transit, close to needed services. It can be designed with safety and operational efficiencies in mind. Potentially it can include space for other supportive services and activities within the facility itself. We have been investigating a publicly owned site in the Eastgate/I-90 corridor that meets many of the desired criteria, but no site is without its unique concerns. An inter-departmental group from PCD, ARCH, Development Services, Police, Parks/Human Services, and the City Managers Office have been closely investigating the site occupied by King County Public Health, at 14350 SE Eastgate Way.

This site is adjacent to the Eastgate Park and Ride, and has excellent access to transit and some services. The area was included in the Eastgate/I-90 Corridor Plan, and is currently being rezoned as part of a transit-oriented development node. This will enable higher density, mixed use retail, office and residential development in the area near the park-and-ride, and will develop incrementally through infill of existing sites in the coming 20 years.

Extensive work has been underway to explore the primary and secondary impacts of a winter shelter. This has included interviews with neighborhood residents and staff involved with interim shelters to develop a list of lessons learned and best practices. Follow-up meetings have further explored the specifics of the Eastgate Public Health site; these have involved key staff from multiple departments and ARCH, as noted above.

To proceed with this site, we need reasonable certainty that we could make this site work for a winter shelter in a timely way. Major issues fall into two broad categories:

1. Primary and secondary impacts of a shelter on its surroundings. This is the focus of today's meeting. There will be impacts of a shelter at any location, but do we believe this site can reasonably work—given its current and future use and surroundings?
2. Issues needed for an agreement with the owner, King County. The site is currently occupied in part by King County Public Health. We need to understand whether the County's expectations and demands from this site can be met, at reasonable cost, and within a workable timeframe. This is a parallel discussion underway with the County.

Next Steps

We hope that today's meeting results in further internal alignment across City departments. We will continue work with the County to determine whether the site works given County expectations, process and cost. We expect to be at a point to report back to Council within Q1 2016.

Attachments

- A. Shelter Overview
- B. Shelter Background Paper
- C. Past Experience and Lessons Learned
- D. Notes from Feb. 2, 2016 Inter-dept Workshop
- E. Site Maps: Aerial of KC Public Health Site; Planned Eastgate Transit-Oriented Development Node



WINTER SHELTER IN EAST KING COUNTY

Vision Statement

Every person in East King County has the opportunity to live in a safe, affordable, healthy home.

Value Statement

Homelessness is an experience that individuals and families may face for a variety of reasons. The reality of homelessness is extremely challenging for those experiencing it, and it can also present challenges for the community at large. Therefore, we must work together as a whole community-- across sectors and geographic boundaries-- to find solutions that are effective for those experiencing homelessness and that allow our communities to continue to thrive.

Specific Goal for Winter Shelter

As long as the capacity to shelter/house all who seek it is insufficient, the goal of providing additional shelter beds during the winter months is to ensure the health and safety of those who may otherwise have no option but to sleep outdoors. In addition, emergency shelter has been recognized as one point of entry on the path to housing.

Principles for Winter Shelter

Providing shelter is a shared responsibility of jurisdictions and community organizations throughout the Eastside.

Shelters are places for engagement and access to services and provide pathways to housing.

East King County needs a local shelter system that avoids ongoing siting.

Shelters need to be in central locations with full transit service and access to daytime services.

To be successful, the shelter siting process must engage and be sensitive to the concerns of the surrounding community.

A complete shelter strategy needs to include some level of outreach and daytime services to assist persons with accessing services and resources.

While shelter needs are more pronounced during winter months, 'low barrier' shelter is needed year round.

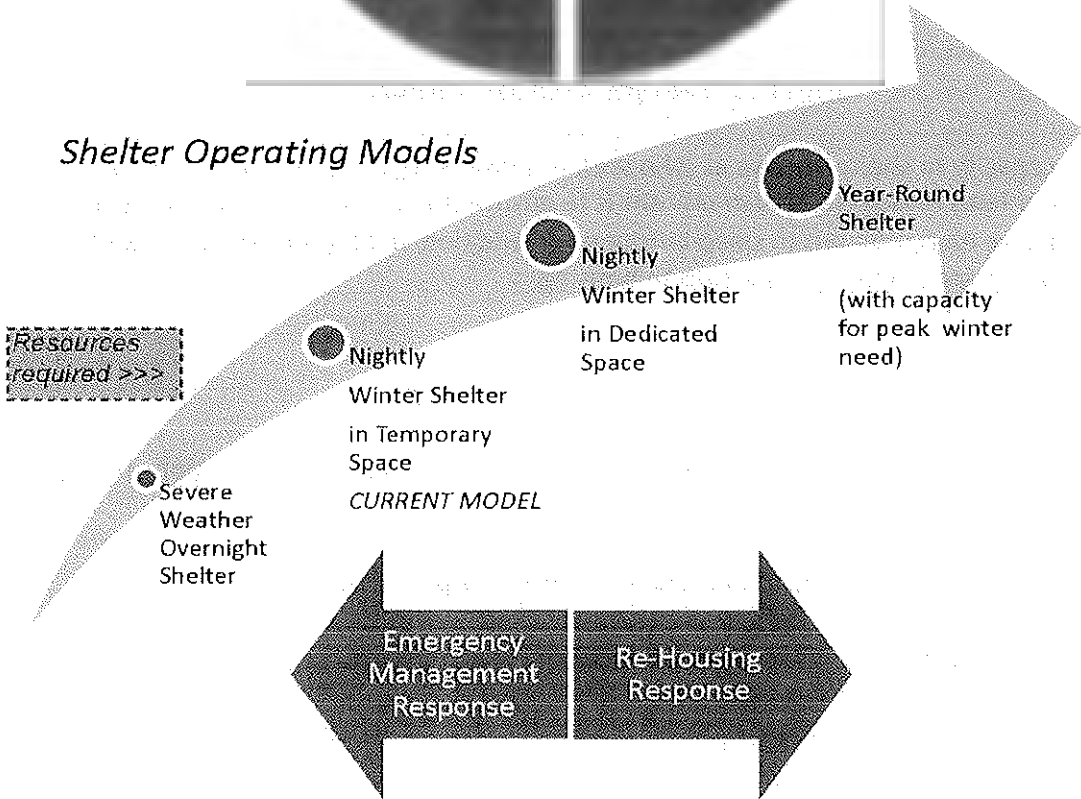
APPENDIX D

Eastside Winter Shelter

Roles of shelters in effort to end homelessness



Shelter Operating Models



Staff Contacts

Dan Stroh, Planning Director,
Arthur Sullivan, ARCH
Joyce Nichols, Intergovernment
Emily Leslie, Human Services
Mike McCormick Huentelman, Neighborhood Outreach, 4089

Subject Permanent Men's Shelter

Council provided direction in Council's 2015-16 two year priorities to "work toward an Eastside solution for permanent winter shelter." This management brief outlines the process for outreach, analysis, environmental review and recommendations of potential sites for a permanent men's shelter in Bellevue for Council's decision for selection.

Policy The Human Services Element in the Comprehensive Plan affirms that "Bellevue is a Community That Cares. Every member of the community has the opportunity to achieve their potential and enhance their quality of life. A system of human services assists people in times of need and invests in the development of healthy individuals and families." It also provides the following policy guidance for siting a permanent men's shelter:

- HS-1: Build public awareness and engage the community in an informed and collective response by assessing and planning for human service needs.
- HS-6: Facilitate the community response to human service needs. Involve the city in direct delivery of human service needs when delivery is consistent with a department's mission or as a last resort when the city is the most equitable and effective provider; or there are no other qualified providers.
- HS-8: Make Bellevue a welcoming, safe and just community marked by fairness and equity provided to those disproportionately affected by poverty, discrimination and victimization.
- HS-10: Use City regulatory powers to protect individuals' rights and advance community health and human service objectives.
- HS-14: Support agencies locating human service facilities in Bellevue and, where appropriate, encourage efficiencies through agency collocation and collaboration.
- HS-18: Support an intentional local community response to homelessness with housing and supportive services provided to families, youth and single adults.

Background The One Night Count of the Homeless on Jan. 23, 2015 found nearly 3,800 people in King County living outside without shelter. On the Eastside in selected urban areas, there were 134 found unsheltered. Homelessness is here; an emergency shelter is a critical need. Eastside winter conditions endanger the lives of people in our community.

The City of Bellevue has partnered with Congregations for the Homeless to provide the Eastside Winter Shelter (EWS) as an emergency overnight shelter providing men safety from the cold elements. Men who visit are provided with a hot meal and a safe place to sleep. The trained staff also help connect the homeless to necessary resources, which will help them move toward permanent housing. This shelter

operates from November 1st to the end of April of each year. In the past shelter sites have been interim, sited almost on a crisis basis and moved from year to year.

The Eastside Winter Shelter operates at the International Paper facility in Bel-Red, owed by Sound Transit and scheduled for demolition for the EastLink Rail. The Eastside Winter Shelter will need to be relocated (for capacity of serving 100 men/night) as early as next winter 2016.

The siting of a permanent men’s shelter will need to be sensitive to potential impacts on the surrounding community, while addressing the necessity for human service facilities to adequately respond to this growing community need.

Regional Effort Eastside cities have been working together to address this regional issue. In addition to Bellevue’s winter shelter for men:

- Friends of Youth operates a shelter for homeless young adults in Redmond.
- Kirkland has plans to site a permanent an emergency shelter for homeless women.
- Issaquah, along with the cities of Bellevue, Redmond, and Kirkland is contributing funding for the operation of all of the shelters.
- King County Executive Constantine signed a Local Proclamation of Emergency in response to the growing crisis of people experiencing unsheltered in King County, requesting an additional 2M investment for homeless services. King County already invests \$36 million a year to assist individuals and families at-risk of or experiencing homelessness.

Guiding Principles

1. **Safe Shelter** that provide basic services to increase safety and help people survive
2. **Low barrier community** resource with minimal requirements for entry that enhances and increases severe weather/low barrier shelter program.
3. **Place for access** to needed social services.
4. **Provide pathway to independence** for individuals to move toward stable housing and independent living.
5. **Strong, sustainable program management.**
6. **Good neighbor** to immediate neighborhood and broader community.

Siting Criteria and Permitted Use A selected site will continue to be optimally characterized by being:

- Government-owned
- Appropriately zoned
- Able to physically and environmentally accommodate CFH’s design program
- Financially feasible

The permanent homeless shelter would be permitted under a Hotel and Motel¹ use as a transient lodging not elsewhere categorized and similar to a YMCA that offers lodging. As such, it would be allowed in the following districts when the use includes more than 50% of the floor area devoted to lodging and less than 75% of the accommodations are occupied by permanent guests. It would not be permitted in residential districts.

Zoning → Program Uses ↓	R	OLB	CB	F1/F2/F3	DNTN	OLB-OS	MI	BR-MO/BR-OR/BR-RC/BR-GC/BR-CR
Hotel/Motel	X	P	C	C/P/P	P (all)	P	X	P

X – not permitted, C – conditional, P - permitted

As a transient lodging hotel and motel there doesn't appear to be a need for other siting criteria necessary to place the shelter. The Land Use Code's dimensional, parking, and regulations for other noise and light impacts will control such typical impacts as are associated with a hotel and motel-type use.

Site Considerations In an exploration of potential sites, Congregations for the Homeless and ARCH have been exploring feasible locations that meet the following additional criteria:

- Avoid residential (especially single family) area.
- Locate shelter near transit center or accessible bus lines.
 - Seven day service / note: hours and frequency of stops / Served by snow bus route
 - If high school metro stop, mitigate presence during pick-up-drop off period.
- Locate shelter in proximity to human and medical services. Easy to reach by foot or public transportation.
- Understand potential impacts to surrounding areas
 - Magnets such as shopping centers, colleges, libraries
 - Neighborhood Parks / open space / vacant areas with uncleared vegetation
 - Areas potentially profitable for panhandling
 - Nearby places that sell liquor
- Adequate street lighting and sidewalks
- Men's and women's shelter should be separated not only physically, but also geographically.

Facility Considerations

Items assumed in current plans

- Potential for complementary uses (CFH Offices, other housing (e.g. group living, studios), other services (employment, mental health)
- Potential benefit - can incorporate features that benefit guests and (secondarily) broader community (e.g. good fire and life safety building features: daytime storage space for guests; hygiene facilities)
- Building features: Kitchen / hygiene facilities / Storage for guest belongings / Space for meetings and services / fire & safety code features /
- Site features: Good appearance / Parking (staff and guests--15 spaces / Designated outside smoking area and place to congregate (screened from neighboring use)
- Items for further consideration based on final siting
- Fenced perimeter / On site security cameras for easier monitoring / site lighting / CPTED (Crime prevention through environmental design) (e.g. landscaping design)
- Provide some opportunity for privacy at shelter (potentially link to behavior)
- Shelter should be in a dedicated space, rather than in a shared space with other uses.

King County Public Health Site Through a preliminary exploration of feasible sites, the King County Public Health site was identified as a strong candidate for a possible location. (See Attachment A: King County Public Health Site Assessment). It would require an agreement with King County and a long-term lease of the site. The site would also be examined to provide:

- Permanent shelter space
- CFH office space
- Office space for KC public health
- Additional housing units
- Day use facility space

Public Outreach and Engagement

If Council determine to direct staff to proceed with an exploration of siting a permanent men’s shelter at the King County Public Site, the public outreach will focus on soliciting public input from the surrounding community. Initial short term outreach would include:

- Council Study Session
- Citywide communications regarding Joint Letter of Intent for KC Public Health Site
- Community Meeting (Located wither at Bellevue College or SBCC)
- Outreach to Identified Stakeholders (focus groups)
- Formation of local advisory group – to work with Congregations for the Homeless to provide input on site design and ongoing mitigation to community concerns.
- Council update

Option		Advantages	Challenges	Timeframe	Recommended Approach
A	Single Site	Clear decision on site Focus on site-specific community concerns - and mitigation recommendations	Explanation of Site Criteria Public feeling excluded from site selection process Less ability to inform community on need/purpose of shelter <i>after</i> site selected	6-8 weeks	Community meeting near site location - focus on background, criteria selection, details of program, invitation for community input on concerns Outreach to community stakeholders Advisory group w/CFH for input re: site design, and ongoing mitigation to community concerns Report back to Council re: consolidation of community input and recommendations for mitigation

Additional outreach will continue at different milestones of the project as it develops.

Identified Stakeholders

Bellevue College
 Businesses/Retail
 Shopping Centers (Factoria/Eastgate)
 Schools
 Residential/Neighborhood Associations
 Faith Communities
 Social Services
 Humane Society
 KC Metro

Timeline and Critical Path Forward

Direction to pursue the King County Public Health site would add an additional year for the potential to acquire additional state funds, approve Eastgate zoning, and to identify additional partnerships to complete the housing component to the site. A draft outline of the critical path forward is below:

DRAFT - CRITICAL PATH

	Key Date (2016)	Key Player
Initial agreement with county Start feasibility work (soils/access/parking) Program/partnership team refinement (many need this for agreement)	January	County/City
State Trust Fund Stage 1 application (Need basic program description for shelter and housing)	January	CFH/Owner
State Capital Budget (Potential capital funding)	Winter/Spring	All
Application for City Human Services funding – 2017-18 Budget:	April 7 th	CFH
Eastgate Zoning – Commission/hearing drafts Need some direction for work on parking analysis/schematic work.	March-April	City
Program Definition Preliminary design County determination of office space (funding plan) (Note: partially needed to help inform zoning process, so need some level done by public hearing of zoning)	April	All
Eastgate Zoning Final Approval: Entitlement / Binding site plan / Short Plan (What does County want before allow applications?)	June/July	City
Final Approval of Site	July/August	County/City
Interim Site Location for EWS winters of 2016-17 / 2017	July/August	HS staff/team
State / County capital budget applications:	September	CFH/Owner
Environmental Review Completion may need to proceed certain activities (funding, site transfer, permitting)	Sept-Dec	All
County Council Lease/Plat Approval Submission of formal plat/entitlement applications Applications for capital funding	Summer 2016	

Recommendation

1. Direct staff to proceed with partnership with King County with the intent to acquire KC Public Health site for permanent homeless shelter site.
2. Direct exploration of additional sites.

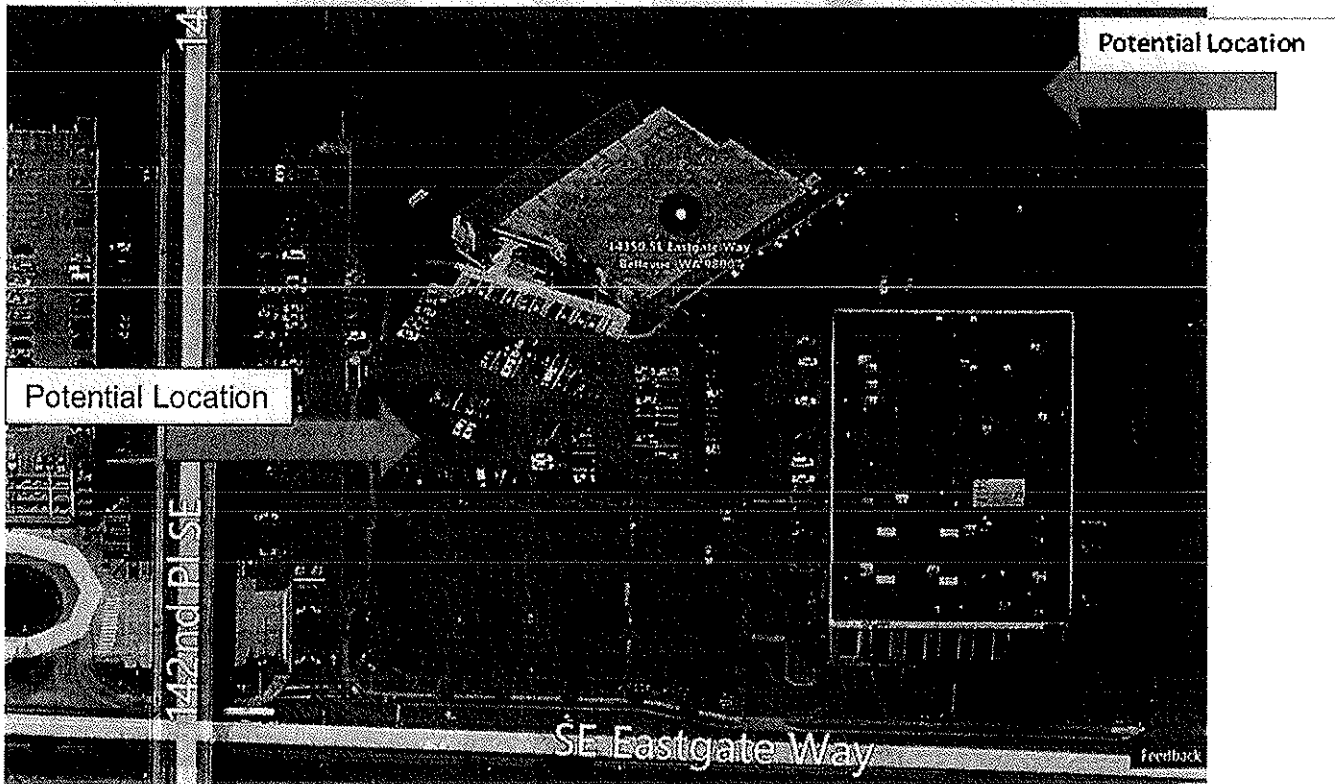
Attachment A: King County Public Health Site Assessment

Site Name	KC Public Health		
Owner	King County		
Address	14350 SE Eastgate Way		
Parcel Number			102405-9050
Size (acres)			4.13
Current Zoning			OLB
Likely Rezone			TOD
A. Site Analysis			
Zoning			
o Allowed Uses			
	Shelter (Hotel/Motel)		Permitted
	Office		Permitted currently
	Residential - Multifamily		Permitted currently 30 per acre
o Adjacent Zoning			
			R-5 to N; LI to E
o Setbacks, Height and Area limitations (Current Zoning)			
Min Setbacks of Structures (ft)			
	Front		50
	Side		30
	2 Sides		60
	Rear		50
Lot			
	Min frontage		200
	width required (ft)		200
	depth required (ft)		
	Minimum Lot area/structure (sf)		87120
	Max Lot Coverage by Structures (%)		35
	Max Impervious surface (%)		80
	Height (ft)		45
	Max Dwelling Units/Acre		30
FAR			
o Parking requirements			
	Shelter		
	Offices		
	Residential - Multifamily		
	studio or 1 bedroom		

		2 bedroom	
		3 or more bedrooms	
o Landscaping requirements			
	Frontage		10
	Interior Property Lines		10
	Separation From Dissimilar Adjacent Uses Type		II
	Parking Lot Landscaping Type		V
o Open area, landscaping, design and other requirements			
	800 sf Play area if more than 10 units		Would be required
o In addition to the 7,500 square ft shelter additional capacity for additional development of site			
			40,500 sf additional; offices, social services, housing plus existing uses
o No of parking spaces site can accommodate/max build-out required			
			55/93
Physical			
o Abutters/adjacencies: impact from and to; compatibility with			
			Office buildings and park and ride garage; redevelopment plans as transit oriented development. Trail to north. Nearest shopping is Eastgate or Factoria 3/4 and 1-1/2 miles away
o Mitigation strategies due to impact from and to abutters			
			Natural topography, landscaping and fencing
o Proximity to work opportunities (within walking distance)			
o Proximity to services			
			Peace Health; Colocated with KC Public Health
o Proximity to transit			
			1,200 ft to Eastgate Park and Ride: 11 routes; 950 feet to I-90 and 142nd stops: 5 routes
		Weekday/Saturday hours/frequency	5 am - 11:30 pm; 30 minute headways
		Sunday/holiday hours/frequency	7 am to 11:30 pm; 60 min
o Soils, slopes			
			Arents. Everett Material
o Slopes			
			30% slopes at N end of site; level parking lot
o Wetlands			
o Lot size, shape			
			A 1 ac portion of 4.13 acres; irregular
o Existing structures: demolish or adapt/rehab			
			New construction, replace/add parking
o Access to site			
			Existing
o Noise and other nuisances (e.g. traffic, substations, air quality)			

Environmental		
o Environmental Site Assessment		To be done
o Preliminary identification of potential mitigation		Unknown
o Taking advantage of features of site		Build into slope
Basic design approach		
o Conformance with zoning regulations and building codes		
o Orientation, taking advantage of natural site features		Increase intensity of development
o Optimal utilization of site		
§ Stand-alone or co-develop // other approaches to shelter		Potential to incorporate into future mid-rise development
§ If needed, conceptual site development master plan		
o Screening from adjacent uses.		Use natural topography
o Ability to adapt/rehab any existing structures		N/A
B. Financial Analysis		
Acquisition/transfer of ownership costs		
o Land value per acre		
o Land value site (subdivided site where applicable)		
o Any transfer ('land sale') cost required?		
o Is ground lease an option?		County-owned
o Site development and building construction costs above prototype		
o Site area to be subdivided (in acres)		1.00
o Site area in excess over required (in acres)		0.67
o Value of any excess usable land		
o Any holding costs during rezoning/permitting		No
Sitework and Infrastructure Improvements required		
o Off site development		
o Utilities		Adequate utilities
o Roads and Drives		
o Earthwork		
o Foundation type		
o Screening and landscape requirements		
o Permitting / impact fees / hook-up fees		New Hookups
Overall budget: rehab or construction costs / potential sources		
Project schedule,		
o Depending on schedule, need for, and approaches, to interim siting.		

C. Stakeholders/public outreach plan			
Develop site specific stakeholders/public outreach plan for each site			
o Identify who to engage in conversations			
		Schools	Bellevue College, Music Works NW; Bright Horizons Childcare
		Businesses	Samsung and Konica Minolta
		Services	Public Health, Peace Health
		Residential	
		Lodging	Silver Cloud Hotel
		Faith communities	Coal Creek Chapel, St. Andrew's
		Parks	Sunset Mini Park
		Neighborhood Associations	Sunset, Madrona Park
		Other	Metro



Homeless Shelters & Encampments Past Experience and Lessons Learned

Desired Outcomes

- Safe Shelter that provide basic services to increase safety and help people survive
- Low barrier community resource with minimal requirements for entry
- Enhance and increase severe weather/low barrier shelter program
- Place for engagement and access to needed social services
- Help individuals move toward a pathway to independence and stable housing
- Strong, sustainable program management
- Good neighbor to immediate neighborhood and broader community

Community Concerns [Issues that need either community education and/or program features to mitigate]

- Homeless interfaith with broader community
 - Substance Abuse (meth, heroin, alcohol) in public spaces / trash / safety concern (theft, assault, harassment/ panhandling / loitering in public spaces/ public urination / lowering property value)
- Appropriate operation of shelter
 - Lack of transparency or public awareness of activities with shelter / screening of shelter guests / disturbances
- Mental Health Concerns

Site Considerations / Surrounding Vicinity

- Avoid residential (especially single family) area.
- Locate shelter near transit center or accessible bus lines.
 - Seven day service / note: hours and frequency of stops / Served by snow bus route / if high traffic mitigate presence during pick-up-drop off period.
- Locate shelter in proximity to human and medical services. Easy to reach by foot or public transportation
- Understand potential impacts to surrounding areas
 - Magnets such as shopping centers, colleges, libraries/ Neighborhood Parks / open space / vacant lots / uncleared vegetation / Areas potentially profitable for panhandling / Nearby places that sell alcohol
- Adequate Street lighting and Sidewalks
- Men's and women's shelter should be separated not only physically, but also geographically.

Facility Considerations

Items assumed in current plans

- Shelter should be in a dedicated space, rather than in a shared space with other uses.
Potential benefit - can incorporate features that benefit guests and (secondarily) broader community and life safety building features: daytime storage space for guests; hygiene facilities)
- Building features: Kitchen / hygiene facilities / Storage for guest belongings / Space for meetings and safety code features /
- Site features: Good appearance / Parking (staff and guests-15 spaces / Designated outside smoking area (screened from neighboring use)

Items for further consideration based on final siting

- Fenced perimeter / On site security cameras for easier monitoring / site lighting / CPTED (Crime Prevention Through Environmental Design) (e.g. landscaping design)
- Provide some opportunity for privacy at shelter (potentially link to behavior)
- Potential for complementary uses (CFH Offices, other housing (e.g. group living, studios), other services for mental health)

Shelter Operation

Current operating procedures.

- Code of conduct and rules (Violations are cause to be prohibited from staying at shelter.)
- Screening of guests. Minimize screening criteria / Maintain a Shelter incident log
- Security (safety and fire) walk every 30 minutes around property
- Foster communication with neighboring community and city (police, parks, fire) (tailor to neighborhood)
- Training procedures and shelter manual for staff/volunteers: Staffing levels / deescalating situations

Items for further consideration / [refinement]

- Document procedures for interaction with key stakeholders with input from stakeholders (Police / Fire / Community)
- Document existing practices (see above) and supplemental procedures into shelter operation security
- Site/neighborhood monitoring/security plan: Develop plan that is tailored to specific site and context, evaluate effectiveness over time and adapt as needed. Address issues such as: staff monitoring / Security plan / contact information
- Daytime services such as Mental Health Social Worker -to work with clients. Expand using community resources to assist in day to day operations (e.g. health care providers, clothing exchange).
- Further refine any screening procedures with input from appropriate city stakeholders regarding issues. Appropriate approaches to dealing with residents with sex offense crimes and/or outstanding warrants. Appropriate notification process for verifying warrants and immediate dispatch of Bellevue officers when a warrant was located.
- Monitor overall performance, and if needed, limit capacity of guests per night.

Eastgate Plan and CFH Program Impacts
Workshop Notes
February 2, 2016

Meeting Objective: Assess and plan for impacts of Project on EG TOD zone redevelopment

Participants: Dan Stroh, Carol Helland, Arthur Sullivan, Klaas Nijhuis, Carl Kleinknecht, Amanda Jensen, Joyce Nichols, Erika Rhett, Toni Pratt, Emily Leslie, Terry Smith, Julie Byers, Chris Salomone, Dave Berg, Kate Berens, Dwight Jackson, David Bowling, Franz Loewenherz, Erika Rett, Terry Cullen

1) Purpose of Meeting, Context of the Discussion, History

Dan- Permanent location for the men's winter shelter will stop emergency efforts to find a shelter site each year, prevent site conflicts with residential neighborhoods, and could introduce

- ✓ More service elements for shelter clients
- ✓ Permanent, supportive housing to move shelter clients out of homelessness

Internal discussion to-date

December *It's Your City* article provided background on homeless issue, need for a shelter.

Council direction to seek a location on publicly owned property. This instead of proactively re-zoning areas to allow a shelter, sparking a large community response where sites are not available.

Max Jacobs in Civic Services identified publicly owned property. All City effort to develop and review potential sites, including ARCH, Parks & HS, DSD, Neighborhood Outreach, Civic Services, CMO, Police and others. PCD has a lead role in both shelter siting and Eastgate Plan. Review of all sites led to five main sites studied and presented to Council in one-on-one briefings and a Council Executive Session.

The Public Health site has emerged as leading site. King County owns the site and is receptive in discussions taking place at this time.

Kate- Believes the City can work and resolve identified issues. Siting a men's shelter is City Council priority. The public health site presents an opportunity to have a positive result, "a win-win" with King County.

Arthur- Support for a permanent Eastside men's winter shelter started at a Eastside Human Services Forum Joint Mayor's meeting. ARCH role includes facilitating the conversation, funding and overseeing pre-development work, and assisting development team with securing funding through the ARCH housing trust fund and other sources.

2) Review Shelter Project

Klaas- Initial efforts to establish a winter shelter for men could grow to a year around shelter depending on the level of community support. Congregations for the Homeless (CFH) will be the shelter operator.

CFH seeks shelter, services and housing at the site:

- ✓ Shelter and co-located day center (~8,000 sf)
- ✓ CFH and other agency offices (~4,000 sf)
- ✓ Case management/services program offices
- ✓ KC Public Health office space
- ✓ Residential units for formerly homeless men
 - o Congregate living (six or fewer units with up to 6 beds each)
 - o Independent living studios (20 or more units)
- ✓ Parking to support above functions as well as replace spaces lost for existing use

Dan -- additional elements are important to the functioning of the facility, though it adds some complexity. We have not had any formal outreach in Eastgate, but we have approached Bellevue College about potential for shelter and they did not object.

David (CFH) - excited to grow program to year around. Will be able to provide better programs and attract better, dedicated staff.

3) Vision for the EG TOD zone

**Eastgate Plan and CFH Program Impacts
Workshop Notes
February 2, 2016**

Erika- Eastgate project TOD area (?) covers 40 acre area that is currently LI or office/commercial along 1-90 between I-405 and SE 35th Place. Project area currently lacks a center. Eastgate plan envisions center "TOD node" roughly in this location. The plan is for this node to be activated by new mixed use office/ commercial + residential (up to 800 units), a pedestrian through street with ground floor retail, a pedestrian plaza, Metro's transit center and park and ride, and a hillside climb that links node to Bellevue College. Eastgate Plan is expected to develop incrementally over 15 to 30 years. One issue is how will public infrastructure (e.g. pedestrian street, hill climb) be implemented. Initial new office and residential development will occur as infill on surface parking areas with existing uses and could result in 3X to 5X more development than currently in the TOD area.

4) Secondary impacts of shelter siting and operations **Crux issues in bold.**

Synergies / Opportunities	Potential Conflicts / Secondary Impacts
Bellevue College partnerships social services, job skills, employment	Interaction between Bellevue College student and homeless men
Proximity to transit Access to services, jobs	Tree line between Bellevue College & Eastgate
KC Public Health (needs more space) Increased activity = Increased safety	Steep slope -clearing is environmental issue, but want some visibility
Humane Society proximity volunteer/employment opportunity	Car prowling at park & ride
CPTED integration	Attracting car camping and RVs
CFH office co-location	Future impact on TOD development, future "Bellevue College Village"
Day center co-location	Use may be inconsistent with LU language, design standards, design guidelines being drafted for the TOD area.
Other office/facility space Could recruit best partner organization	Design elements- coordinate with TOD values
Bellevue Police + Bellevue College security	Substance abuse
St. Andrews Lutheran Church proximity	Mental health
Fire Department proximity	Screening of clients
PSE lines- could it be safe parking?	Parks - storage areas
	Loitering- ROW
	Noise
	Pan-handling
	Decreased property values
	Crime / Shoplifting
	Lack of ped facilities along Eastgate Way to West
	Factoria Mall proximity
	Lots of wooded areas e.g. transfer station
	Security around shelter
	"Service-resistant" clients
	Spillover of violent crimes, robberies

Terry- We should also consider a changed future, where progress in addressing homelessness has been achieved through "All Home Strategic Plan". The more people you have moving around in an area, the safer it becomes.

Eastgate Plan and CFH Program Impacts
Workshop Notes
February 2, 2016

Carl- There are homeless now in the treeline and other open spaces in the area. Some are 'service resistant' clients. Asked where do men go who are asked to leave shelter? There has also been some co-location of rv's with homeless near the shelter. Will they move to this area if shelter moves?

Emily- Public Health at Eastgate offers full range of services including dental

Dwight- CFH clients have active role protecting their space, take ownership and give back to community. Responsibility will grow with permanent facility. "Self-policing" can promote better behaviors

Not all efforts to help out community may be perceived by all in the community as positive (neighborhood trash collection may not welcome by all neighbors). Look into best ways for men to link with the community.

Carol- Site on NE 12th St (PSE Parcel) has synergy of being close to hospitals, and library. Good pedestrian facilities.

Arthur- the Children's Option Parcel is close to Spring District housing. Also, won't allow on-site residential programs. (Follow-up: look at connectivity between residential and shelter at both sites)

5) Community outreach

Mike MH - One issue will be the interaction between college students and shelter residents. College is adding on-site housing.

6) Site specific context/planning/design/orientation/activation

Bellevue Police community station suggested for first 1 -2 years. Could partner with Bellevue College security. Build on conversations already occurring.

Any showstoppers?

Carl- methadone clinic example where community concerns continue. Police support shelter in Bellevue. Recognize that if we can be effective it can have minimal secondary impacts. But if not effective we can have years of complex issues.

David- Day center is now located close to transit and in an active area- key to operating without community complaints for 3 years.

7) Next steps

Joyce- Interaction with King County

Dan- when should we get back to City Council? March? study session followed by public outreach

As part of follow up work, need to be sure to address the crux issues related to this site? In particular they include

- Student interaction
- Treeline-steep slope area
- Impinging/fitting in with TOD vision
- Car parking of homeless in the area now
- Car prowling

Arthur- From a timing point of view, need to finish design feasibility, rezone and land agreement by summer to allow project to submit for fall funding rounds

Critical steps:

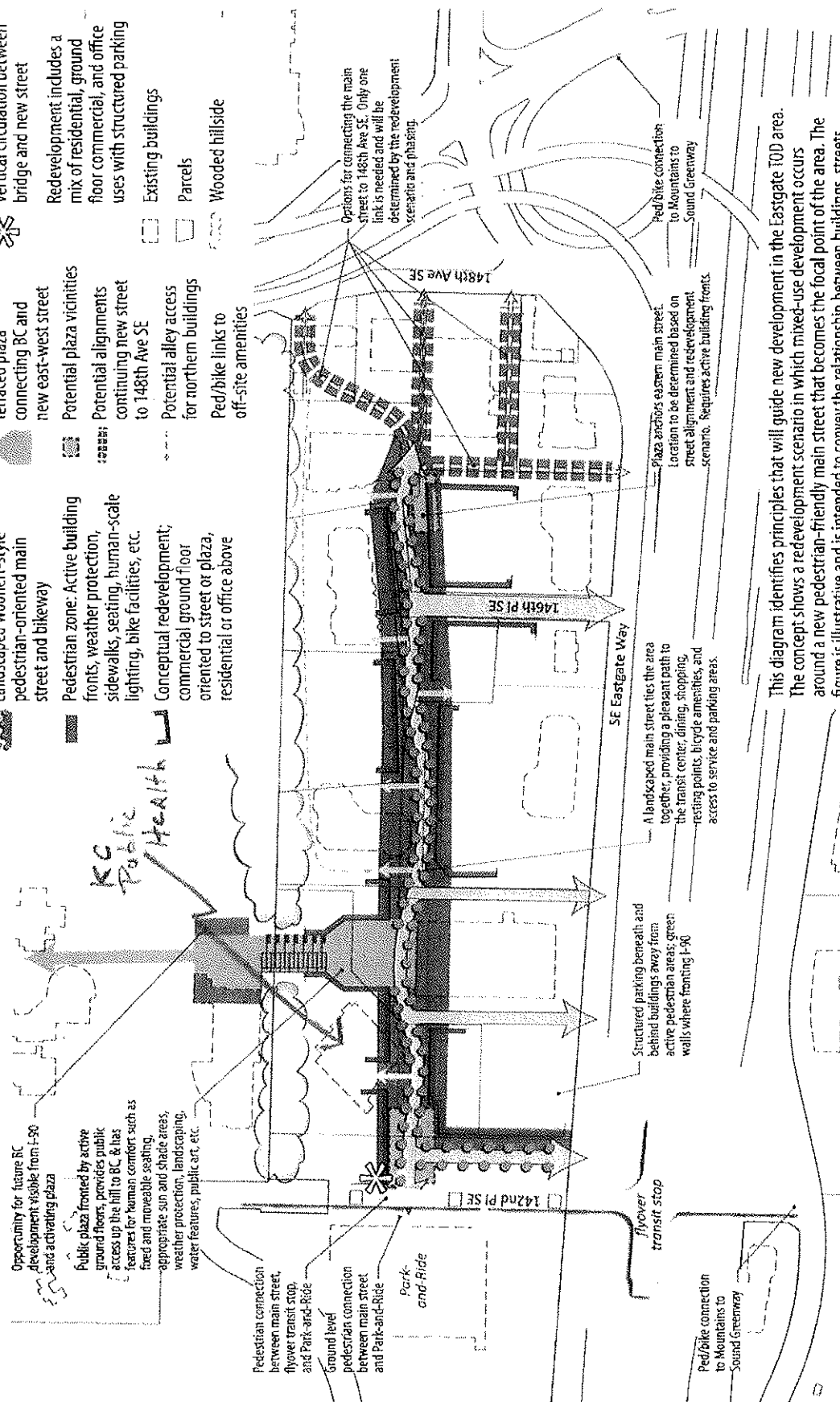
- ✓ Decision on site
- ✓ Have zoning in place
- ✓ Have City Council / Community on board

This will allow us to move forward in a process that will take several years.

Carl- can we get a working model example? Suggestions: shelters in Bellingham, Tacoma, Portland (Bud Clark Commons)

Eastgate Transit-Oriented Development (TOD) Area Concept

- Landscaped woornt-style pedestrian-oriented main street and bikeway
- Pedestrian zone: Active building fronts, weather protection, sidewalks, seating, human-scale lighting, bike facilities, etc.
- Conceptual redevelopment; commercial ground floor oriented to street or plaza, residential or office above
- Terraced plaza connecting BC and new east-west street
- Potential plaza vicinities
- Potential alignments continuing new street to 148th Ave SE
- Potential alley access for northern buildings
- Ped/bike links to off-site amenities
- Vertical circulation between bridge and new street
- Redevelopment includes a mix of residential, ground floor commercial, and office uses with structured parking
- Existing buildings
- Parcels
- Wooded hillside



This diagram identifies principles that will guide new development in the Eastgate TOD area. The concept shows a redevelopment scenario in which mixed-use development occurs around a new pedestrian-friendly main street that becomes the focal point of the area. The figure is illustrative and is intended to convey the relationship between buildings, streets, public spaces, and community amenities. Locations and alignments of these features will be determined through a master development plan process and design review.

#6



Eastgate Way - KC Public Health



The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Map Generated On: 05/05/2015

Errors and Inconsistencies in Site Analysis

This highlights the errors, flaws and inconsistencies in the City's analysis of stakeholders for the King County Public Health site.

Analysis is based on the city-developed Public Outreach: Stakeholder Identification matrix on "Top 5" sites.

No.	SITE	Public Outreach: Stakeholder Identification							Groups w/CFH Experience	Local Services
		Schools/Education	Business/Retail	Residential	Shopping Center	Faith Communities	Neighborhood Associations	Parks		
1	Old Fire Station No 3 14822 NE Bel-Red Rd Contact city of Redmond	Highland Middle School, Highland Christian Pre-school, KUMON, Karate School	Adjacent: Jack in Box, Taco Bell; Money Tree; Goodyear; Batteries and bulbs; Washington Karate; others	Condos south of Washington Federal	Overlake Shopping District (Sears/Fred Meyer), Crossroads	Highland Covenant Church, Overlake Presbyterian Church	Clairidge, Chevy Chase, Bridle Trails, Rockwood, Crossroads, Sherwood Forest	Highland Community Park	Highland Covenant Church Overlake Presbyterian Church	Renewal Food Bank at Highland Church, proximity to Salvation Army, ICHS, Salvation Army
2	SF on Richards Road (Camendona) 2404 132nd Ave SE	Chestnut Hill Academy, Asian Pacific Language School	none	Garden Club Retirement Home, Le Chateau Condos, Saratoga/Savannah SF	Factoria	Four Square Church	Saratoga, Woodridge	Bannerwood Park north		Renewal Food Bank Four Square Church
3	Public Health Eastgate 14350 SE Eastgate Way	Bellevue College, Music Works NW, Bright Horizons	Eastgate, Silver Cloud Hotel, Sunset Corporate campus	none	Factoria, Eastgate	Coal Creek Chapel	Sunset, Madrona Park	Sunset Mini Park		Eastgate Park and Ride, Peace Health, Public Health
4	County Eastgate site 13620 SE Eastgate Way and 13351 SE 32nd St	Backstage Dance, Stage Left Dance, Bellevue College	Humane Society, Shooting Range, N. Coast Storage, Landscape Materials, Bellevue Badminton Club	none	Factoria, Eastgate	none	Sunset, Madrona Park	Sunset Mini Park		Eastgate P& R
5	Vacant Parcel between PSE and ERC 11608 NE 12th St	none, GIX university	Bellevue Professional Arts, Delta Technology, Pine Forest office bldg,	Bellevue Lake Condos; future Spring District	Whole Foods, Pumphouse, Chick Filet	none	Lake Bellevue Neighborhoods Association,	BNSF Trail		Childrens Hospital, Overlake, Group Health, STLR Stations

**Proposed Site for the Men Only Homeless Shelter
King County Public Health (14350 SE Eastgate Way)
Analysis of City's Stakeholders Identification**

Residential	City Outreach: Stakeholders Identification	Error/Flaws in City's Analysis (based on what exists within 1 mile radius of proposed site)	Inconsistencies
	None	<p>City ignored the following residences</p> <ul style="list-style-type: none"> • 235 condos (townhomes) are just a couple minutes away by foot – Harmony (116 units), Seasons (48 units), and Sunset Ridge (71) units) • Sunset Ranch (9 single family homes) • Fir Terrace (17 single family homes) • Park Lane (15 single family) • Windcrest Ridge (10 single family) • Bannerwood (36 single family) • Single family homes on the southside of I-90 • Carrington Apartment • Hidden Village Apartment 	<ul style="list-style-type: none"> • Public outreach doc notes 3 of the 5 sites have condos specifically called out. The three were: old fire station No 3, SF on Richards Rd, and PSE Site

**Proposed Site for the Men Only Homeless Shelter
King County Public Health (14350 SE Eastgate Way)
Analysis of City's Stakeholders Identification**

School/Education	City Outreach: Stakeholders Identification	Error/Flaws in City's Analysis (based on what exists within 1 mile radius of proposed site)	Inconsistencies
	Bellevue College Music Works NW	<p>City ignored the following schools:</p> <ul style="list-style-type: none"> • Eastside Christian School (Grades K-12) • Bellevue Big Picture School (Grades 6-12) • Chestnut Hill Academy (Grades 6-8) • Sears Driving School (many teenagers) • Champion Center Religious School • Eastgate Elementary School (Grades K-5) • Puesta Del Sol Elementary School (Grades K-5) • Tyee Middle School (Grades 6-8) • Learning Specialists (Tutoring) <p>City ignored the following Preschools and Early Learning:</p> <ul style="list-style-type: none"> • Bellevue College Early Learning Center • Kid magic Preschool/Kindercare • Dizzy's Tumblebus (Kids' Gym) • Annie Alphabet Preschool • Jennifer Rosen Mead Preschool • Temple De Hirsch Sinai Preschool • International Montessori Academy • Eastgate Cooperative Preschool • Aldersgate Christian Preschool 	<ul style="list-style-type: none"> • Music Works NW is no longer at Eastgate. They relocated to 118th Ave SE. • There are 9 schools missing from the stakeholder identification document. • There are 10 preschools and Early Learning centers missing from the stakeholder identification document.

**Proposed Site for the Men Only Homeless Shelter
King County Public Health (14350 SE Eastgate Way)
Analysis of City's Stakeholders Identification**

	City Outreach: Stakeholders Identification	Error/Flaws in City's Analysis (based on what exists within 1 mile radius of proposed site)	Inconsistencies
Daycare	Bright Horizon	<ul style="list-style-type: none"> • Tom & DeeAnn Perea's Preschool City missed: <ul style="list-style-type: none"> • Bellevue College Childcare Program • Kaizen Child Care • Robinswood Childcare Center • Celeste Watcher Home Daycare • Joan Dubois Daycare • Happy Face Day Care • Pauline Emerson Home Daycare • Cho Eunae Home Daycare • Hwang Eun Jung Home Daycare • Pourmassina Shahla Home Daycare 	<ul style="list-style-type: none"> • There are 10 day care facilities missing from the stakeholder identification document.
Neighborhood Assoc	Sunset, Madrona Park	City missed: <ul style="list-style-type: none"> • Sunset Ridge Community Assoc • Lake Hills Community Assoc 	<ul style="list-style-type: none"> • There are two separate homeowner associations at Madrona Park. • Why would the association be noted but the homes excluded.
Parks	Sunset Mini Park	City missed: <ul style="list-style-type: none"> • Robinswood Community Park • Skyridge Park and trails 	<ul style="list-style-type: none"> • One of the largest sports activity park in the City was excluded.

**Proposed Site for the Men Only Homeless Shelter
King County Public Health (14350 SE Eastgate Way)
Analysis of City's Stakeholders Identification**

	City Outreach: Stakeholders Identification	Error/Flaws in City's Analysis (based on what exists within 1 mile radius of proposed site)	Inconsistencies
Business/Retail	Eastgate, Silver Cloud Hotel, Sunset Corporate Campus	<p>City missed:</p> <ul style="list-style-type: none"> Lincoln Executive Center Hyatt House Nissan, Toyota, Subaru, and Honda dealerships Hidden Teriyaki Restaurant All the businesses in the Sunset Village Numerous corporate offices (e.g. T-Mobile) south of I-90 	
Shopping Center	Factoria, Eastgate	Ignored the businesses in the Sunset Shopping Center	
Local Services	Eastgate P&R, Public Health, and Peace Health	Peace Health at Eastgate was a headquarter office. City ignored the commuters.	<ul style="list-style-type: none"> Peace Health at Eastgate never offered medical services. Eastgate location was a headquarter office.

Spring District – PSE/ERC Site

Email dated June 22, 2015

Title: RE: 5 Surplus Sites

To: Klaus Nijhuis

From: Max Jacobs:

Note comment: "Regarding the vacant parcel between PSE and ERC, I connected with PSE engineering last Monday and discovered that PSE currently has no established plan to expand its substation at that location...." "PSE would be interested in obtaining that parcel if the city ever decided to sell."

At the end of this email it notes that if this parcel makes it to the shortlist, COB will have a more formal discussion with PSE how the facility (shelter) could work on the parcel.

Linda Nohavac

From: Jacobs, Max
Sent: Tuesday, June 09, 2015 4:09 PM
To: Nijhuis, Klaas
Cc: Sullivan, Arthur; Lewine, Janet
Subject: RE: Bellevue Sites - ARCH
Attachments: Old Fire Station 3 Lease.pdf

Klaas,

Here is the OFS 3 lease. I'll be looking in our records for possible previous environmental analysis on this site, or the other sites.

Max

From: Nijhuis, Klaas
Sent: Tuesday, June 09, 2015 10:51 AM
To: Jacobs, Max
Cc: Sullivan, Arthur; Lewine, Janet
Subject: Bellevue Sites - ARCH

Hi Max,

Any luck on the drawings and lease for FS3?

Also, do you have Environmental Site Assessments (ESAs) for any of the five sites? Do you ever contract for those ESAs? If you do, who would you recommend? Any observations about the following: WHPacific, Terracon and Associated Earth Sciences who we have used?

Any issues with contracting for ESAs for sites we don't have a Phase 1 for?

Klaas Nijhuis
Senior Planner
ARCH (A Regional Coalition for Housing)
16225 NE 87th Street Suite A3
Redmond, WA 98052
ph: 425-861-3677
fax: 425-861-4553
e-mail: knijhuis@ci.bellevue.wa.us

Linda Nohavec

From: Jacobs, Max
Sent: Monday, June 22, 2015 8:09 AM
To: Nijhuis, Klaas
Subject: RE: 5 Surplus Sites

Thanks for checking in, Klaas. I'll have a list of acquisition structures later this week. I'm still looking to see what ESA records we may have available. Addressing some budget issues last week but should know the answer to that also later this week.

Regarding the vacant parcel between PSE and ERC, I connected with PSE engineering last Monday and discovered that PSE currently has no established plan to expand its substation at that location, but it sounds like that could be a possibility in the future and, in fact, PSE would be interested in acquiring that parcel if the City ever decided to dispose of it. I did not tell PSE what we were considering developing there, so the information was general on both sides. Since this is not really actionable data, I suggest if this vacant site makes it to the final short list we have a more formal discussion with PSE about how our facility could work on the parcel.

Max

Max Jacobs
Real Property Manager
City of Bellevue, Civic Services Department
Desk: 425-452-4182
Mobile: 425-890-1546

From: Nijhuis, Klaas
Sent: Thursday, June 18, 2015 4:53 PM
To: Jacobs, Max
Subject: 5 Surplus Sites

Hi Max,

Thought I would check in to see where you are on:

- Acquisition schemes/costs for sites
- Any further digging on whether Environmental Site Assessments exist?

Couple of questions to add to the list (sorry):

- Confirmation on what PSE expansion needs are on the Spring District site?
- If the lease at fire station can be terminated earlier?

Klaas

Klaas Nijhuis

Senior Planner

ARCH (A Regional Coalition for Housing)

16225 NE 87th Street Suite A3

Redmond, WA 98052

ph: 425-861-3677

fax: 425-861-4553

e-mail: knijhuis@ci.bellevue.wa.us

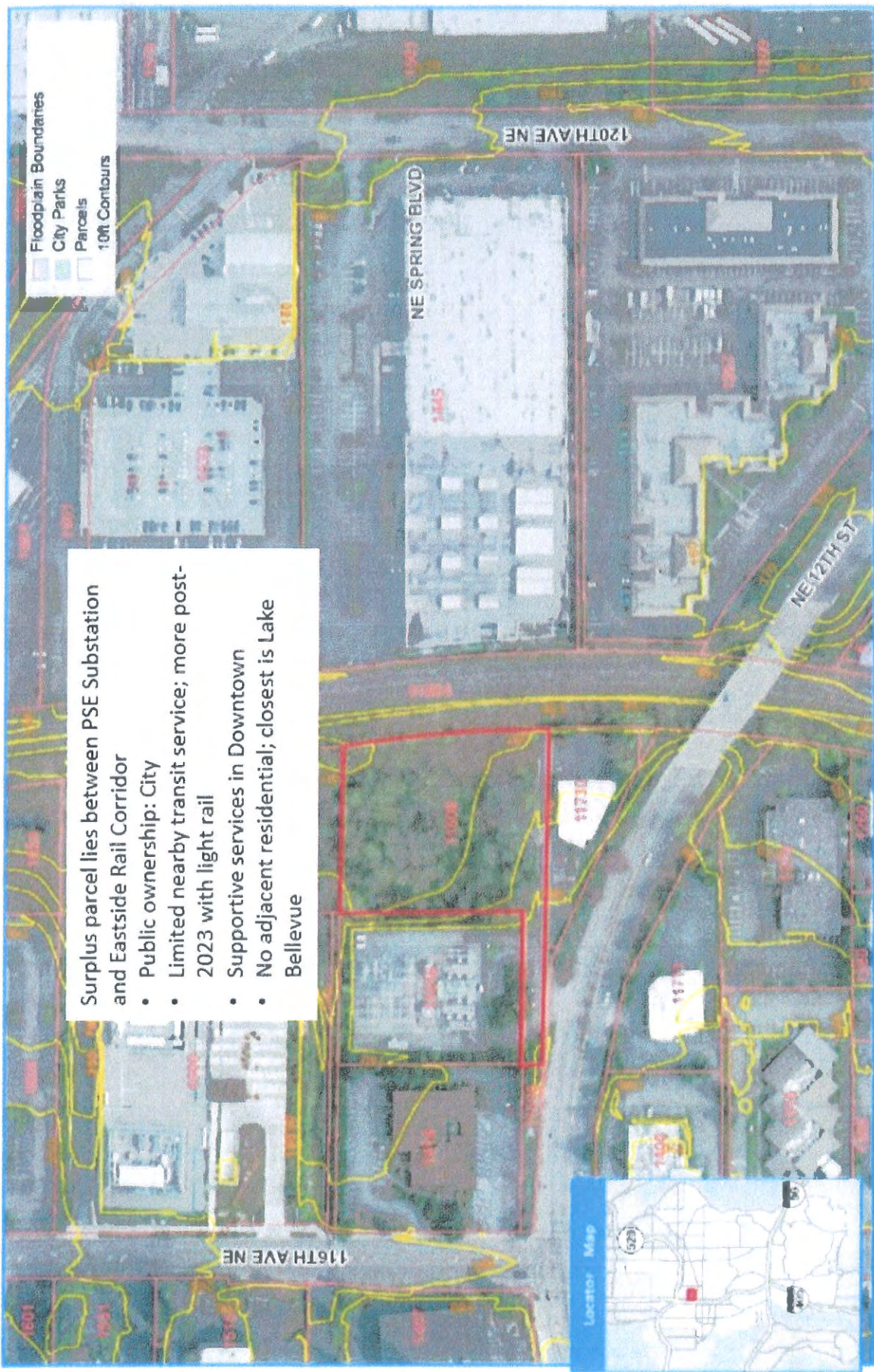
website: www.archhousing.org

- Surplus parcel lies between PSE Substation and Eastside Rail Corridor
- Public ownership: City
 - Limited nearby transit service; more post-2023 with light rail
 - Supportive services in Downtown Bellevue
 - No adjacent residential; closest is Lake

- Floodplain Boundaries
- City Parks
- Parcels
- 10ft Contours



PSE / Children's Option Parcel





Parcel 2825059015

Present use: Vacant(Industrial)
 Property name: VACANT INDUSTRIAL LAND
 Jurisdiction: CITY OF BELLEVUE
 Taxpayer name: 1412 116TH AVE NE 98004
 Address: 1412 116TH AVE NE 98004
 Appraised value: \$0
 Lot area: 68,768
 Levy code:

[Property Report](#) [Districts Report](#)
 Source: King County Assessor

by: Address Search Find Intersection Zoom to Advanced tools Basemaps Print ?

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-

0 50 100ft

Lake Bellevue

1475 1099100005

1445 1099100005

1273

1277

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12

2825059015

1438 2825059184

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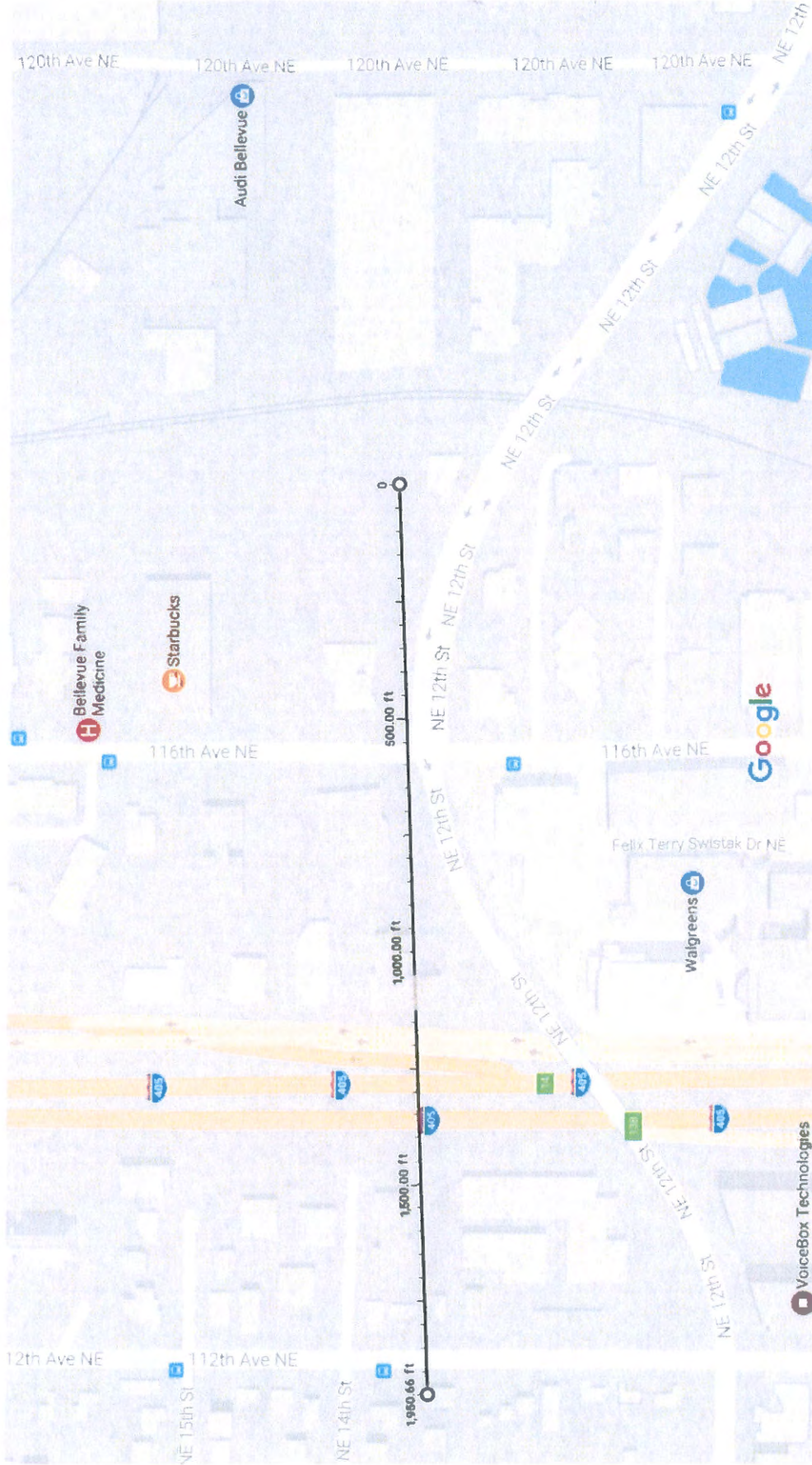
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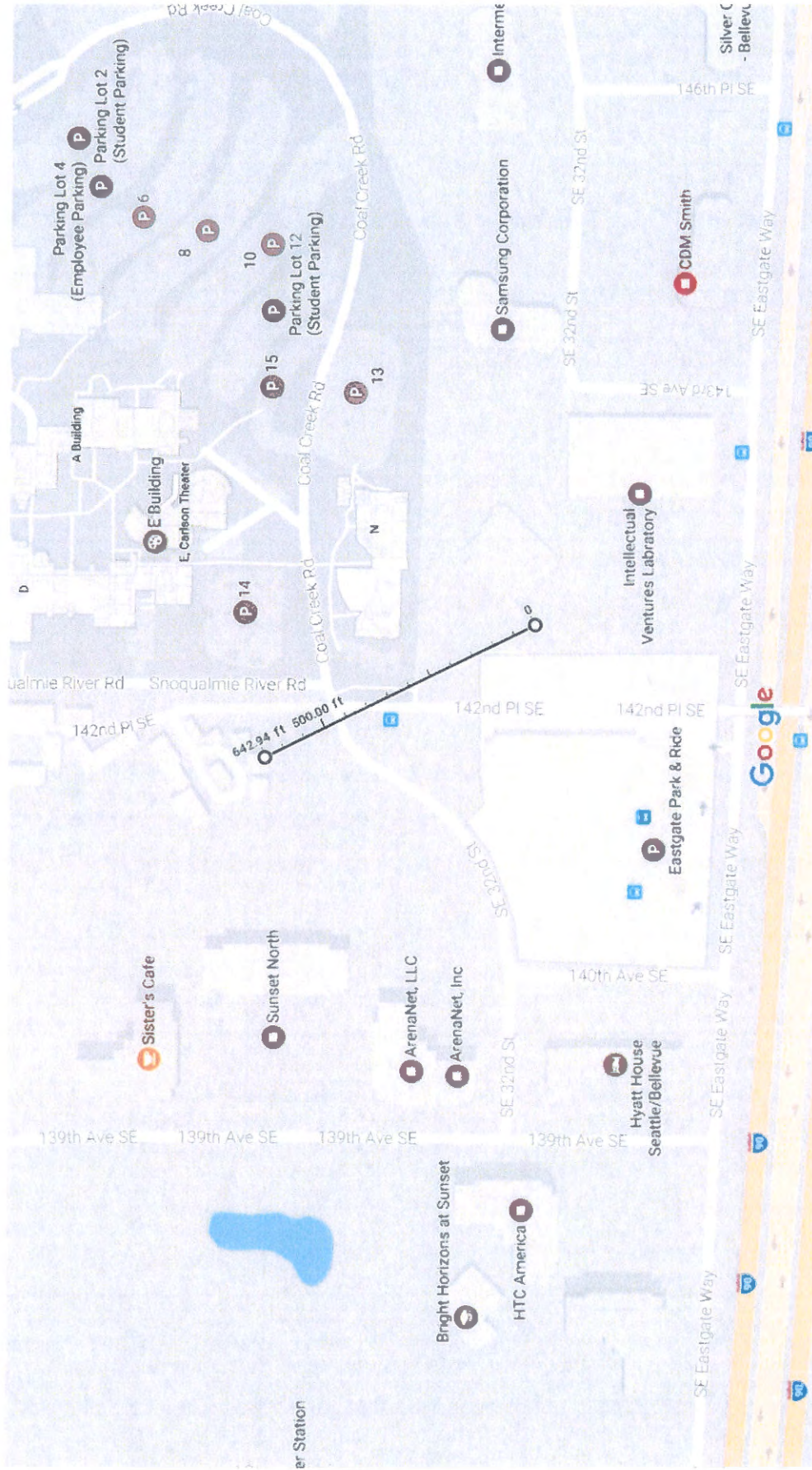
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Measure distance

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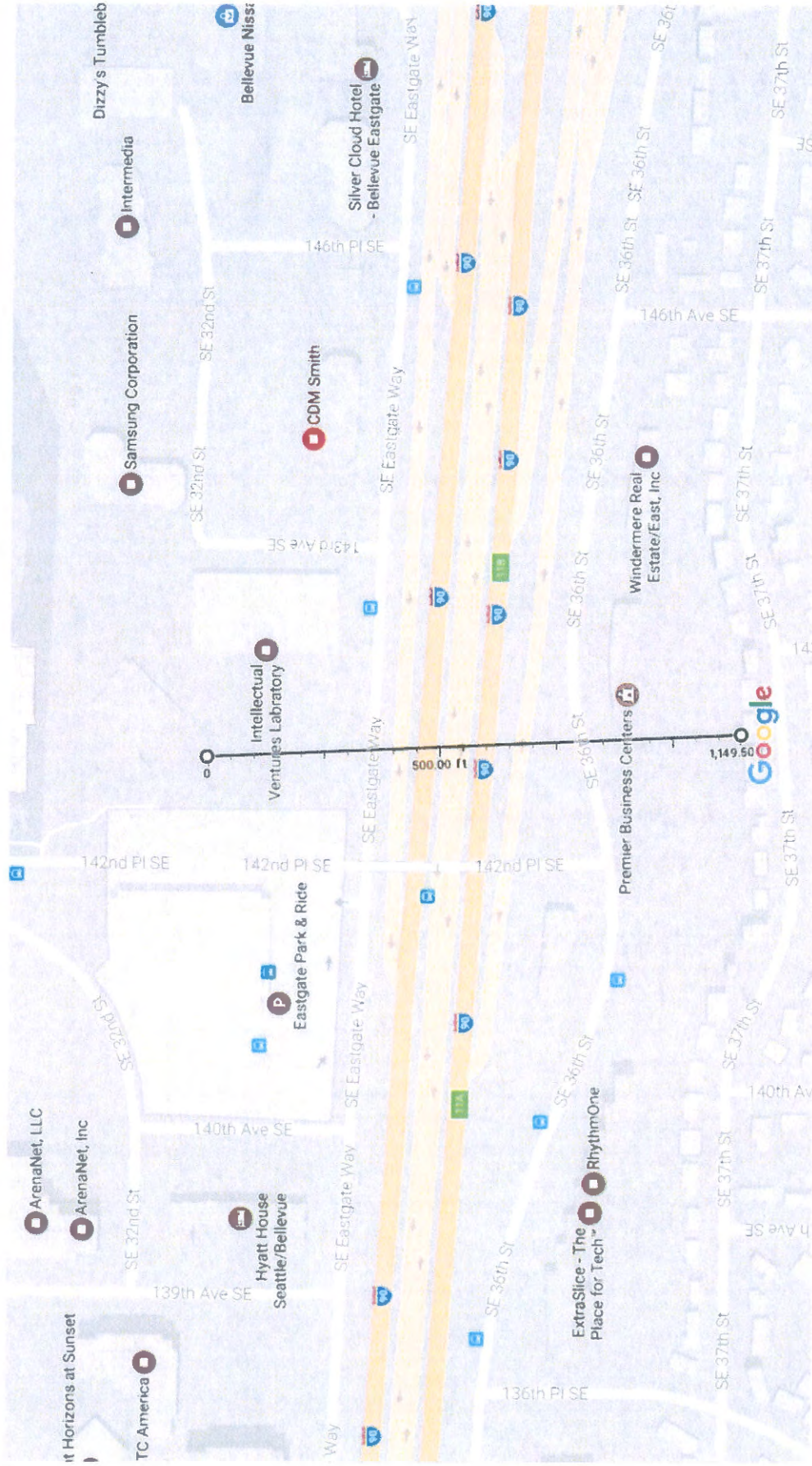
643 feet



Map data ©2017 Google 200 ft

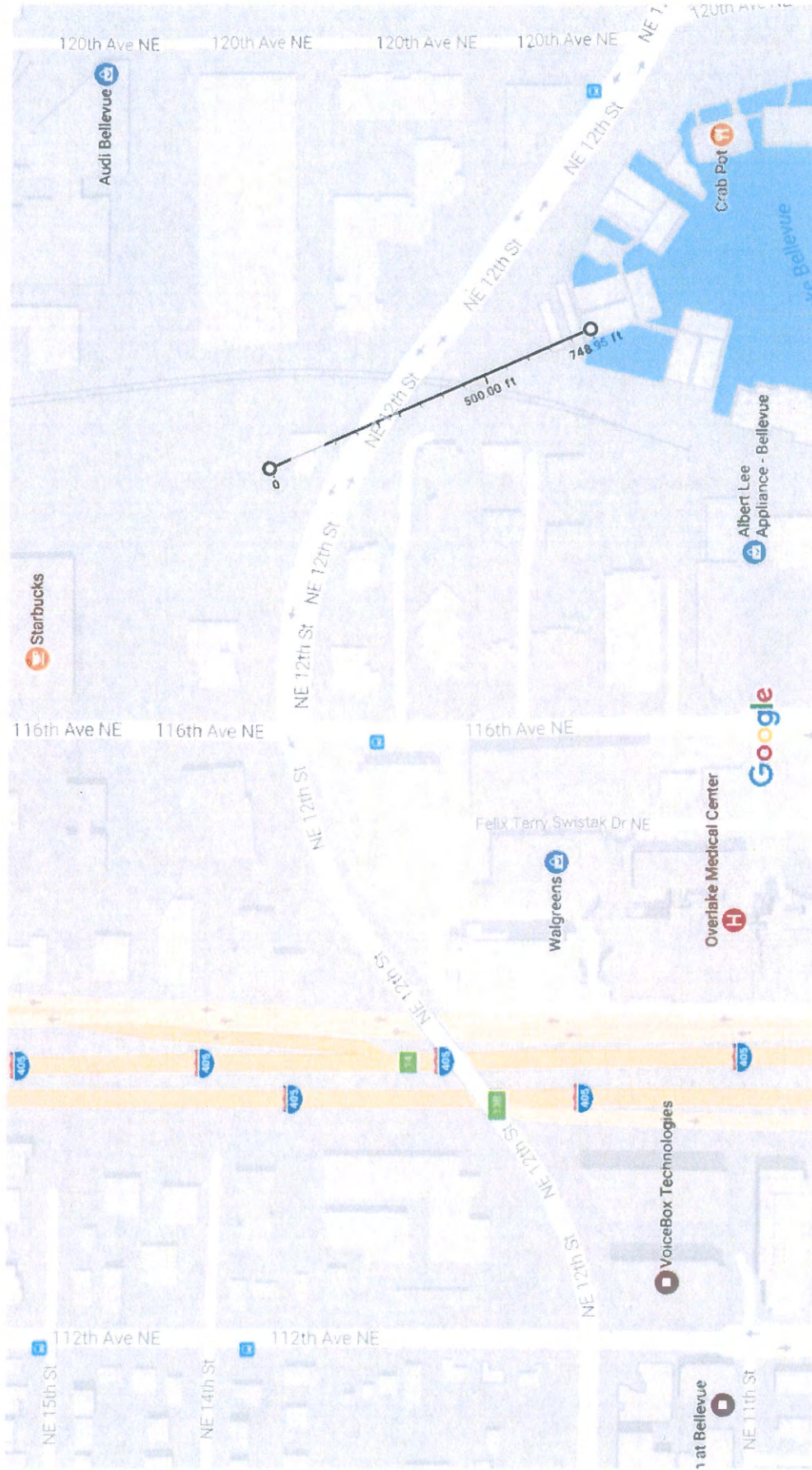
Measure distance
Total distance: 642.94 ft (195.97 m)

1,150 feet



Measure distance

Total distance: 1,149.50 ft (350.37 m)



Map data ©2017 Google 200 ft

Measure distance

Total distance: 748.95 ft (228.28 m)





DATE: December 11, 2015
TO: Mayor Balducci and Councilmembers
FROM: Lori Riordan, City Attorney *LmR*
RE: Winter Shelter Siting Options—Real property acquisition

NOT FOR PUBLIC DISCLOSURE

CONFIDENTIAL MEMO ATTORNEY/CLIENT PRIVILEGED COMMUNICATION

Introduction: On December 14, 2015 we will have an executive session with Council to provide Council with an update regarding efforts to locate a suitable site for a permanent Men's Winter Shelter to replace the temporary quarters at the International Paper property owned by Sound Transit. In that executive session we will discuss some details of the most promising site which is the King County Public Health property located in the Eastgate area, including a preliminary conversation with King County staff about their interest in working with the City to make the site available.

Because time is very limited for an executive session, with this memo we are providing copies of prior briefing materials from individual and small group briefings regarding this project and potential sites of interest in order to help re-orient councilmembers to the topic.

Background: Siting of a permanent Men's Winter Shelter is a 2015 Council priority, and has been the topic of concerted efforts by City and ARCH staff to identify potential sites for Council consideration to achieve the goal of providing a replacement for the most recent site for the temporary shelter which will soon no longer be available for this use.

The King County Public Health site was one of five sites evaluated by staff during the spring and summer of this year for feasibility of locating the shelter and related uses such as a day center, offices and permanent housing. The attached materials include a matrix comparing the zoning and other factors for each of the sites evaluated; potential outreach processes; and information on lessons learned from other currently-operating shelters.

Following the small group briefings staff reached out to King County regarding the Public Health and Eastgate Transfer Solid Waste sites to determine whether the County was interested in making either of these sites available for this use. The County has expressed interest in working with the City to make the Public Health site available for a shelter and related uses. The site is currently in use by the Environmental Health division of Public Health, and is large enough to accommodate other uses. In conversations with County staff they expressed the following interests:

- Clarify the zoning/development opportunities and permitting process for the site;

- Incorporate permanent homeless housing into the property;
- Explore feasibility of adding more office space for Public Health staff; and
- Maintain current Public Health operations during construction.

Staff also discussed the type of property transactions that might be considered by the County, including outright sale, a ground lease or a use agreement with the City. Outright sale of the property is not the preferred choice of the County in part due to the fact that the property is a single parcel and would have to be subdivided to accomplish a sale. Since the County does not wish to divest itself of the entire parcel due to its current use, a short-plat would be necessary. Additionally, the County has expressed interest in additional development of affordable housing on the unused portion of the property. The full market value of the portion of the parcel needed for the Permanent Men's Winter Shelter has been informally estimated by Property Services at approximately \$1.4 million. We do not yet have valuation data for setting a price for the ground lease or use agreement options.

County staff expressed a clear preference for a ground lease, similar to arrangements that they have made for County-owned property located in the Northgate area of Seattle. Such a ground lease could be entered into for a period of 50 to 75 years if desired.

Many other steps would be involved in developing this site for use as a shelter as well as expanding development opportunities for the remainder of the site. Consistent with the Eastgate Area Plan recently adopted, zoning updates along this corridor must be accomplished in order to facilitate mixed use development. Bellevue's regulatory involvement includes the rezoning, as well as potential design review and a binding site plan as well as building permits. All told, these processes could take up to two years and construction is estimated to take an additional 12 to 16 months.

If this site is selected through execution of agreements for the use of the property with the County, staff will need to also seek a variety of public and private funding sources for capital and operating services.

Action Requested: None in executive session. Given the County's expression of interest in working with the City to utilize the Public Health site for siting a shelter, staff will prepare a memorandum of understanding for execution by the County Executive and City Manager outlining shared objectives for developing the site including necessary terms, a process for negotiating and a timeline for making the site available for consideration by both Councils. The memorandum of understanding will expressly include acknowledgment that a final transaction is subject to agreement by the legislative bodies and that the memorandum does not constitute a binding agreement.

Cc: Brad Miyake, City Manager
Kate Berens, Deputy City Manager
Kyle Stannert, Acting City Clerk
Chris Salomone, Director of Planning and Community Development
Joyce Nichols, Director of Intergovernmental Relations

Encl.

REPRINT OF MATERIALS PROVIDED TO COUNCIL MEMBERS DURING BRIEFINGS IN SUMMER 2015

LOW BARRIER SHELTER SITING DISCUSSION TOPICS

Discussion Topics

1. Initial response about most appropriate site(s)? Or any sites not appropriate. (See summary matrix)
 - a. If interest in any County owned parcel, how approach county?
 - Who (City / CFH / ARCH)
 - When
 - b. Of city owned parcels, which are feasible? (In the event county sites not available)
 - For city owned parcels, willing to consider discounted land cost?
(All sites are larger than need for just shelter, may have some constraints to address)
2. Thoughts on including supplementary uses? (CFH office, other services, other residential)
 - Which ones?
 - How much?
 - Feasibility issues:
 - Potential Cost Implication
 - City willing to look at zoning issues other than allowing shelter use to accommodate supplemental uses?
(e.g. Parking requirements, considering allowing other uses (e.g. residential on PSE site))
3. Community outreach
 - One site / couple sites / all sites (See comments on Outreach Plan outline)
 - Comment on approach in outreach plan outline
 - Timing
4. Next Steps / Overall Timing

Materials Included:	Pages
• Site Summary matrix	1-2
• Options for Public Outreach (matrix)	3
• Outreach Plan outline	4-5
• Summary of general outreach – lessons learned	6-7
• Shelter Development/Outreach process	8

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Advantages					
	Most transit routes (1/4 mile)	Most transit routes (1/4 mile)		Close to bus stops	
	No residential adjacent	No residential adjacent	No residential adjacent (some nearby -Lake Bellevue)	No residential adjacent (but nearby)	
		Site is developed, infrastructure in place		Site is developed, infrastructure mostly available	
	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Natural topography could help separate from abutting uses	Lowest construction cost	Has natural buffers
	Most additional development potential	Second most development potential	Environmental Site Assessment (ESA) done	Short schedule to completion?	
		Health services nearby	Health services nearby	Work opportunities within walking distance	
	Near supporting churches Work opportunities that cater to nearby offices	Near supporting churches Work opportunities that cater to nearby offices		Near supporting churches	
Disadvantages					
	County ownership	County ownership		Proximity to middle school, residential, retail business, church (preschool), Redmond	Abuts residential
	Overhead high tension transmission line		Close to BSNF rail corridor	High traffic volume (noise)	Distance to transit stops / limited transit
	Utility extensions, frontage improvements	Costs associated with hillside	Adjacent substation	Needs sewer upgrade	
			Possible contamination / Potential wetland	Possible contamination	Wetland
	Site development costs	Site development costs	Possible site development costs		

	Eastgate Site	Public Health next to Eastgate P&R	Vacant between PSE and ERC	Old Fire Station 3	SF on Richards Road (Camendona)
Potential for other uses: Ideas includes CFH office 4,000 sq ft; complementary housing (group living, studios); other social service (employment training, chemical dependency)					
A. Zoning	Shelter not allowed. Looking at residential.	Looking at group qtrs (shelter) & residential	Shelter not allowed. Residential not allowed.	Shelter not allowed. Residential limit(20/acre//50%)	Shelter allowed. Offices/Services not allowed
B. Zoning Capacity (> 7,500 sq ft shelter)	70,000 sq ft	40,000 sq ft (Parking may limit to about 1/2)	25,000 sq ft	4,000 sq ft for CFH Office	20,000 sq ft (office / residential), but parking may limit to about 1/2)
C. Any cost implication	structured parking	Structured parking // amount of grading	Cost of parking. Also potential wetland impact		
Parking: Allow shared parking or parking study? (Shelter:15 cars)	Evaluating as part of Eastgate zoning regs	Evaluating as part of Eastgate zoning regs	No - not in Bel-Red	YES - Bel/Red	No
information					
Site Size (needed ~1/3 acre)	2.4	1	0.8	0.7	0.9
o Land value per acre	\$ 1,937,000	\$ 1,937,000	\$ 2,660,000	\$ 2,546,000	\$ 1,700,000
o Land value site	\$ 4,648,800	\$ 1,937,000	\$ 2,061,500	\$ 1,782,200	\$ 1,530,000
Site Development Cost considerations					
	Large site (high land cost / scale of project). Frontage improvements, utility extensio, Structured parking	Likely scenario involves cut into hillside, some amount of structured parking	Site below road, long access easemnt, maybe wetland mitigation, BNSF mitigation	Rehab - potentially most cost effective, but some utility upgrade.	Wetland mitigation, site below road (sewer pumping)
Range of Stakeholders					
	College, businesses, Factoria and Eastgate businesses, faith	Similar to Eastgate site	Local businesses, medical, Lake Bellevue condos, Spring district	Schools, residential, retail businesses, faith, Redmond	Residential, Factoria businesses
Council Role					
	o Eastgate Zoning Regs o Possibly county site negotiation	o Eastgate Zoning Regs o Possibly county site negotiation	o Zoning Amendment-Group Quarters and possibly residential o Surplus city property	o Zoning Amendment-Group Quarters o Surplus city property	o Zoning Amendment-Possibly office use o Surplus city property

Options for Public Outreach

Permanent Homeless Men's Shelter

The approach to public outreach can vary determined by: a) ability to inform public on purpose/need for shelter pre-site selection, b) number of stakeholders to engage c) whether or not to engage public in site selection narrowing process d) community outreach to inform mitigation efforts at specific site.

Things to consider:

Negotiation with King County should occur prior to public outreach re: specific sites.

Education pieces on purpose and need should occur prior to public outreach re: specific sites.

Clear communication on site criteria and how City narrowed sites will be vital.

Clear expectation regarding use of public input – a) input that shapes site selection - b) local insight to consider for potential mitigation if site selected

Provide community with upfront timeline on when Council will decide site selection and when permanent shelter is expected to be operational.

Option		Advantages	Challenges	Timeframe	Recommended Approach
A	Single Site	<p>Clear decision on site</p> <p>Focus on site-specific community concerns - and mitigation recommendations</p>	<p>Explanation of Site Criteria</p> <p>Public feeling excluded from site selection process</p> <p>Less ability to inform community on need/purpose of shelter <i>after</i> site selected</p>	6-8 weeks	<p>Community meeting near site location - focus on background, criteria selection, details of program, invitation for community input on concerns</p> <p>Outreach to community stakeholders</p> <p>Advisory group w/CFH for input re: site design, and ongoing mitigation to community concerns</p> <p>Report back to Council re: consolidation of community input and recommendations for mitigation</p>
B	Two Site Comparison	<p>Allows for exploration of site-specific neighborhood concerns</p> <p>Engagement around site criteria</p>	<p>Requires clear expectations on public role and Council decision re: siting shelter</p> <p>Potential to pit neighborhood against neighborhood</p> <p>Greater political process with non-city owned sites</p> <p>Requires initial round of outreach engaging public on siting criteria, second round on mitigation after site selected</p>	10 weeks	<p>Community meeting at City Hall - comparison of sites, site criteria and public input on site-specific concerns/impacts</p> <p>Outreach to community stakeholders X 2 sites</p> <p>Report back to Council re: consolidation of community input and recommendations for site selection</p> <p>After site selection, re-engagement of local neighborhood outreach for community concerns to shape local mitigation efforts at specific location.</p>
C	Three Site Comparison	<p>Broadens site(s) comparison citywide</p> <p>More robust engagement and broader citywide conversation on homelessness</p> <p>Potential for advisory committee</p> <p>3</p>	<p>Extends time required for community stakeholder interviews</p> <p>Builds expectation for community decision-making on site selection</p> <p>Potential to pit neighborhood against neighborhood</p> <p>Requires initial round of outreach engaging public on siting criteria, Council narrowing and site selection, and ongoing outreach for mitigation after site selected</p>	<p>12-16 weeks</p> <p>will extend time required for selection, role, public engagement and committee work product</p>	<p>Community meeting at City Hall - comparison of sites, site criteria and public input on site-specific concerns/impacts</p> <p>Outreach to community stakeholders X 3 sites</p> <p>Report back to Council re: consolidation of community input and recommendations for site selection</p> <p>After site selection, re-engagement of local neighborhood outreach for community concerns to shape local mitigation efforts at specific location.</p>

SHELTER OUTREACH

After a Single Site is Selected

General Comments

- **Site specific versus multiple site outreach**
 - Key difference in outreach for different sites is identifying local stakeholders (see matrix). Some sites have a broader range of stakeholders which would lead to the need for more outreach initially and over time.
 - Purpose of community outreach could vary significantly if doing a single site or multiple sites.
 - For single site, outreach seeks input to help make sure program fits into the neighborhood (appropriate plans/mitigation).
 - For multiple sites, in addition to above, also need to build in a component to provide relative merit of different sites. That creates a dynamic that needs to be managed to create reasonable expectations for participants (e.g. create an advisory panel of general stakeholders vs neighborhood stakeholders)

- **General considerations**
 - All sites will involve one or more formal actions by council (zoning, surplus land - see matrix)
 - Overall objective of outreach
 - Building trust and transparency of process
 - Clarity to community of their role during community outreach (see above).
 - Site specific outreach: Local stakeholders feel that:
 - Council heard the community and required mitigations in response to community.
 - CFH heard the community and cooperated with developing mitigations and will continue ongoing interaction with neighboring community.
 - CFH will reach out to people/organizations from neighborhood that they have previous relations.

- **Site Specific Outreach**
 - A. **Initial Community Meeting**
 - **Location:** In neighborhood
 - **Sponsor:** For initial meetings city would sponsor in partnership with Congregations for the Homeless (CFH). City staff would facilitate. CFH present and assist with background. May include message from council as part of the introductory remark.
 - **Meeting Purpose:**
 - Provide background information relatively quickly
 - Clarify meeting purpose, overall purpose of outreach, what issues are and are not on the table.
 - History of shelter / What is being explored for the future – (incl. other property uses e.g. day center, CFH offices)
 - Listen to and document questions, issues and suggestions from community.
 - Meeting discussion would be documented and made available on city website.

- Comment cards / 'stations' (sticky notes)/ Establish advisory group (see below) / create email contact list
- Clarify next steps / schedule (see next item).

B. Follow up Activities

- **Individual stakeholders' briefings.** Meetings with individual groups to more fully discuss issue from their perspective (e.g. neighborhood association leaders, local businesses, faith community). Dependent on range of stakeholders near specific sites.
- **Advisory Group.** A working group of near-by stakeholders. Consult during both the initial development as well as an ongoing sounding board for program operation. Note: Need to have clear purpose– Is not to determine if and/or where a shelter, but as an advisory group to provide input to improve/incorporate mitigations into the shelter program (How to make the shelter work.)
- **Website:** City would add section to website with project information, meeting notes etc.
- **Interested Party List:** Provide updates for follow up meetings, etc.
- **City/CFH Contacts.** Designated contact persons at the City and CFH.

C. Second / Follow-up Community meeting. (4 – 8 weeks after first meeting)

- **Sponsor:** City sponsor in partnership with CFH (same as first meeting).
- **Meeting Purpose:** Review issues raised and responses & mitigations / Discuss any unresolved issues./ Clarify steps moving forward

D. Post Community meeting outreach activities. There are potentially several parallel tracts that occur after the community meetings:

- City lead components:
 - Land use regulatory revisions (e.g. allowed uses)
 - If applicable, approve terms of land transaction.
 - Sign off on site location (for Trust Fund funding)
- Sponsor (CFH) lead component:
 - Advisory Group
 - CFH Website –Info such as: CFH contact information, Shelter Code of Conduct, shelter activities, ways to participate, etc.
 - Communication with key city departments (e.g. police, parks, fire)
- Through project development city will continue the follow-up activities above (e.g. website, interested party list, contact info)
- Post development: City will continue to have a designated lead contact person. (City staff person could be a member of the advisory group). Also, the city has historically provided operating support to the shelter. City funding includes review at least every two years by the Human Services Commission. The advisory group can be a resource to provide input to the Commission.

Homeless Shelters & Encampments

Past Experience and Lessons Learned

Desired Outcomes

- Safe Shelter that provide basic services to increase safety and help people survive
- Low barrier community resource with minimal requirements for entry
- Enhance and increase severe weather/low barrier shelter program
- Place for engagement and access to needed social services
- Help individuals move toward a pathway to independence and stable housing
- Strong, sustainable program management
- Good neighbor to immediate neighborhood and broader community
 - Minimize loitering/foot traffic past businesses and residences

Community Concerns [Issues that need either community education and/or program features to more explicitly mitigate]

- Homeless interfaith with broader community
 - Substance Abuse (meth, heroin, alcohol) in public spaces / trash / safety concern (theft, assaults) / public harassment/ panhandling / loitering in public spaces/ public urination / lowering property values
- Appropriate operation of shelter
 - Lack of transparency or public awareness of activities with shelter / screening of shelter guests / noise and public disturbances
- Mental Health Concerns

Site Considerations / Surrounding Vicinity

- Avoid residential (especially single family) area.
- Locate shelter near transit center or accessible bus lines.
 - Seven day service / note: hours and frequency of stops / Served by snow bus route / if high school metro stop, mitigate presence during pick-up-drop off period.
- Locate shelter in proximity to human and medical services. Easy to reach by foot or public transportation.
- Understand potential impacts to surrounding areas
 - Magnets such as shopping centers, colleges, libraries/ Neighborhood Parks / open space / vacant areas with uncleared vegetation / Areas potentially profitable for panhandling / Nearby places that sell liquor
- Adequate Street lighting and Sidewalks
- Men's and women's shelter should be separated not only physically, but also geographically.

Facility Considerations

Items assumed in current plans

- Shelter should be in a dedicated space, rather than in a shared space with other uses.
Potential benefit - can incorporate features that benefit guests and (secondarily) broader community (e.g. good fire and life safety building features: daytime storage space for guests; hygiene facilities)
- Building features: Kitchen / hygiene facilities / Storage for guest belongings / Space for meetings and services / fire & safety code features /
- Site features: Good appearance / Parking (staff and guests-15 spaces / Designated outside smoking area and place to congregate (screened from neighboring use)

Items for further consideration based on final siting

- Fenced perimeter / On site security cameras for easier monitoring / site lighting / CPTED (Crime prevention through environmental design) (e.g. landscaping design)
- Provide some opportunity for privacy at shelter (potentially link to behavior)
- Potential for complementary uses (CFH Offices, other housing (e.g. group living, studios), other services (employment, mental health))

Shelter Operation

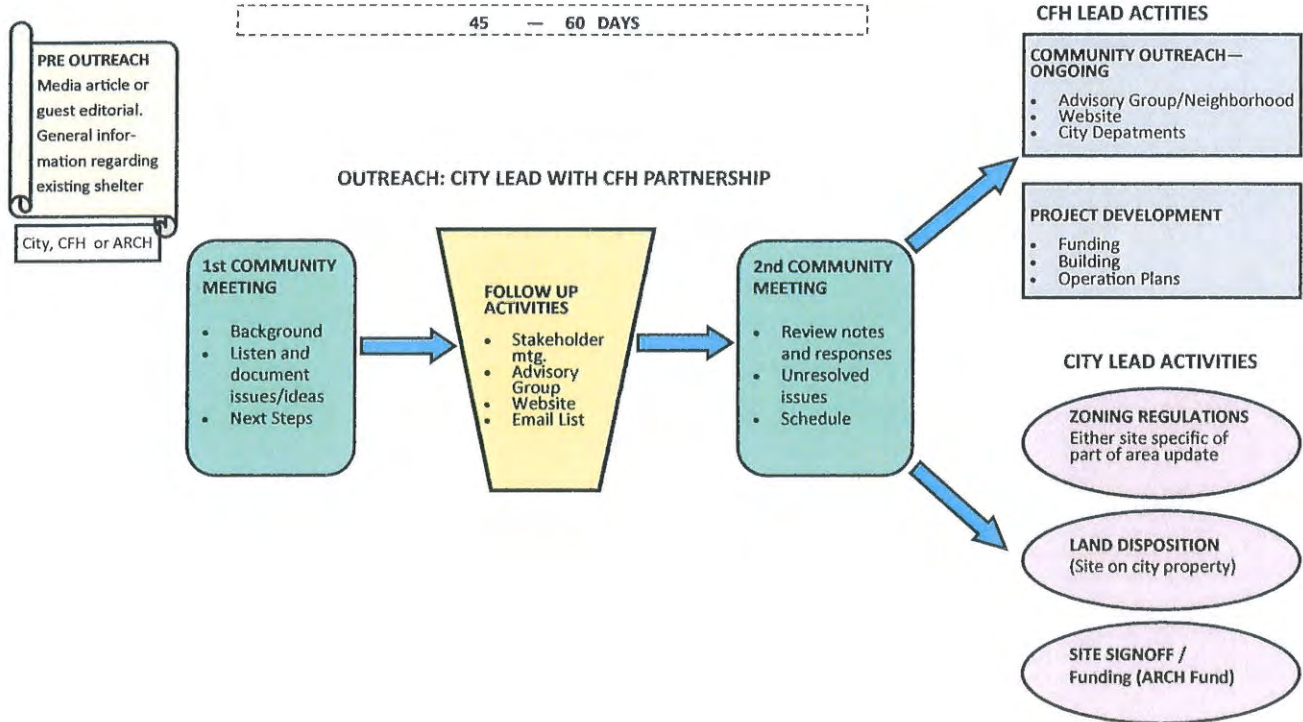
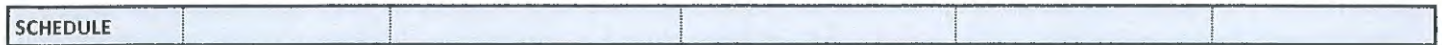
Current operating procedures.

- Code of conduct and rules (Violations are cause to be prohibited from staying at shelter.
- Screening of guests. Minimize screening criteria / Maintain a Shelter incident log
- Security (safety and fire) walk every 30 minutes around property
- Foster communication with neighboring community and city (police, parks, fire) (tailor to neighborhood and adjusted).
- Training procedures and shelter manual for staff/volunteers: Staffing levels /deescalating situations /

Items for further consideration / [refinement]

- Document procedures for interaction with key stakeholders with input from stakeholders (Police / Fire / Neighbors /Metro)
- Document existing practices (see above) and supplemental procedures into shelter operation security plan
- Site/neighborhood monitoring/security plan: Develop plan that is tailored to specific site and continue to monitor effectiveness over time and adapt as needed. Address issues such as: staff monitoring /Security patrol on-site and shelter vicinity / contact information
- Daytime services such as Mental Health Social Worker -to work with clients. Expand using community based resources to assist in day to day operations (e.g. health care providers, clothing exchange).
- Further refine any screening procedures with input from appropriate city stakeholders regarding issues such as: Appropriate approaches to dealing with residents with sex offense crimes and/or outstanding warrants. (e.g. Use BPD and NORCOM notification process for verifying warrants and immediate dispatch of Bellevue officers when an outstanding warrant was located.
- Monitor overall performance, and if needed, limit capacity of guests per night.

SHELTER DEVELOPMENT PROCESS / SITE SPECIFIC COMMUNITY OUTREACH



DOCUMENT ROUTING FORM

Routed On: 04/18/2016
Prepared by: KEWILSON

Folder: 16 129572 DC

Target Date: 08/16/2016

Folder Name: Possible Emergency Shelter

Site Address: 11608 NE 12th St

Folder Type: Predevelopment Services

Sub Type: Nonresidential

Work Proposed: Preapplication Services

Description: Questions for Land Use & Right of Way

Quick Review?:

Project Contact: Klaas Nijhuis/Arch Klaas Nijhuis

Phone: (425) 861-3677

Subject: Application Intake Process

Materials Routed:

Routed On: 04/18/2016

XXX	Land Use
XXX	Clear & Grade
XXX	Utilities
XXX	Transportation
XXX	Right-of-Way Use
XXX	Fire
XXX	Building

N/C
gmk

*to call
tom*

City of
Bellevue



Bill To Form

Permit/Approval #

16-126572-DC

Your application is a type that requires deposit(s) and may have billable hours. This means you may receive bills in the mail for review or inspection time spent on your project, in addition to the fees you pay at submittal or will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company:

KLAAS NIJHUIS / ARCH

Attention:

KLAAS NIJHUIS & JESSIE TANG

Billing Address:

16225 NE 87TH ST A3

City, State and Zip:

REDMOND WA 98052

10-digit Phone #:

425-861-3677

- For address changes: Notify Billing Customer Service (425-452-6860)
- For ownership changes: The new owner must provide Billing Customer Service with the ownership transfer date before any billing information can be changed.
- For billing liability changes: Contact Billing Customer Service (425-452-6860)
- City/School/Agency Projects: Please use "City Applicant / Other Agency Form"

Signature: _____

Date: _____

4/18/16



Development Services
Permit Processing 425-452-4898

Application for
Predevelopment Services

APPLICATION DATE	4/18/16	TECH INITIALS	KW	PROJECT FILE #	16-124572-DC
Predevelopment Services-DC			Please contact me prior to exceeding the deposit		

- Property Address: 11609 NE 12TH ST 282505-9015
- Project or Building Name: POSSIBLE EMERGENCY SHELTER
- Contact/Applicant Name: ARCH/ KLAS NIJHUIS Phone (425) 861-3677
 Address 16225 NE 87TH ST A3 City, State, Zip REDMOND WA 98052
 E-Mail Address knijhuis FAX # (425) 861-4553
- Name of the reviewer and/or department who suggested you apply, if known: TONI PRATT

o Land Use Services: Description of question or service requested and information submitted with this application:

HOUSING (MF) IN ZONE

o Transportation Services: Description of question or service requested and information submitted with this application:

o Right of Way Services: Description of question or service requested and information submitted with this application:

ACCESS TO SITE AFTER SPRING ST REALIGNMENT

o Utilities Services: Description of question or service requested and information submitted with this application:

o Fire Services: Description of question or service requested and information submitted with this application:

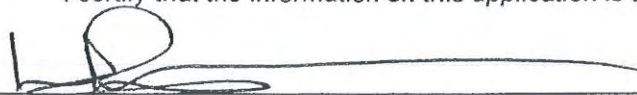
o Building Services: Description of question or service requested and information submitted with this application:

o Clear/Grade Services: Description of question or service requested and information submitted with this application:

I understand that I may be billed by any or all of the Development Services departments on a monthly basis at the rate established by the current fee schedule.

I certify that the information on this application is true and correct.

Applicant Signature



Date

4/13/16



Submittal Requirements

3/1/2016

PREDEVELOPMENT SERVICES

- Building Services:** Review and services performed by the Building Division prior to submittal of a permit application, such as exiting, structural systems and construction types. (DC)
- Clearing & Grading Services:** Review and services performed by the Clearing & Grading Section of the Building Division prior to submittal of a permit application, such as review of rainy season restrictions, response to questions about erosion and sedimentation control requirements, and geotechnical information. (DC)
- Fire Services:** Review and services performed by the Fire Department prior to submittal of a permit application, such as sprinklers, fire alarms, and smoke control systems. (DC)
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- Wireless Communications Facility (WCF) Modification:** Required review and services performed by the Land Use Division prior to submittal of any permit application for a modification to an existing WCF under section 6409(a). (DC)
- Preapplication Conference:** Required for Preliminary Plats, Design Reviews, Planned Unit Developments, Conditional Uses, Shoreline Conditional Uses, and Master Development Plans, unless waived by the director. (DB)

Site Address: _____	Date: _____
FOR OFFICE USE ONLY: This section to be completed prior to submittal by the Planner in Development Services for all Preapplication Conferences, and Predevelopment Services.	
Planner: _____	
Comments: _____	

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Initial for waiver by City of Bellevue Planner	Predevelopment Services*	Predevelopment Services for WCF Modification*	Preapplication Conference
This Chart	1	1	1
Application	1	1	1
"Bill To" Form	1	1	

	Predevelopment Services*	Predevelopment Services for WCF Modification*	Preapplication Conference
Preliminary Plans	1 C	1	11 A
Project Description or Narrative	1	1	
Environmental Information and/or Reports	1 B		
Documentation of Prior Approval		1	
WCF Modification Chart		1 ^D	
Miscellaneous Documentation*	1		
Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal; additional fees may be due in monthly billings		

*The representative in Development Services will identify any other submittal requirements.

Footnotes

- A See Sheet # 58 for Commercial and Multifamily buildings.
See Sheet # 59 for Preliminary Plats and PUDS.
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- D Submit 1 copy of WCF Modification Chart Sheet #18b

Please Note

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DOCUMENT ROUTING FORM

Routed On: 04/18/2016
Prepared by: KEWILSON

Folder: 16 129573 DC

Target Date: 08/16/2016

Folder Name: KC Public Health/Possible Emergency Shelter

Site Address: 14350 SE Eastgate Way

Folder Type: Predevelopment Services

Sub Type: Nonresidential

Work Proposed: Preapplication Services

Description: Questions for Land Use

Quick Review?:

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N/C
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City of
Bellevue



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Signature:

Date:

4/18/16



Development Services
Permit Processing 425-452-4898

Application for
Predevelopment Services

APPLICATION DATE	4/18/16	TECH INITIALS	KW	PROJECT FILE #	16-129573DC
Predevelopment Services-DC		Please contact me prior to exceeding the deposit			

- Property Address: 14350 SE EASTGATE WAY 102405-9050
- Project or Building Name: KC PUBLIC HEALTH / POSSIBLE EMERG. SHELTER
- Contact/Applicant Name: ARCH/KLAAS NIJHUIS Phone (425) 861-3677
 Address 16725 NE 187TH ST A3 City, State, Zip REDMOND WA 98052
 E-Mail Address knijhuis@bellevuewa.gov FAX # (425) 861-4553
- Name of the reviewer and/or department who suggested you apply, if known: TONI PRAJT

o Land Use Services: Description of question or service requested and information submitted with this application:

REVIEW OF SITING OF NEW STRUCTURE v.a.v CRITICAL AREAS
PLANNED R.O.W

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o Right of Way Services: Description of question or service requested and information submitted with this application:

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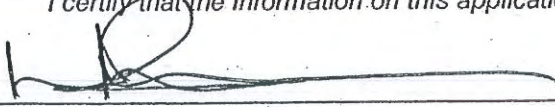
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I certify that the information on this application is true and correct.

Applicant Signature 

Date 4/18/16
12/10/08



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3/1/2016

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Permit/Approval #

16-129573DC

Your application is a type that requires deposit(s) and may have billable hours.

This means you may receive bills in the mail for review or inspection time spent on your project, in addition to the fees you pay at submittal or will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company:

KLAAS NIJHUIS/ARCH

Attention:

KLAAS NIJHUIS & JESSIE TANG

Billing Address:

16225 NE 87TH ST A3

City, State and Zip:

REDMOND WA 98052

10-digit Phone #:

425-861-3677

- For address changes: Notify Billing Customer Service (425-452-6860)
- For ownership changes: The new owner must provide Billing Customer Service with the ownership transfer date before any billing information can be changed.
- For billing liability changes: Contact Billing Customer Service (425-452-6860)
- City/School/Agency Projects: Please use "City Applicant / Other Agency Form"

Signature:

A handwritten signature in black ink, appearing to be "K. Nijhuis", written over a horizontal line.

Date:

4/18/16

City of
Bellevue



City Applicant / Other Agency Form

Permit/Approval #

This form is only applicable if you are a City of Bellevue Department, or an outside agency listed below, and you are requesting to be billed for submittal and issuance fees. Check the appropriate agency on the list below. If you are not listed below, all application fees must be paid by check, cash, or credit card at the time of application.

CIP / Work Order / Purchase Order /
Reference Number:

City Project Information

Other Agency Project Information

Check One	Department	Row Sequence #	Check One	Agency	PO #	Row Sequence #
<input type="checkbox"/>	COB Parks	294978	<input type="checkbox"/>	Bellevue Schools		114044
<input type="checkbox"/>	COB Transportation	295060	<input type="checkbox"/>	KC Dept Of Trans	KC 100	541675
<input type="checkbox"/>	COB Fire	295099	<input type="checkbox"/>	KC Solid Waste	KC 200	568614
<input type="checkbox"/>	COB Utilities	295034	<input type="checkbox"/>	KC Wastewater	KC 300	749926
<input type="checkbox"/>	COB Info Services	532938	<input type="checkbox"/>	City of Redmond		541621
<input type="checkbox"/>	COB Arts	532935	<input type="checkbox"/>	Issaquah Schools		308963
<input type="checkbox"/>	COB Info Tech	552341	<input type="checkbox"/>	Sound Transit		552268
<input type="checkbox"/>	COB Facilities	295032	<input type="checkbox"/>	PO 98884 for Stage III, Linda Smith		206 689-4922
<input type="checkbox"/>	COB PCD	648986				
<input type="checkbox"/>	COB Police	903897				

Project Manager: _____ Phone Number: _____

Internal Use Only: If the application requires a deposit, create a second line in the AMANDA People Screen and add the "Bill To" using the same People RSN as above.

City of Bellevue



Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

May 31, 2016

Mr. Arthur Sullivan
ARCH
16225 BE 87th Street
Suite #3
Redmond, WA 98052

**RE: May 13, 2016, Pre-application Conference; 16-131998 DB
Permanent Men's Shelter
14350 SE Eastgate Way**

Dear Mr. Sullivan:

Thank you for meeting with City staff to discuss your proposed project. In this letter, I have included the major comments made by Development Service's (DSD) permanent shelter team. The comments in this letter are based on a preliminary review of materials submitted and do not represent an exhaustive review of your proposed project to construct a permanent men's shelter on the King County Public Health (KCPH) site. It is the applicant's responsibility to research appropriate code provisions relevant to this project. Whenever possible staff has attempted to cite the applicable codes associated with their comments on this project. The City may identify additional concerns as additional information is provided about your proposal.

The information contained in this letter is a general assessment of your proposal based on the information you provided. The information and direction conveyed here is applicable for six months or until the Codes, standards or policies of the City are amended whichever occurs first. **This is critical for this proposal given that DSD is writing the Land Use Code Amendment (LUCA) for Eastgate to align the Land Use Code with the recently adopted Comprehensive Plan Amendments for this subarea. The information contained below is subject to change by review of the Planning Commission and City Council.**

Any future application should clearly demonstrate in a written narrative and on the plans submitted, how you have addressed the applicable standards, guidelines, policies and other requirements outlined in this letter. Based on the scope of the project you described during the pre-application conference the following permits have been identified as being necessary:

Land Use: PERMIT NAME:
Plat Amendment (LG/LF)

An existing Native Growth Protection Easement (NGPE) exists on the north portion of the site. Public Health and Intellectual Ventures are signatures to the Short Plat 80-12-R and Boundary Line Adjustment 03-13590 LW. Parcel B (Intellectual Ventures) is required to sign said documents along with Parcel A (Public Health). To relinquish said easement, a plat amendment is necessary. However, this will be subject to environmental review per LUC 20.25H. There may be other applicable environmental considerations for prohibited construction within this area.

	Administrative (LA) (LS) <i>See email dated 10/27/16 above</i>	Conditional Use This proposal requires submittal of an Administrative Conditional Use application. This process takes approximately 6 to 8 months to review. Environmental review (SEPA) will occur concurrently with this application.
	Master Development Plan (LP)	This proposal <u>may require</u> an MDP. The Planning Commission and City Council will ultimately determine this applicability. The draft Eastgate Transit Oriented Development (EG-TOD) guidelines may require an MDP for developments adjacent to identified gateways or entryways into the TOD. This can be reviewed concurrent with the Design Review and Administrative Conditional Use applications.
	Design Review (LD)	This proposal requires design review approval. This process takes approximately 6 to 8 months for review administratively with environmental review (SEPA) occurring concurrently with this permit.
	Critical Areas Land Use Permit (CALUP)	A geotechnical analysis is necessary to determine if the slope north of the Public Health Building qualifies as protected slope. If found, potentially, you may be able to remove or reduce required buffers via a Critical Areas Land Use Permit. Habitat review will also take place under this permit but by a qualified firm. This, of course, is dependent upon the removal of the aforementioned NGPE.
	Binding Site Plan (BSP)	A BSP is required because King County may segment a portion of its Public Health site for the Permanent Men's shelter. The BSP will be reviewed concurrently with the Design Review and Administrative Conditional Use applications.
Clearing & Grading:	C & G w/out SEPA (GD)	Required for this project. This permit may be submitted mid-way through review of the aforementioned processes.
Building:	Major Building Project (BB) Plumbing Electrical Mechanical	These applications can be submitted midway through the review of the aforementioned processes.
Utilities:	Developer extension agreement Water Service Storm Connection Side Sewer	These applications can be submitted midway through the review of the aforementioned processes.
Fire:	Fire Sprinkler and alarm	Required for this application.
Transportation:	ROW –Short Term ROW- Surface Disturbance	May be submitted prior to clear and grade permit issuance if necessary.

General comments are as follows:

Land Use Division, Development Services Department

(Staff Contact—Toni Pratt (425) 452-5374, tpratt@bellevuewa.gov)

Please refer to the specific LUC citations highlighted below for the complete standard and regulations applicable to your proposed development. The City of Bellevue's Land Use Code (LUC) is available on-line at (<http://www.cityofbellevue.org/page.asp?view=2461>) or you may purchase a paper copy from Code Publishing at 206-527-6831. Fee information and application packets including submittal requirements for Land Use approval and other permits are available from the Permit Center's permit counter on the second floor of City Hall or by calling 425-452-4570.

<u>SITE SPECIFIC OVERVIEW</u>	<u>CITATION</u>
LAND USE DISTRICT The current zoning for this site is Office/Limited Business (OLB). However, as you are aware, this area is subject to the on-going Eastgate Land Use Code Amendment (LUCA) that will modify this land use district from OLB to EG-TOD. Staff anticipates that this LUCA will be complete in Fall 2016. No Concomitants exist for this site.	LUC 20.25C
COMPREHENSIVE PLAN DESIGNATION This site is located within the Eastgate Subarea. The recently adopted Comprehensive Plan designates this area as a Transit Oriented Development (EG-TOD) area due to its proximity to the Eastgate Pak and Ride. <u>The Comprehensive Plan designates a mix of residential and commercial uses within the TOD. Multi-family housing is planned for the subarea in support of Bellevue College.</u>	Eastgate Comprehensive Plan
The recently adopted Comprehensive Plan Policies are applicable to this site for public open spaces, pedestrian connectivity, and desired TOD objectives. Here are a few of the applicable policies for your attention. However, I did not list all said policies within this correspondence. Please review the Comprehensive Plan for other applicable policies. I have highlighted the following:	
Goal: To preserve and promote the accessibility and appearance of residential neighborhoods, local amenities, and business establishments within the Subarea.	
<i>Discussion: The Subarea is mostly developed. It is important that subsequent development and redevelopment improves the function and appearance of the various land uses and that they are compatible with each other.</i>	
POLICY S-EG-2. Establish a pedestrian-oriented street that provides a community plaza and allows for connections between Bellevue College, the Eastgate Park and Ride, and the office, retail, and residential development in the transit-oriented development center.	
POLICY S-EG-17. Improve connectivity within the subarea for pedestrians and bicycles where opportunities exist by integrating land uses, improving roadway safety for all modes of travel, and linking commercial, office, parks, and public spaces with trails and pathways.	
POLICY S-EG-24. Support the overall sustainability and green identity of the I-90 corridor consistent with the Mountains to Sound Greenway by including visibly recognizable natural features in	

public and private development. Examples include, but are not limited to green walls, façade treatments, green roofs, retained native vegetation, and abundant natural landscaping,
POLICY S-EG-42. Encourage a mixed use area between Bellevue College and I-90 into a walkable, transit-oriented center at the level of intensity needed to create a vibrant mix of offices, residences, and locally-serving shops and restaurants that are urban in character.

LOT WIDTH & DEPTH	Current lot width and depth for the OLB is 200 feet with none for depth. The proposed LUCA would have no lot width and depth requirements for EG-TOD.	TBD dimensional chart
MINIMUM LOT SIZE	The current lot size for the OLB is 2 acres. The proposed LUCA would have no minimum lot size requirements in this district.	TBD dimensional chart
FLOOR AREA RATIO	The maximum current FAR in the OLB District is .5. The proposed LUCA amendment modifies this to 2.0 for the EG-TOD. This is subject to change by the Planning Commission and City Council. To determine if you are fulfilling the FAR requirements for this proposal, I would utilize the DC permit (16-129573 DC) to ensure the correctness of your FAR calculation. <u>Keep in mind that impervious surface does not impact an FAR calculation while dedicated areas will, i.e., road dedications, etc.</u>	LUC 20.20.010
MAXIMUM HEIGHT	Maximum building height in the OLB district is listed as 45 feet. However, the proposed LUCA increases building height to a maximum of 75 feet. No additional height will be given for mechanical equipment. Such devices must be integrated into the building form via mechanical rooms.	LUC 20.20.010
MAXIMUM LOT COVERAGE BY STRUCTURES AND IMPERVIOUS SURFACE	Maximum lot coverage and impervious surface in the OLB district is 35% and 80% respectively. The proposed LUCA maintains the maximum lot coverage by structure at 35% but it proposes to decrease the impervious surface to 60% to align with Low Impact Development (LID) work moving ahead within the City. This may impact the development potential of your proposal.	LUC 20.20.010
STEPBACKS/SETBACKS	Current setbacks are 50 feet for the front and rear yards with 30 feet each for both side yards. The proposed LUCA reduces building setbacks to 0. Building setbacks are yet to be determined.	LUC 20.20.010
MINIMUM # OF PARKING SPACES REQUIRED	Various uses are being proposed for this site. Some are specified while others are not. The proposed LUCA provides flexibility for uses if applicants provide a Parking Study to document actual uses. This is also supported by the Comprehensive Plan as noted below:	LUC 20.25D.120.B.2 (Bel-Red Parking Standards)

POLICY S-EG-13. Consider allowing a reduction in parking requirements where it is possible to do so because of proximity to transit.

We are using the Bel-Red parking section as a model for Eastgate. See below from the proposed standards:

Office: Business Services/General Office	2.0 min to 4.0 max.
Office: Medical Uses	3.5 min to 5.0 max.
Residential Uses:	.75 min to 2.0 max.
Shelter Use:	unspecified

LIGHTING All site lighting must be contained to this site. If modifications of the existing parking lot or exterior building lighting is changed, such lighting must be contained on-site with no spillover to adjacent sites. LUC 20.20.522.

MECHANICAL EQUIPMENT Mechanical proposed at grade shall be screened from public view. All screens should be of the same color and materials of the principal structures on this site. The proposed EG-TOD will prohibit roof top equipment. Buildings will be required to contain mechanical rooms within the body of the structure to protect views. LUC 20.20.525

RECYCLING AND SOLID WASTE COLLECTION For residential uses, 1.5 square feet per dwelling unit is required. Additionally, one recycling collection area per 30 multifamily dwelling units is required. All trash/recycling receptacles must be screened from public view by a sight obscuring fence. LUC 20.20.725

SITE DESIGN The site plan does not have a defined area for solid waste collection. Please identify and size based on information listed above. Staff understands that site design is not final with this submittal. Two options were proposed for the pre-application meeting. They are noted below: LUC 20.25D.150

- **Option A:** Construct a shelter at the base of the hill south of Bellevue College. However, the existing NGPE prohibits the location of the shelter in this location.
- **Option B:** South of the proposed east/west connector road will require pedestrian interactions with the proposed street. Transportation will determine development responsibility for this portion of roadway as contemplated by the Comprehensive Plan. A gateway feature is also required at the entry into the EG-TOD.

You should also consider the following items as you determine final site layouts:

- Review Comprehensive Policies for site design considerations.
- Pedestrian connections should be contemplated to direct pedestrians to existing uses east and west of this site.

Because of the items above, you should utilize your open DC application to resolve these items prior to submittal of your Plat Amendment, MDP, **Administrative** Conditional Use, CALUP and Design Review Applications.

TREE PRESERVATION Tree preservation of existing trees is an integral component of the landscaping chapter. Significant trees that are 8 inches in caliper or larger must be retained internal to the site and externally outside of drive aisles and sight distance issues. Please designate trees to be retained along with analysis of how many trees are being retained. LUC 20.20.900.C

**PLAT AMENDMENT
REQUIREMENTS**

LUC 2045B.240.B contemplates short plat amendments based upon the requirements below:

LUC 20.45B.240,
Final Short Plat
Revision

Short subdivisions may be revised in accordance with the following requirements:

- 1. All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.*
- 2. Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decisions and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.*
- 3. Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.*
- 4. Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Development Services Department with the King County Department of Records and Elections and upon receipt of proof of recording. (Ord. 5232, 7-17-00, § 18; Ord. 4654, 6-6-94, § 76; Ord. 3938, 7-18-88)*

**CRITICAL AREAS—
STEEP SLOPES**

Steep Slopes within an NGPE exist north of the Public Health Building. If it is found that some of the slope meets the requirements for protected slope, i.e., 10 feet of rise and 1,000 square feet in area (it must trigger both), then the area is deemed protected. To modify such a slope, a Critical Areas Land Use Permit (CALUP) is required to modify the buffer.

20.25H,
Geohazards

**HABITAT
ASSESSMENT**

The proposed EG-TOD contains design guidelines for the natural environment. These standards were introduced to the Planning Commission on May 25, 2016. Development adjacent to the slope south of Bellevue College may be subject to the following considerations:

The following existing natural environments and connections should be protected and incorporated into new development or redevelopment:

- Clear and convenient public access to open space amenities.
- Views of urban elements against the green, forested backdrop of the hillside should be preserved.
- Open spaces and/or access points to the Mountains to Sound Greenway trail.

In addition to the above, the CALUP requires a habitat analysis. You are aware of this requirement as the Watershed Company has been contacted to begin this analysis. I will be following up on this soon.

Lastly, I believe the existing NGPE was placed on this site not simply to denote steep slopes but for habitat preservation. The City's mapping system (MAPSHOT) confirms that this area provides an east/west connection for wildlife to Richards Valley.

**PLANTING IN
REQUIRED
PERIMETER AREAS**

Landscaping standards are being defined for the EG-TOD. However, the existing landscaping chapter, 20.20.520 will still provide a good road map at this time of general standards for this proposal. Please review this chapter as many of its requirements will still be applicable.

LUC 20.20.520.J

**PARKING AREA
LANDSCAPING
STANDARDS**

Type V landscaping is required for the parking lot area. Its purpose is to reduce the amount of impervious surface within the parking lot area. For parking lots with 50 stalls or less, 17.5 square feet of landscaping is required. Please also keep in mind that an island should be supplied every 10th stall of a parking lot area.

LUC 20.20.520.G.5

**PUBLIC OPEN
SPACES--GATEWAY**

Public open spaces are required for the EG-TOD. Creative solutions and best practices are necessary to operate a low-barrier shelter in this location for the long term. This will be reviewed in conjunction with BPD. Also, the east/west connector road requires gateway treatment. You will need to hire an artist along with a landscape architect to fulfill the gateway requirements.

Comprehensive
Plan--Eastgate

**INTERNAL
WALKWAYS**

Internal walkways are required for sites developing within the EG-TOD. You will need to establish pedestrian connections to adjacent uses in the area.

LUC 20.25D.150.2

SIGNS

Signs are reviewed through a separate sign permit process. If you have further questions regarding signage, please call Dennis Barry at (425) 452-6984.

Pratt, Toni

From: Pratt, Toni
Sent: Wednesday, May 11, 2016 9:54 AM
To: Sullivan, Arthur; Helland, Carol; Stroh, Dan
Cc: Dewey, Mark; Miller, Tom; Wells, Sean; Ripley, Travis; McFarlane, Thomas; Johnson, Molly A.
Subject: RE: County "preapp" meeting Friday

Once last item, we are proposing a maximum impervious surface of 60% and 35% for lot coverage in the OLB-2. This will correspond to the LID work soon to be adopted by Council.

Toni Pratt
Senior Planner
City of Bellevue
(425) 452-5374
(425) 452-5225 (fax)
tpratt@bellevuewa.gov

From: Pratt, Toni
Sent: Wednesday, May 11, 2016 9:10 AM
To: Sullivan, Arthur <ASullivan@bellevuewa.gov>; Helland, Carol <CHelland@bellevuewa.gov>; Stroh, Dan <DStroh@bellevuewa.gov>
Cc: Dewey, Mark <MDewey@bellevuewa.gov>; Miller, Tom <TMiller@bellevuewa.gov>; Wells, Sean <SWells@bellevuewa.gov>; Ripley, Travis <TRipley@bellevuewa.gov>; McFarlane, Thomas <TMcfarlane@bellevuewa.gov>; Johnson, Molly A. <MAJohnson@bellevuewa.gov>
Subject: RE: County "preapp" meeting Friday

Hi Arthur,

Thank you for your email. Yes, the City will hold its traditional Pre-application Meeting for the shelter so that Planning and ARCH may have a full understanding regarding development of this site. I have created a development review team for the shelter. It is composed of Utilities, Clear and Grade, Fire, Building, Transportation and Land Use. All of the City's disciplines will attend this meeting. Two to three weeks after this meeting you will receive a consolidated letter with all reviewer comments. These comments will provide an overview of City standards that you will need to comply with in order to develop a shelter in this location.

It is good that you are bringing your architect with you. You may also want to have your engineer attend as well because you will receive many civil comments that will impact development of this site. The team and I met on Monday. We have discussed the information submitted with your DC file so they have been brought up to speed regarding your proposal.

Per Carol Helland's request, I have created a Preapplication file for this project so that this project may receive 10 free hours from the City. A number will be assigned shortly from Permit Processing. Beyond this, all remaining hours will be billed to your existing DC application.

Note your questions below. See my responses in blue:

Toni Pratt
Senior Planner
City of Bellevue

(425) 452-5374
(425) 452-5225 (fax)
tpratt@bellevuewa.gov

From: Sullivan, Arthur
Sent: Tuesday, May 10, 2016 1:52 PM
To: Pratt, Toni <TPratt@bellevuewa.gov>; Helland, Carol <CHelland@bellevuewa.gov>; Stroh, Dan <DStroh@bellevuewa.gov>
Subject: County "preapp" meeting Friday

Hello,

Trying to clarify issues to be covered in the meeting Friday with DS and Planning staff regarding the county property. Would like to be properly prepared, and to the extent available bring support information

We are currently exploring some basic feasibility issues related to developing either the NE or SW portions of this property. This analysis is being done to determine any significant issues with the property that would make it impractical to further pursue any project on this site.

Understand that zoning language is being developed for this area that will impact any development on the property. Following is a list of some issues that may be addressed in the zoning that could impact development on the property (may be others haven't thought of):

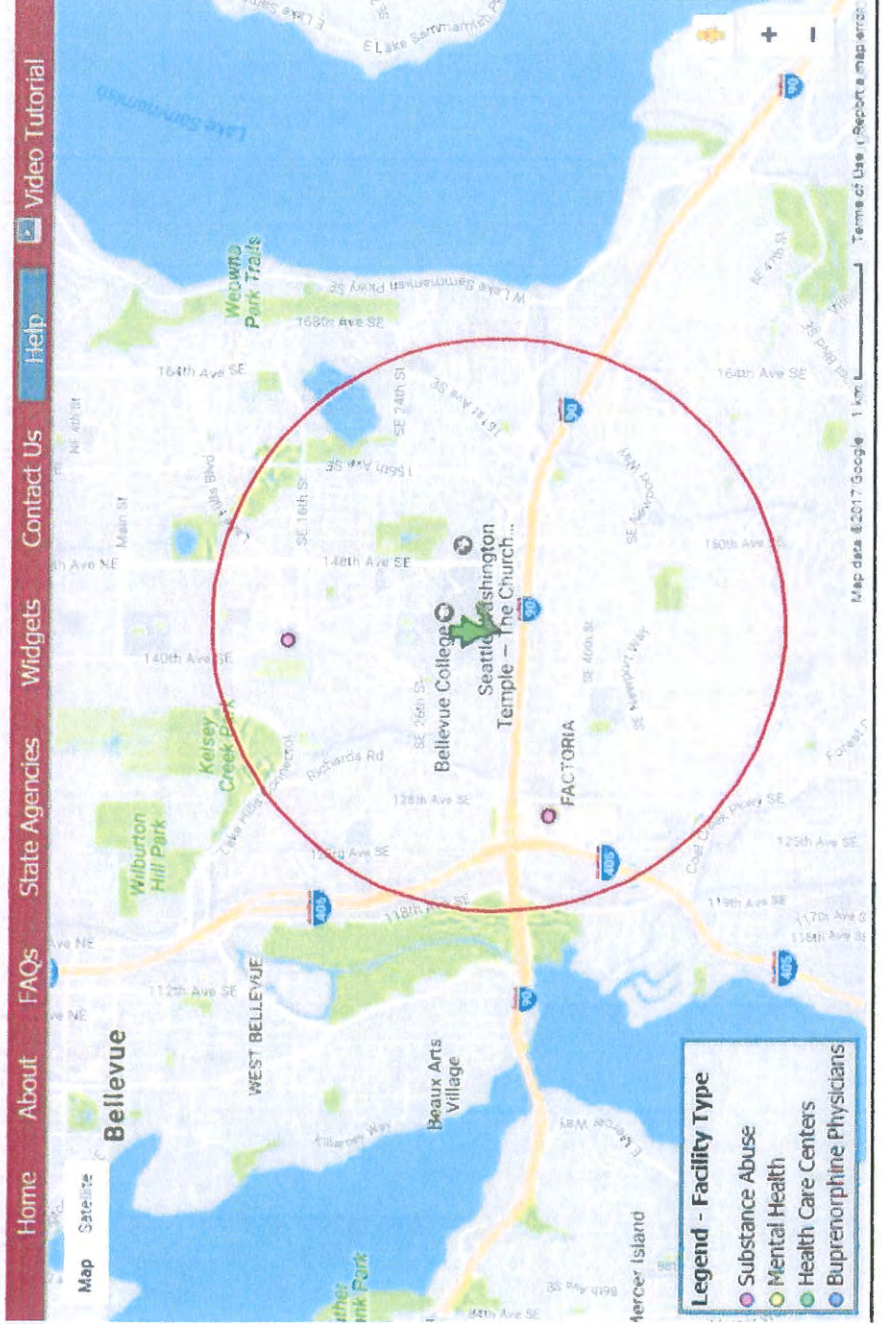
- Allowed uses, and permitting process required for the proposed uses. At this time, a shelter will require an Administrative Conditional Use per the Planning Commission's request. A Design Review is required as well.
- Roadway: Alignment, cross-section, responsibility for improvement/payment. TBD
- Parking requirements: baseline and ability to do parking study (related to shared parking, affordability levels). The parking standards will be similar to Bel-Red's where we will allow deviations per a Transportation Impact Analysis (TIA).
- FAR / Maximum density / How density measured when multiple uses. An FAR of 1 is planned for OLB-2. FAR is calculated as noted below per Land Use Code 20.50.020.F:

Floor Area, Gross. *The area included within the inside finished wall surface of the surrounding exterior walls of a building, excluding interior openings in floor plates (e.g., vent shafts, stair wells, and interior atriums), outdoor courts and exterior balconies. (Ord. 5050, 1-20-98, § 13; Ord. 2945, 2-2-81, § 20)*

Floor Area Ratio (FAR). *A measure of development intensity equal to the gross floor area, excluding parking and mechanical floors or areas, divided by net on-site land area (square feet). Net on-site land area includes the area of an easement but does not include public right-of-way except in the Downtown as provided for in LUC 20.25A.020.D. Refer to LUC 20.25H.045 for additional limitations on development intensity applicable to sites with critical areas or critical area buffers. This definition does not apply to single-family dwellings (refer to the definition of Floor Area Ratio (FAR) – Single-Family Dwelling contained in this section). (Ord. 6197, 11-17-14, § 38; Ord. 5683, 6-26-06, § 39; Ord. 5232, 7-17-00, § 21; Ord. 5050, 1-20-98, § 14; Ord. 4979, 3-17-97, § 21; Ord. 3766, 3-23-87, § 4)*

- Minimum parcel size / minimum frontage At this time, the Eastgate Plan contains no minimum lot sizes or frontage.
- Building envelop requirements: Height, setbacks, and building modulation, impervious surface Currently setbacks are at 0. Height is yet to be determined. There are many upcoming design standards yet to be developed.
- Low Impact Development/Landscaping to the extent this triggers additional limitation on how buildings can be placed on site. (e.g. tree retention, landscaping areas that couldn't be met within setback areas) This will be provided by Utilities.

Health Service Facilities within 1.5 miles of Public Health Next to Eastgate P&R

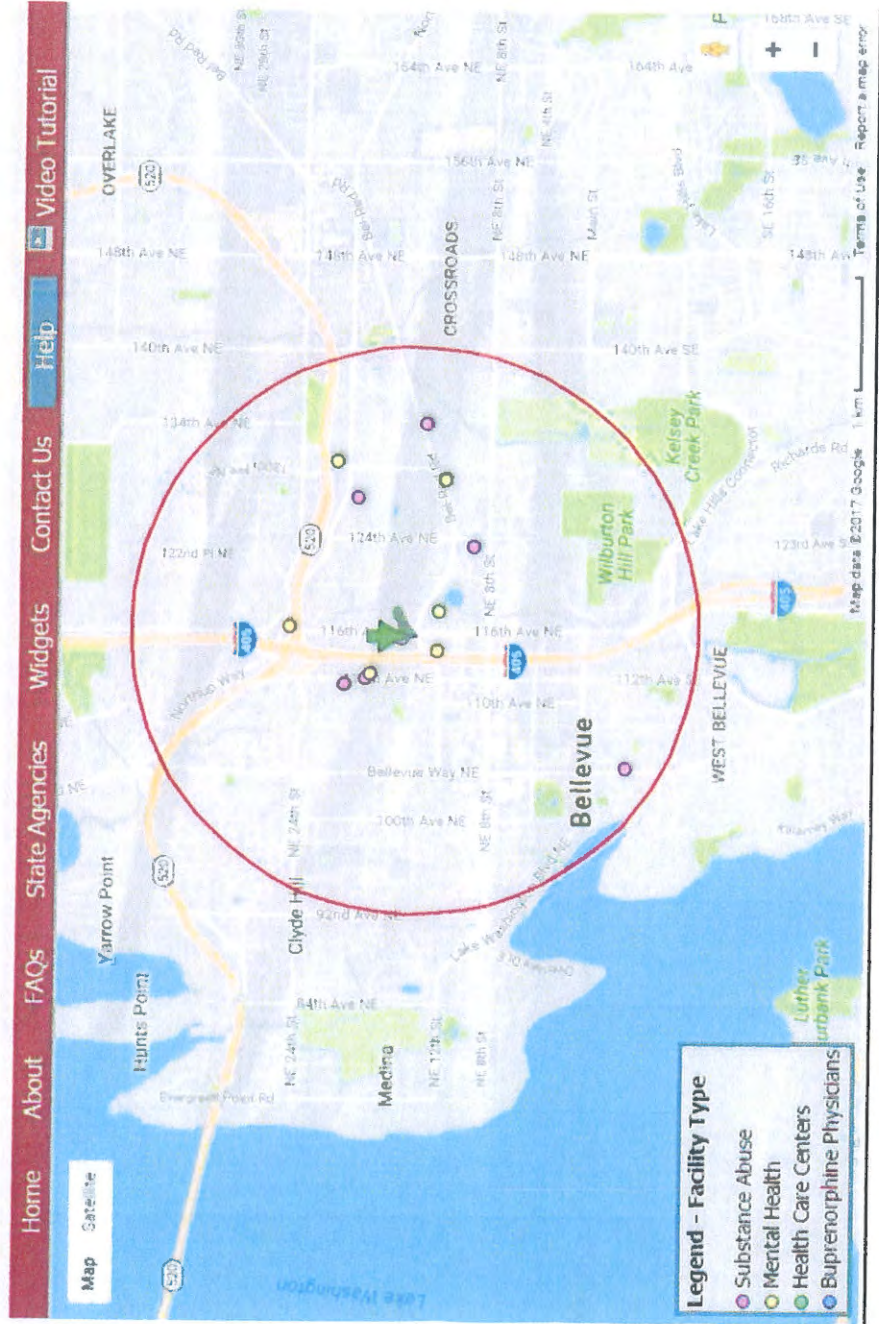


Substance Abuse

Rational Treatment Services (RTS) Inc

Therapeutic Health Services

Health Service Facilities within 1.5 miles of Vacant Land between PSE and ERC



Business and Resident Concerns – Prior Sites

These two documents identify the communities that were in close proximity to the men's low-barrier shelter in the International Paper site, Bel/Red and resident concerns when a new women's shelter opened at St. Peter's after the men's winter shelter moved. The business community and neighborhood residents clearly outlined their concerns about what the demographic brought to their doors. These documents were also obtained through FOIA.

NOTES FROM MEETING WITH BURNSTEAD CONSTRUCTION/PINE FOREST PROPERTIES

RE: EASTSIDE WINTER SHELTER FOR MEN

February 12, 2014

PRESENT: Tiffany Brown, Burnstead Construction LLC
Brenda Lyons, Pine Forest Properties
Steve Roberts, Congregations for the Homeless
David Johns Bowling, Congregations for the Homeless
Emily Leslie, City of Bellevue, Parks & Community Services Dept.
Janet Lewine, City of Bellevue, Planning & Community Development Dept.
Officer Craig Hanaumi, City of Bellevue, Police Department

CONCERNS:

- Increase in trash around Pine Forest Properties on 120th, e.g. snack wrappers, alcohol containers, syringes, etc.
- Shelter residents have been coming on their property, using restrooms, scaring tenants, one was passed out in lobby
- Safety concerns: Pine Forest has staff on site during the week but not on weekends; tenants are working on the weekends; janitorial staff there at night are mostly women
- They contacted Police when they found the syringes and the person passed out in the lobby
- They were not aware there was an overnight shelter nearby until the Police told them
- They have also spoken with Barrier Audi who has expressed similar concerns about trash, etc.

STEPS TO MITIGATE CONCERNS:

Congregations for the Homeless (CFH):

- They are holding nightly meetings with the shelter residents to talk about these concerns and instruct residents to stay on the sidewalk and off the Pine Forest, Audi, and other properties. Officer Hanaumi has been involved in these meetings.
- They are adding staff to monitor the movement of the shelter residents in and out of the neighborhood, e.g. evenings 7 – 9 p.m. and mornings 6 – 9 a.m.), including stationing a monitor by the corner building on the south side of Sky High. These monitors will wear vests that will identify them.
- If residents are found to have violated these or other rules, or they have been formally trespassed from the Pine Forest or other nearby properties, they will be prohibited from staying at the Winter Shelter.
- If there are other issues or concerns, Burnstead/Pine Forest staff should contact CFH staff immediately so they can address the problem. They should also contact Bellevue Police if there is criminal activity suspected.

Bellevue Police:

- Shelter residents will be informed that the K-9 Unit trains on the Pine Forest properties once a week as another disincentive to remain off the property.
- Police patrols in the neighborhood and on the Pine Forest properties will be increased during the duration of the Winter Shelter.
- Officer Hanaumi will continue to do regular walk throughs of the Winter Shelter and meet with the shelter residents.

There was general agreement that improved lighting on 120th and transportation in/out of the neighborhood for shelter residents would be helpful and, although many options have been explored, solutions have not yet been determined.

To Catholic Community Services staff,

St. Peter's church has previously been the site for two Congregations for the Homeless (CFH) men's winter shelters. Unfortunately, the first winter this program was in operation there was a failure to identify and mitigate significant negative impacts to the surrounding neighborhood and the general Crossroads community. The problems experienced include:

- Thefts and break-ins.
- Assaults and fights at the shelter.
- Crime increased 2.6 times (260%) in the neighborhood during the time the shelter was open. Eight known crimes were committed by shelter residents.
- Men leaving the shelter filtered out into the immediate neighborhood, and the community. They stayed until the shelter re-opened at night. After the shelter closed for the winter, men remained in the vicinity.
- Neighbors found "man-caves" in their yards.
- Neighbors were afraid to leave their homes when the men were hanging around the neighborhood.
- Pan-handling increased.
- Men at bus shelters were noisy and aggressively argumentative, driving away bus patrons. They also drank and slept, especially in the shelter by the Fire Station, as it faces away from the street.
- High school students waiting at these bus stops were harassed and frightened, which led to parents having to drive their kids to school.
- The Crossroads Mall, their security guards, and janitorial service experienced loitering, sleeping, men staying at tables for great lengths of time and denying use for Mall patrons, offensive odor, arguing and bad language, trespassing, pan-handling, drunkenness, shoplifting, tying up restrooms, and making a mess in those restrooms.
- Kinderling Center experienced men hanging about, unscrewing outside light bulbs so they would be less visible, using the area as a toilet, plugging personal items into the buildings outside electrical outlets, and evening janitors were very uncomfortable knowing the men were outside. The Center had to remove benches and equipment used by children because items were being moved for sleeping purposes. No Trespassing signs had to be posted, and trees on the west side of the property were trimmed due to men sleeping underneath.
- The Crossroads Park was another hangout – near the restrooms and at the covered picnic shelters in particular. If the restrooms were not open, the surrounding area would be used as a toilet. At one point, a fire was started in the bushes. Police were called about men passed out in the bushes or nearby bus shelters, and in the children's play area. One parent was so scared and panicked by the harassment of homeless men that after she and her kids got into their vehicle, she drove through a landscaped area. Stolen items were found in the bushes by park employees, and men's belongings were found stashed throughout the park. Landscaped areas were pruned to open up areas for safety and security. Alcohol and drugs were major problems.

- The Fire Station, Community Center, libraries, and other businesses had similar issues as the Mall, Kindering Center and Crossroads Park.

We think you can understand that after it was announced that St. Peter's would host this program for a second winter, a group of neighbors had to address the situation, not wanting to again experience all of the above. After learning that CFH could not find another location, we decided that we needed to make sure that strict guidelines, rules of conduct (with consequences), screening procedures (background checks and alcohol/drugs), were implemented at the shelter. CFS and the church needed to take responsibility to ensure the security of our neighborhood – in their effort to help the homeless they were bringing these negative impacts to our community. We worked throughout the summer that year with CFS Executive Director Steve Roberts, and David Johns Bowling, and did establish new policies which led to a winter shelter more strictly and securely run. Our group continued to work with CFH and the City of Bellevue on addressing the homeless problem. From those discussions, it was concluded and agreed by all that shelters should not be located in a residential area. Due to our efforts, CFH and the City of Bellevue have been working toward an appropriate shelter that will be located away from our community.

We are contacting you now, before the November 1st meeting, because we feel that we may need more time as a community to determine if this program for a women's shelter will be handled in such a way that our community will not be harmed, especially after our experience, and with all the time and efforts put into avoiding this very situation. There is great disappointment that we were not notified by the church before it was decided to locate the women's shelter at St. Peter's, given this past negative experience. And, as a community we have had more of these programs than most – two men's winter shelters, Tent City, the Salvation Army, and now a women's shelter.

The meeting on November 1st would be much more positive for all if our neighborhood concerns are addressed beforehand, and presented by you to the community to assure that all measures have been taken to lessen any impact. The Rules of Conduct used by CFS worked well at the men's winter shelter, and it will be expected that CCS utilize those same rules, or other such guidelines, which would have to be very similar and cover our areas of concern. Those policies covered background checks; photo I.D.'s; solid Eastside connection needed; alcohol and drug use strictly prohibited; criminal activity and/or conduct problems in the shelter or community a reason to be banned; residents leaving the church and neighborhood immediately in the morning and being supervised at the bus stops by staff; staff monitoring the church grounds throughout the night and supervising smoke breaks; and reviewing rules with residents during intake process, which must be signed by resident and staff, as well as rules being posted. CCS would also be requested to check in on a regular basis with the community group already established for the men's shelter problems, made up of neighborhood liaisons, Bellevue Police, Metro, Crossroads Mall, Parks Department, and Community Center representatives, as well as people from local businesses. The CFS Shelter Rules of Conduct document can be obtained for you. The more that your agency can do to strictly run this program at St. Peter's to avoid problems in the community is extremely important.

One of our neighborhood group's concerns is that the shelter will not adequately meet the needs of the residents – shower and laundry options, food other than dinner, medical, dental, and social services, and help with job searches. Nor is the shelter located close to any of these services. Keep in mind that when we have a cold and icy winter, buses will not drive past 156th and 8th, so there will be no transportation to and from St. Peter's. Why will these women and their families be at St. Peter's – where are they coming from? How many will be at the shelter overnight? How many staff members will be on site? Who should be contacted if there are any problems – and how? Who is responsible on a day to day basis and overall? – they may not be the same person. Other than Metro, has CCS made transportation provisions? Where/how are these residents expected to spend their day, and what other agencies are involved in looking after their needs? Is there any accounting/tracking of abused women who might have dangerous husbands/boyfriends follow them to the shelter?

It should be stated that our community is not against helping the homeless. Having endured the unintended consequences of homeless shelters, we feel it is **absolutely compulsory** that we have a voice and a say in these matters that affect our own back yards and our living conditions.

We look forward to meeting with you this Wednesday, October 29th, to discuss these concerns before the meeting in November. Having done extensive work and research, and in working with CFS and the City of Bellevue, our neighborhood group has a firm grasp of shelter and homeless issues, and hope to create a partnership with CCS, provide assistance, and strategize to lessen potential negative impacts.

Best regards,

Susan Allen
sulizallen@aol.com
425.765.0513

Joanne Pottier
jp999@comcast.net
425.746.5807

Barbara & Philp Keightley
Keightley5@msn.com
425.373.5324

The Petition

Mayor Stokes publicly declared he has declined to recognize the 2600+ residents (and 830 comments attached to the petition), in opposition to the shelter (in Eastgate) as he thinks they are ill-informed. The petition was presented to the City Council on January 17th, 2017 by Sid Golestane as submitted for public record. As of this printing, we understand those numbers have not been tabulated into the opposition count due to the Mayor's suppression of this data. As the leadership of the ERC, we can substantiate the individuals that signed the petition were completely cognizant in their opposition of the shelter use and the low-barrier designation.

- Said 2600+ residents (and 830 comments) were contacted through our grassroots efforts by door-to-door campaigns, distribution of flyers, public forums and meetings held by the ERC, our Facebook page, Nextdoor and the ERC membership and distribution list.
- Said 2600+ residents knew exactly the premise behind their opposition to the the Men's Low-Barrier Shelter in Eastgate. We have attached the flyer which initiated the grassroots movement and collectively organized a community in opposition.

The majority of signers have not public commented at council meetings, but sent 830 comments attached with the petition to council. The residents continue to be active and are entrusting us, the ERC to work on the community's behalf and when called upon, our members research and continue public outreach. To deny the participation and discount the 2600+ opposed (city is tabulating pro and anti votes), it validates the ERC's mandate that the council and staff will not recognize because it more than doubles the residents in opposition vs. support for this use in Eastgate. In addition, the signers are mostly all Eastgate residents living nearby in the surrounding neighborhoods which cannot be said of the majority in support. This is yet another attempt to suppress the community participation by deliberately removing them from the public process.

Petitioning Neighborhood Outreach Bellevue City Council

Residents against Eastside Men's Shelter

Sid Golestane Bellevue, WA

This petition is to have your say against the development of a Homeless Shelter on the King County property located at 14350 SE Eastgate Way Bellevue, WA.

The location raises a number of concerns in our community:

Per section 5 of FAQ - Site Location ([FAQ - Site Location](#)) one of the factors taken into consideration for selecting the Eastside Men's Shelter is avoiding single family residential areas. The fact that town home condos occupied by hundreds of families many with young children are located within a few hundred feet of the proposed facility should be considered in the selection of the site.

Impact of property value. Eastgate is a prosper neighborhoods and without any doubt addition of the shelter is going to have adverse impact on property value. Per realtor.com homeless shelter can drag down property values by 12% ([The](#)

Neighborhood Features That Drag Down Your Home Value)

The proposed shelter, will be a low barrier shelter and will accommodate people with mental health, addiction and sex offenses. In addition to our concerns for the safety of the residents of the neighborhood, we are concerned for the safety of the students of Bellevue College. Every year more than 30,000 students, majority female and as young as 16 years of age enroll in Bellevue College which is located within a few hundred feet of the proposed site. We believe such a close proximity puts the safety of the students at risk.

This petition will be delivered to:

Neighborhood Outreach
Bellevue City Council

Read the letter

Sid Golestane started this petition with a single signature, and now has 2,606 supporters. Start a petition today to change something you care about.

PLEASE SIGN THE PETITION

www.change.org/p/bellevue-city-council-residents-against-eastside-men-s-shelter

Men's Low-Barrier Homeless Shelter proposed next to Eastgate P&R/Bellevue College

LOBBY THE COUNCIL - BETTER SERVICED SITES

send your comments to Bellevue council members at council@bellevuewa.gov

Low Barrier: means **NO RESTRICTIONS** on drug use, alcohol or other requirements.

160 + men, including chronically homeless, **drug addicts, alcohol dependency, mentally ill, criminal backgrounds** proposed to reside in our neighborhood

The shelter will be YEAR-ROUND with a day shelter also planned.

Siting to Eastgate protects the downtown region from known impacts and secures high revenue goals for development interests.

WHY NOT EASTGATE

- Increased criminal activity substantiated by Bellevue Police especially *between 8am and 5pm (while the shelter is closed)*. See Puyallup Center example (tinyurl.com/PuyallupShelter)
- Safety of children in nearby schools: Nine nearby schools surround the area where minors attend.
- Critical Areas overridden to accommodate the Men's Low-Barrier Shelter in a steep slope densely forested area. No buffer between Bellevue College and the shelter.
- Adverse effects to a thriving business and residential community: This use does not meet the criteria or vision set by the Citizens Advisory Committee or Planning Commission.
- Chronic homeless encampments in our parks & forests, unabated panhandling & loitering.

WHAT YOU CAN DO

1. Make copies of this flyer: Hand out/email to your neighbors, friends & businesses
2. Join the conversation: <https://nextdoor.com/neighborhood/eastgatewa.com>
3. For more information (ci.bellevuewa.gov/eastside-mens-shelter.htm) - or -

We support an EASTSIDE Shelter **Right Rules — Right Place — Right Restrictions**

If you have questions or want to join the Eastgate Residents Committee, or our Facebook group, email us at bellevueerc@gmail.com

Low Barrier: means NO RESTRICTIONS on drug use, alcohol or other requirements.
100+ men, including chronically homeless, drug addicts, alcohol dependency, mentally ill, criminal backgrounds proposed to reside in our neighborhood.

The shelter will be YEAR-ROUND with a day shelter also planned.

Siting to Eastgate protects the downtown region from known impacts and secures high revenue goals for development interests.

WHY NOT EASTGATE

- Increased criminal activity substantiated by Bellevue Police especially between 5am and 5pm (while the shelter is closed). (See Puyallup Center example <http://www.puyallupcenter.org/>)
- Safety of children in nearby schools; nine nearby schools surround the area where minors attend.
- Critical Area overridden to accommodate the Men's Low-Barrier Shelter in a steep slope densely forested area. No buffer between Bellevue College and the shelter.
- Adverse effects to a thriving business and residential community; This use does not meet the criteria or vision set by the Citizens Advisory Committee or Planning Commission.
- Chronic homeless encampments in our parks & forests, unshaded parking & lotting.

WHAT YOU CAN DO

1. Make copies of this flyer; hand out to your neighbors, friends & businesses
2. Join the conversation: [forum\neighborhood\eastgatewa.com](http://forum.nextdoor.com/neighborhood/eastgatewa.com)
3. For more information (cityofbellevue.gov/eastside-men-shelter.htm) or

2016 HUD Statistics/King County & Supportive Housing Definition

We've provided the 2016 HUD Continuum of Care statistics published for King County and WA State.

In the 2016 Annual Homeless Assessment Report to Congress, it was stated that one-half (1/2) of the 176,357 unsheltered homeless population in the US is in 5 states – WA is one of the five. A copy of the report was not included but can be located on-line or the ERC can provide a copy.

Also provided is the Federal Definition of Permanent Supportive Housing (PSH). Federal, State and County documents state that PSH is for those with substance abuse, addiction and mental illness issues. This service definition is also referred to by Mark Putnum of All Home as discussed during the April 27, 2015 Council Study Session when Councilmember Lee inquired about how to address the homeless with mental illness.

PSH is noted as being one of three services to be provided by CFH at the proposed site per the CFH Shelter and Day Center Operations and Outcomes FAQs.



HUD 2016 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2016 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hds/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

WA-500 Seattle/King County CoC

Point-in Time Date: 1/28/2016

Summary by household type reported:

	Sheltered		Transitional Housing*	Unsheltered	Total
	Emergency Shelter				
Households without children	2,408	857		4,448	7,713
Households with at least one adult and one child	244	660		28	932
Households with only children	14	13		1	28
Total Homeless Households	2,666	1,530		4,477	8,673
Summary of persons in each household type:					
Persons in households without children ¹	2,408	862		4,448	7,718
Persons Age 18 to 24	167	197		334	698
Persons Over Age 24	2,241	665		4,114	7,020
Persons in households with at least one adult and one child ²	778	2,148		56	2,982
Children Under Age 18	460	1,185		28	1,673
Persons Age 18 to 24	62	207		0	269
Persons Over Age 24	256	756		28	1,040
Persons in households with only children ³	14	15		1	30
Total Homeless Persons	3,200	3,025		4,505	10,730

Demographic summary by ethnicity:

	Sheltered		Transitional Housing*	Unsheltered	Total
	Emergency Shelter				
Hispanic / Latino	562	391		544	1,497
Non-Hispanic / Non-Latino	2,638	2,634		3,961	9,233
Total	3,200	3,025		4,505	10,730

Demographic summary by gender:

Female	1,100	1,408		1,079	3,587
Male	2,096	1,605		3,410	7,111
Transgender	4	12		16	32
Total	3,200	3,025		4,505	10,730

* Safe Haven programs are included in the Transitional Housing category.

This category includes single adults, adult couples with no children, and groups of adults.

This category includes households with one adult and at least one child under age 18.

This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

HUD 2016 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations



Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2016 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HHC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hds/guides/pit-hhc/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

Demographic summary by race:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Black or African-American	946	1,459	948	3,353
White	1,675	1,016	2,278	4,969
Asian	135	71	174	380
American Indian or Alaska Native	140	62	409	611
Native Hawaiian or Other Pacific Islander	75	78	110	263
Multiple Races	229	339	586	1,154
Total	3,200	3,025	4,505	10,730

Summary of homeless persons by subpopulations reported:

	Sheltered		Unsheltered	Total Population
	Sheltered	Unsheltered		
Chronically Homeless	456	358	814	
Chronically Homeless Individuals	427	358	785	
Persons in Chronically Homeless Families	29	0	29	
Severely Mentally Ill	647	199	846	
Chronic Substance Abuse	424	276	700	
Veterans	536	120	656	
HIV/AIDS	26	15	41	
Victims of Domestic Violence	0	0	0	
Unaccompanied Youth	389	335	724	
Unaccompanied Youth Under 18	25	1	26	
Unaccompanied Youth 18-24	364	334	698	
Parenting Youth	129	0	129	
Parenting Youth Under 18	2	0	2	
Parenting Youth 18-24	127	0	127	
Children of Parenting Youth	231	0	231	

* Safe Haven programs are included in the Transitional Housing category.

This category includes single adults, adult couples with no children, and groups of adults.

This category includes households with one adult and at least one child under age 18.

This category includes persons under age 18, including children in one-child households, adolescent parents and their children, parent siblings, or other household configurations composed only of children.

HUD 2016 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations



Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2016 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

State Name: Washington

Point-in Time Date: 1/28/2016

Summary by household type reported:

	Sheltered		Transitional Housing*	Unsheltered	Total
	Emergency Shelter	Sheltered			
Households without children	4,565	1,661		7,146	13,372
Households with at least one adult and one child	659	1,219		307	2,185
Households with only children	53	29		15	97
Total Homeless Households	5,277	2,909		7,468	15,654

Summary of persons in each household type:

Persons in households without children¹	4,605	1,695	7,496	13,796
Persons Age 18 to 24	296	355	581	1,232
Persons Over Age 24	4,309	1,340	6,915	12,564
Persons in households with at least one adult and one child²	2,093	3,879	955	6,927
Children Under Age 18	1,263	2,226	445	3,934
Persons Age 18 to 24	124	358	53	535
Persons Over Age 24	706	1,295	457	2,458
Persons in households with only children³	54	35	15	104
Total Homeless Persons	6,752	5,609	8,466	20,827

Demographic summary by ethnicity:

	Sheltered		Transitional Housing*	Unsheltered	Total
	Emergency Shelter	Sheltered			
Hispanic / Latino	993	839		1,131	2,963
Non-Hispanic / Non-Latino	5,759	4,770		7,335	17,864
Total	6,752	5,609		8,466	20,827

Demographic summary by gender:

Female	2,580	2,838		2,574	7,992
Male	4,162	2,750		5,869	12,781
Transgender	10	21		23	54
Total	6,752	5,609		8,466	20,827

* Safe Haven programs are included in the Transitional Housing category.

¹ This category includes single adults, adult couples with no children, and groups of adults.

² This category includes households with one adult and at least one child under age 18.

³ This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.



HUD 2016 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2016 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

Demographic summary by race:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Black or African-American	1,260	1,641	1,168	4,069
White	4,121	2,737	5,440	12,298
Asian	164	92	214	470
American Indian or Alaska Native	304	183	636	1,123
Native Hawaiian or Other Pacific Islander	181	140	164	485
Multiple Races	722	816	844	2,382
Total	6,752	5,609	8,466	20,827

Summary of homeless persons by subpopulations reported:

	Sheltered		Unsheltered	Total Population
	Sheltered	Transitional Housing*		
Chronically Homeless	981		1,586	2,567
Chronically Homeless Individuals	825		1,482	2,307
Persons in Chronically Homeless Families	156		104	260
Severely Mentally ill	1,595		1,079	2,674
Chronic Substance Abuse	985		854	1,839
Veterans	999		485	1,484
HIV/AIDS	44		26	70
Victims of Domestic Violence	1,239		672	1,911
Unaccompanied Youth	714		593	1,307
Unaccompanied Youth Under 18	77		15	92
Unaccompanied Youth 18-24	637		578	1,215
Parenting Youth	279		16	295
Parenting Youth Under 18	6		0	6
Parenting Youth 18-24	273		16	289
Children of Parenting Youth	434		21	455

* Safe Haven programs are included in the Transitional Housing category.

This category includes single adults, adult couples with no children, and groups of adults. This category includes households with one adult and at least one child under age 18.

This category includes persons under age 18, including children in one-child households, adolescent parents and their children, or siblings, or other household configurations composed only of children.

KC Homeless Statistics*

- WA is a Continuum of Care state
- One-half (1/2) of the 176,357 Unsheltered Homeless Population in the US is in 5 states - WA is one of the five
- 20,827 homeless as 1/2016 - 7.3% increase from 2015
- One-half (1/2) of WA homeless - 10,730 - are in KC
- 7,748 are individuals
- 4,505 are UNSHELTERED
- 358 ARE UNSHELTERED, Chronically Homeless

* 2016 Annual Homeless Assessment Report to Congress - 1/16

Definition of Terms

Please note: Key terms are used for AHAR reporting purposes and accurately reflect the data used in this report. Definitions of these terms may differ in some ways from the definitions found in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act and in HUD regulations.

Chronically Homeless Individual refers to an individual with a disability who has been continuously homeless for 1 year or more or has experienced at least four episodes of homelessness in the last 3 years where the combined length of time homeless in those occasions is at least 12 months.

Chronically Homeless People in Families refers to people in families in which the head of household has a disability and has either been continuously homeless for 1 year or more or has experienced at least four episodes of homelessness in the last 3 years where the combined length of time homeless in those occasions is at least 12 months.

Continuums of Care (CoC) are local planning bodies responsible for coordinating the full range of homelessness services in a geographic area, which may cover a city, county, metropolitan area, or an entire state.

Emergency Shelter is a facility with the primary purpose of providing temporary shelter for homeless people.

Homeless describes a person who lacks a fixed, regular, and adequate nighttime residence.

Housing Inventory Count (HIC) is produced by each CoC and provides an annual inventory of beds in the CoC.

Individual refers to a person who is not part of a family with children during an episode of homelessness. Individuals may be homeless as single adults, unaccompanied youth, or in multiple-adult or multiple-child households.

Other Permanent Housing is housing with or without services that is specifically for formerly homeless people, but that does not require people to have a disability.

Parenting Youth are people under age 25 who are the parents or legal guardians of one or more children (under age 18) who are present with or sleeping in the same place as that youth parent,

where there is no person over age 24 in the household.

Parenting Youth Household is a household with at least one parenting youth and the child or children for whom the parenting youth is the parent or legal guardian.

Rapid Rehousing is a housing model designed to provide temporary housing assistance to people experiencing homelessness, moving them quickly out of homelessness and into permanent housing.

Permanent Supportive Housing (PSH) is a program designed to provide housing (project- and tenant-based) and supportive services on a long-term basis to formerly homeless people. HUD McKinney-Vento-funded programs require that the client have a disability for program eligibility, so the majority of people in PSH have disabilities.

People in Families with Children are people who are homeless as part of households that have at least one adult (age 18 and older) and one child (under age 18).

Point-in-Time Counts are unduplicated 1-night estimates of both sheltered and unsheltered homeless populations. The 1-night counts are conducted by Continuums of Care nationwide and occur during the last week in January of each year.

Safe Havens are projects that provide private or semi-private long-term housing for people with severe mental illness and are limited to serving no more than 25 people within a facility. People in safe havens are included in the 1-night PIT count but, at this time, are not included from the 1-year shelter count.

Sheltered Homelessness refers to people who are staying in emergency shelters, transitional housing programs, or safe havens.

Transitional Housing Programs provide people experiencing homelessness a place to stay combined with supportive services for up to 24 months.

At 8:12 p.m., Mayor Balducci declared a break.

The meeting resumed at 8:25 p.m. Mayor Balducci suggested taking Regional Issues next as a courtesy to the Council's guests.

(e) Regional Issues

(1) Briefing on the Committee to End Homelessness (CEH) Strategic Plan
Final Draft

Joyce Nichols, Director of Intergovernmental Relations, recalled that the 10-year Plan to End Homelessness was created in 2005 and was intended to identify the causes of homelessness and how to address those issues. She said Councilmember Chelminiak serves on the Committee to End Homelessness Governing Board.

Ms. Nichols said tonight is an opportunity for the Council to provide feedback on the proposed four-year strategic plan. The matter will come back for a second time before the Council for additional input.

Mayor Balducci welcomed and congratulated Mark Putnam, who is relatively new in the position of the Director of the Commitment to End Homelessness.

Mr. Putnam said the draft four-year plan provides an approach for reducing the number of homeless individuals and for improving the percentage of people the agency is able to help. The objective is to make homelessness a rare, one-time occurrence for any given individual. Shortening the experience reduces the trauma of being homeless and provides a better chance for avoiding homelessness.

Mr. Putnam said the committee has been working on the strategic plan since last year. Emily Leslie, Bellevue's Human Services Manager; Arthur Sullivan, Manager of ARCH (A Regional Coalition for Housing); Hopelink; Congregations for the Homeless; Lifewire; Imagine Housing; Sophia Way; and others serve on subcommittees and are part of the process.

Mr. Putnam highlighted the successes and ongoing challenges related to the 10-year plan. He said 5,700 more housing units have been dedicated for the homeless, and 36,000 individuals have exited homelessness. However, a growing number of people are becoming homeless and funding continues to be a challenge.

Mr. Putnam said homelessness disproportionately affects non-white individuals, and homelessness is viewed as a symptom of poverty, disparities in the criminal justice system, and a number of other factors. The most recent annual count in King County found 10,047 homeless individuals, which includes 3,772 living outdoors.

Mr. Putnam presented information on the length of homelessness and the need for permanent housing, including landlords who are willing to accept housing vouchers. After two years of housing stability, 18 percent return to being homeless.

Responding to Councilmember Stokes, Mr. Putnam said emergency shelter experiences can be short. However, stays at family shelters are typically 90 days to 6 months. With transitional housing, funding is typically limited to two years. The agency is trying to limit the time that individuals are in transitional housing and to realign some of the transitional housing to permanent housing models.

Continuing, Mr. Putnam said homelessness occurs in every zip code in King County. Causes include high housing and rental costs, economic conditions (including unemployment), demographic composition of the community, the lack of a mental health safety net, and the transient nature of specific areas. Washington ranks 47th of states in terms of available psychiatric beds.

Mr. Putnam described the financial resources available to address homelessness, which are largely targeted toward specific populations. He highlighted elements of the 2015-2019 CEH Strategic Plan's goals, strategies and action steps. He noted the need to increase public awareness and to engage the community in addressing homelessness.

Mr. Putnam presented the strategic plan timeline. The draft plan proposes combining the Interagency Council and the Governing Board into a single leadership body. The Committee is seeking Bellevue's endorsement of the plan. The plan will also be presented to the Sound Cities Association's public issues committee and Board, City of Seattle, and King County.

Councilmember Chelminiak said this is a difficult issue from a policy standpoint. He noted his past concerns that the Committee was mandating certain activities for cities that he thought they would not want to do. He said some parties in Seattle have indicated that the problem related to Tent Cities lies with the suburbs. Mr. Chelminiak observed that there is political will on the Eastside to address the issues. He said the Committee's work has been good in challenging the way communities view homelessness and in establishing specific targets for shortening periods of homelessness and other measures.

Councilmember Lee said these are good strategies. However, the issue is addressing the problem in the Bellevue Way. He observed that Bellevue is addressing the challenges in part through ARCH and homeless shelters. Mr. Lee noted the work of faith-based organizations in addressing homelessness. He knows that most instances of homelessness are circumstantial and situational, but there are some who will always be homeless. He observed that mental health services are important, and the State and region are seriously lacking in that regard.

Mr. Putnam said the Committee has set a broad strategic plan and is also developing implementation plans by sub-populations. The first component will be initiated in June for youth and young adults. He observed that mentally ill individuals will not necessarily always be homeless. He said the best strategy for the mentally ill and chronically homeless has proven to be permanent supportive housing.

Councilmember Lee reiterated that it is important to provide mental health services. He observed that some homeless individuals sleep in their cars and prefer Bellevue as being safer than other

areas. However, his understanding is that Park patrols and the Police can be very hard on these individuals. Megan Gibbard said some cities have safe car camping areas with bathrooms. She said the Committee does not see this as a long-term solution but it can be an effective short-term safer alternative. She said some churches on the Eastside are hosting car camping.

Councilmember Lee questioned whether this is something the City could consider. Ms. Leslie said those programs are typically sponsored by the faith-based community. Mr. Lec questioned the potential for programs in City parks.

Councilmember Chelminiak suggested that that is a policy issue the Council can discuss. One advantage of faith-based locations is church volunteers who also help guide people to needed services.

Councilmember Robinson expressed support for the program which she believes effectively tackles the paralysis of despair.

Councilmember Robertson said she supports establishing an Interest Statement and would like to see more aggressive language in that statement. She suggested it is more effective and less expensive to try to prevent homelessness before people lose housing. She observed that it is better to provide rent assistance, for example, than to spend more money to re-house individuals. She expressed support for the Best Starts for Kids initiative. However, she believes more needs to be done.

Councilmember Stokes said part of the solution would be more funding. As the City and Council move forward to develop an affordable housing plan, he believes it is important to include homelessness strategies as part of broader housing policies.

Responding to Mr. Stokes, Mr. Putnam said Salt Lake City has found permanent supportive housing to be more cost-effective than providing many of the services needed to respond to crisis situations of homelessness. He said the Salt Lake City approach has been operating for approximately 10 years and involves the entire state, the community, and the Mormon Church.

Mayor Balducci noted Council support for directing staff to develop an Interest Statement endorsing the Committee's strategic plan. She said the City understands that this is a difficult and complex problem. As the former Director of the King County jail system, she is aware of where many mentally ill individuals are housed. She said this is a terrible way to address mental health issues. It is not cost-effective, does not prevent crime or recidivism, and does not help the people who need help. Ms. Balducci spoke to the importance of prevention and addressing issues before people become homeless. She thanked staff for all of their work in this area.

(2) Legislative Update

Ms. Nichols said the state legislature is back in session beginning April 30 because it has been unable to reach a compromise on the operating budget and how it will fund K-12 education. The other key challenge is passing a transportation package, and staff and the City's lobbyist continue to advocate on the City's behalf.

Shelter Research 1

City, State	Traverse City, Michigan		Allentown, PA
Shelter Name	Safe Harbor of Grand Traverse		Allentown Gateway Center Emergency Shelter
Address	517 Wellington Street, Traverse City, Michigan		355 W Hamilton St, Allentown, PA 18101
Phone Number	231-645-0562 / 231-642-2435		610-740-5500
Interviewee Name	None		Wendy Benedict (Operations Mgr)
Operator of the Shelter	Goodwill Industries of NW Michigan		Rescue Mission. This not-for-profit is 116 years old
Operation (Months/Hours)	0.46 miles from city center		Year-Round
Stakeholders in the vicinity (e.g. residential, business, transit,...etc.)	designed for 65 guests, with an overflow capacity of 80 persons		Located in city center (downtown), close to transit and the police station is just a couple blocks away. There are row houses (residence) and businesses in the area.
Capacity (How many men it can serve)	PRIVATE		66 beds; have not had overflow issue
Program Entrance/Admission Criteria	Safe Harbor of Grand Traverse, Inc. (a non-profit organization)		1) photo ID; and 2) Must get a voucher from the police station. To obtain a voucher police will make sure there are no outstanding warrants and the man is not an offender of Megan's Law (sex crimes against children). Voucher is good for continuous stay. Any man that does not return for a night, will be required obtain a new voucher from the police.
Owner of the Facility (public vs. private)	In 2012, Safe Harbor is an organization that includes over 20 churches and community groups. Now partnering with Goodwill's Street Outreach program and the Goodwill Inn, three paid employees provide increased continuity and safety to both guests and volunteers.		PRIVATE Owned by Rescue Mission [501(c)3] PRIVATE
Owner of the Land (public vs. private)	NO financial obligation from government sources		Owned by Rescue Mission [501(c)3]
Funding for operations like employees, case workers, medicine, supplies, food,...etc. (Fed, State, County, City, private donations)	Donations		Rescue Mission is a religious organization. About 99% of the funds come from donations and grants. Less than 1% are from Government of some sort. They can only apply for grants that funds religious organizations.
How long can a man stay in the shelter continuously?	NO financial obligation from government sources		There is no limitation on # of days. Stats only kept for its "16-week" program. There is no data on what % of men elect to enter the 16-week program.
Success Rate	NO financial obligation from government sources		The success rate is not adjusted for these "failures".
How is success rate computed (e.g. those that revert back to old habits...how are they accounted for in this rate?)	NO financial obligation from government sources		Substance is NOT allowed inside the facility. Any man that leaves during the night to use substance, is not allowed back in unless they are in "complete control". (a) "In Take" forms are completed on arrival; (b) On average each client stays 17 nights; (c) there are many return guests but do not know percentage
Use of "Substance"	NO financial obligation from government sources		
Other/Misc	NO financial obligation from government sources		

Shelter Research 1

City, State Ratio of Case manager to Clients	Traverse City, Michigan	Allentown, PA
<p>Our guests include adults, over the age of eighteen, who are able to leave drugs and alcohol at the door in order to provide a safe environment for other guests and volunteers.</p> <ul style="list-style-type: none"> • 74% are from Grand Traverse County • 85% are from the five-county region • 93% are from the ten counties of northern Michigan <p>Since 2012, we have seen an 85% increase in bed nights at Safe Harbor Today in Traverse City, an estimated 94 people are living on the street. Most have mental illness, substance abuse issues, or a combination of the two.</p> <p>Last year, Safe Harbor served 172 different adults who were experiencing homelessness — the vast majority used our services for a short time while getting back on their feet. Safe Harbor provides a vital safety net for people when they are most vulnerable.</p>	<p>3 full time employees, 2 at all times to 66 beds. (not always full)</p>	<p>Not Available. She stated the shelter takes men off the street. Shelter has longevity so I think is understandable the current employees have no idea the effect on crime rate when the shelter first opened.</p>

Burlington, VT

The City does not have a men only shelter confirmed with COTS which operates shelter for the City 802-862-5418

Burlington, NC

The City does not have a men only shelter confirmed with Burlington's City Hall and United Way United Way 336-438-2000

Burlington, WA

The City does not have a men only shelter per web research.

Shelter:	The Road Home Salt Lake City, Utah	Steelbridge Shelter Albuquerque, N.M.	Heading Home Albuquerque, N.M.	Union Gospel Mission Seattle, Washington	Safe Haven Shelter Traverse City, Michigan	Welcome One Emergency Shelter Harford City, MD.	Tacoma Rescue Mission Tacoma, Washington
1 Is this shelter a low, medium, or high-barrier shelter?	high	high	low	high	low	high	high
2 Is it OK for residents to be "under the influence" on site?	no	no	yes	no	yes	no	no
3 Can residents bring "contraband" into their permanent housing?	no	no	yes	no	yes	no	no
4 If residents are allowed to bring contraband into their permanent housing, do the neighbors notice disturbances?	N/A	N/A	Not Known	N/A	no	N/A	N/A
5 What, if any, influences insure that contraband-using residents adhere to "normal" behavior?	N/A	1) continuing contact with caseworkers, 2) continuing mental health support when needed; 3) have to stay in rehab programs, if needed; 4) former homeless' desire to maintain their permanent housing leads to compliance	1) desire to be allowed to stay in their permanent housing.	N/A	1) caseworkers maintain permanent associations with residents, with offices in the same building where residents are "co-located". 2) strong sense of community is fostered, so that there is HEAVY peer pressure for all apt. complex members to maintain normal behaviors in public and the apt. complex. 3) strong support from the police, whose emphasis is on getting any conflicts resolved peacefully, NOT on arresting residents for drug offenses. 4) strong desire among the residents to maintain their permanent housing by adhering to behavioral norms.	desire to maintain whatever housing they currently have through the efforts of the shelter	N/A
6 Is there more drug use in the neighborhoods of those types of permanent housing where contraband use is tolerated, than in "non-contraband" permanent housing?	yes	yes	Not Known	N/A	yes	N/A	N/A
7 Will there need to be more of a police presence in the contraband-using permanent housing neighborhoods than in neighborhoods where there is no contraband-using permanent housing?	yes	yes	Not Known	N/A	yes	N/A	N/A
8 Is this shelter separated into "emergency", "transition", and "permanent" housing sites?	yes	yes, but no "transition" housing, goal is to move residents from "emergency" housing to "permanent" housing as soon as feasible.	yes, but no "transition" housing, goal is to move residents from "emergency" housing to "permanent" housing as soon as feasible.	yes	no	yes	Not Known
9 If contraband use is disallowed in a shelter, is "emergency" housing separated from "transition" housing for that shelter?	N/A	N/A	N/A	yes	N/A	When possible; but, some permanent housing residents with day-labor jobs come home to the emergency-housing site to sleep on a regular basis, and have done this for years.	no
10 Are concentrations of formerly homeless allowed in permanent housing sites where residents must stay "clean and sober"?	yes	yes	N/A	Not Known	N/A	yes	yes
11 What is the problem with "co-location" (concentrations of homeless in one location) if there is a necessity to stay "clean and sober"?	greater rate of relapse among formerly homeless	greater rate of relapse among formerly homeless	N/A	greater risk of relapse among those who have successfully completed rehab.	N/A	Not Known	Not Known

Shelter Research 2

Shelter:	The Road Home Salt Lake City, Utah	Steelbridge Shelter Albuquerque, N.M.	Heading Home Albuquerque, N.M.	Union Gospel Mission Seattle, Washington	Safe Haven Shelter Traverse City, Michigan	Welcome One Emergency Shelter Hartford City, MD.	Tacoma Rescue Mission Tacoma, Washington
12 Is there a problem with "co-location" if there is no necessity to stay "clean and sober"?	N/A	N/A	no	N/A	no	N/A	N/A
13 What percentage of original "emergency" residents end up seeking GED's or college training?	"job training" or continuing education is of minimal importance compared to the original goals of finding shelter for applicants. When assistance here is helping residents collect documents like social security cards, picture ID, etc., so that residents can apply for some kind of employment.	almost none of the residents will go on to get regular, long-term jobs; education is of minimal consideration when placed beside the immediate challenges of housing the homeless and keeping them clean and sober. But help with getting GED's is available for any residents who want to try.	minimal	less than 5%	Education is a very subordinate goal. Major goal is to get people into permanent housing and help them work on behavioral problems, mental health issues, medication, rehab if resident is receptive.	less than 5%	not a lot
14 Does this shelter measure "success" in terms of staying "clean and sober"?	yes	yes	no				
15 If this shelter allows permanent housing where use of contraband is tolerated, do the surrounding neighborhoods experience disturbances?	N/A	N/A	Not Known	N/A	no	N/A	N/A
16 Is there any independent verification from the neighborhood that the immediately-preceding question is accurate?	no	no	no	N/A	the shelter manager quoted me his statistics, when had only emergency housing in the neighborhood, 101 "911" calls per year; next year, w/ permanent housing in place, same neighborhood had 3 "911" calls.	N/A	N/A
17 Are there any statistics that the shelter can offer, that contraband-using residents can control their behavior and keep it within "normal" limits?	N/A	N/A	Not Known	Not Known	repeat of the statistics that the shelter manager quoted me, reduction of "911" calls from 101 per year to 3 "911" calls per year.	N/A	N/A
18 Type of environment in which the emergency shelter is located:	industrial and commercial	industrial and commercial with residences on one side about 4 blocks away	industrial	business/commercial	various since the emergency shelters rotate among the various churches	industrial	industrial
19 Type of environment in which the transitional shelter is located:	Unknown	Unknown	N/A	residential/commercial/undeveloped	N/A	industrial/commercial/residential	industrial
20 Type of environment in which the permanent shelter is located:	some commercial/residential, some residential. (over 500 private landlords)	some commercial/residential, some residential, try to use "scatter sites"	commercial/residential, residential, throughout the city	throughout the city	residential	industrial/commercial/residential	Not Known
21 Does this shelter adhere to a "Housing First" model?	no	yes	yes	no	yes	no	no

Research on Homeless

At a high-level, this is one telling of the narrative:

1. Homelessness is a serious matter, and has been especially problematic in King County/Seattle and a few other locations
2. The homeless are not a monolithic population. They are a very complex population with a variety of unique needs
3. The homeless contribute to a dramatic increase in crime, despite the numbers published by the Bellevue PD
4. In addition to a significant increase in crime, the homeless also bring a number of complications to a surrounding community, including dirty injection needles and human excrement
5. The problem with discarded needles reflects a major drug problem within the homeless population - a drug problem that the homeless community itself does not like.
6. To a lesser degree, but still important is that the homeless may spread infectious disease like tuberculosis.
7. Bellevue is attempting to solve the problem through an underdeveloped solution.
8. The proposal to allow CFH to operate the shelter is a problem. CFH has had some successes operating shelters under different rules.
9. The proposal does not adequately account for the real increase in crime and police response.
10. The proposed site does not provide the homeless with proximity to the facilities that they need to get better.
11. The proposal does not allocate funding to clean the neighborhood of needles and excrement.
12. Bellevue police are already under-salaried compared to neighboring communities, meaning that in addition to more officers we should improve pay for all officers.
13. The proposal also needs to ensure a long-term, pre-funding strategy for the King County district attorney's office to ensure that crime can be handled.
14. The plan to accept federal funding is flawed. Instead of an Eastside solution to an Eastside problem, the plan to accept federal funding forces Bellevue to pivot to federal funding priorities and federal rules.
15. There needs to be a fall-back plan in case the proposal fails.

Diving into the topics numerically:

Topic 1: Homelessness is a serious matter, and has been especially problematic in King County/Seattle and a few other locations

A 2015 [internal report](#) from the city of Seattle stated “City-funded homeless service programs have been successful in what they were designed and funded to do, helping people to access shelter, remain housed, and meet their basic needs; however, the number of people sleeping unsheltered in our communities continues to rise. There is no magic bullet, and racial, social and health disparities continue to persist... we cannot simply build our way out of homelessness. Our Continuum of Care is number three in the nation in the number of housing and shelter beds we’ve created, yet each year the number of unsheltered continues to grow.”

King County’s plan to end homeless has failed. As written by Mark Miloscia, states the situation has only gotten worse. [Seattle Times, March 14, 2016](#)

An interesting comparison is Los Angeles, [which has had two](#) (2) ten year plans to end homelessness

Topic 2: The homeless are not a monolithic population. They are a very complex population with a variety of unique needs

[US DOJ](#) says that “An estimated 25 to 50 percent of people experiencing homelessness also have a history of incarceration. “

In 2016, Seattle’s [public safety advisor](#) said “There is no ‘one-size-fits-all’ solution”

Kathryn also cited a lot of stats when she spoke:

- Many homeless people are recently released from correctional institutes. One study by the US Department of Justice suggests that this number could be as high as 30%.¹
- Drug and alcohol addiction rates are very high. A recent study in Portland showed that approximately three-fourths of their homeless were addicted to drugs or alcohol. This same study showed that roughly half of their homeless suffered with mental illness.²
- As many as 15% of the homeless are considered chronically homeless.³
- According to the National Coalition for the Homeless, 40% of younger homeless people identify as LGBT and are at heightened risk of abuse and exploitation.⁴

1 https://www.bja.gov/Publications/CSG_Reentry_Housing.pdf

2 <http://www.city-journal.org/html/portland's-homeless-challenge-14185.html>

3 <http://invw.org/2015/03/03/what-homelessness-looks-like-here-in-four-charts/>

4 <http://nationalhomeless.org/issues/lgbt/>

Topic 3: The homeless contribute to a dramatic increase in crime/arrests, despite the numbers published by the Bellevue PD

Sid has these numbers.

Also interesting is that I calculated a crime ratio of homeless-to-nonhomeless using statistics from Los Angeles, which has a lot of data available, and has equal problems with “10 year plans” for homelessness. Here’s how I did the math:

Based on this report (<https://www.documentcloud.org/documents/1906452-losangeleshomelessnessreport.html>), “14.23 percent of those arrested by the Los Angeles Police Department (LAPD) are recorded as ‘transients’ or provided the address of a known homeless shelter when they were arrested.” [page 7] A quick aside: we can use this number to calculate the ratio.

Using data from HUD (<https://www.hudexchange.info/resource/5178/2016-ahar-part-1-pit-estimates-of-homelessness/>): Los Angeles City and County has 43,854 homeless in 2016 and 41,174 when LA Report was written

Census bureau says that in 2015, Los Angeles city had a population of 3,971,883 and Los Angeles County had a population of 10,170,292

<http://www.census.gov/quickfacts/table/PST045215/0644000>

<http://www.census.gov/quickfacts/table/PST045215/06037>

Therefore, homeless people were either:

$41,174 / 3,971,883 = 0.0104$ (1.04% of population)

$41,174 / 10,170,202 = 0.004$ (0.4% of population) <<<< Note: I think that this is the correct number, but I’m not 100% certain, so I have included city-only and county-wide numbers

Yet, they account of 14.23% of arrests

Net, homeless people are 13.73x more likely to be arrested (if we use city population) or

35.15x more likely to be arrested (if we use county population)

Thus, the net effect of moving 160 homeless into the area is the equivalent - for arrest purposes - of moving 2196 people or 5623 people into the area, depending on which numbers we use.

According to <http://congressional-district.insidegov.com/l/1588006/98007>, there are 26,269 people in 98007

Adding the arrest equivalent of 2196 or 5623 more people into a zip code of 26269 represents a crime increase of either 8% or 21%. Of course, 98007 stretches is a tall, narrow zip code running along 148th up to Bridle Trails, so this crime is more likely to be disproportionately clustered at the southern end of 98007.

Topic 4: In addition to a significant increase in crime, the homeless also bring a number of complications to a surrounding community, including dirty injection needles and human excrement

Here are some examples - human waste documented [here](#), [here](#), [here](#), [here](#). Human waste (feces) being thrown at passersby [here](#). (see topic 6 below about some of the diseases spread by human waste)

Dirty needles documented [here](#) (which included someone stuck by a dirty needle), [here](#), [here](#), [here](#).

Topic 5: The problem with discarded needles reflects a major drug problem within the homeless population - a drug problem that the homeless community itself does not like.

Drug overdose is the [leading cause of death](#) in the homeless.

Camps that are run by the homeless have restrictions. For example, Camp Second Chance in Seattle is "[drug free, alcohol free](#)". Nickelsville [forbids alcohol and drugs other than marijuana](#).

Topic 6: To a lesser degree, but still important is that the homeless may spread infectious disease like tuberculosis.

According to [one website](#), tuberculosis is more than 40 times more prevalent in the homeless than in the general population.

At its' homeless facilities, [King County requires](#) "all staff and volunteers be tested for TB – At hire & every 6-12 months". Washington State also [requires TB control plans](#) for homeless shelters and drug treatment centers, both of which will be visited by the homeless. According to Washington State, "The CDC has identified workers in these workplaces as having a greater incidence of TB infection than in the general population."

Tuberculosis is a serious disease. According to the [Washington State Department of Health](#), King County had 98 of the state's 208 TB cases in 2015. TB treatment can cost hundreds of thousands of dollars in the most severe cases.

And it isn't just TB. The [National Healthcare for the Homeless Council](#) acknowledges that the homeless spread mumps, measles, pertussis (whooping cough), meningococcal disease, shigellosis, and giardiasis. It is important to note that [shigellosis](#) and [giardiasis](#) are transmitted through fecal contamination.

Topic 7: Bellevue is attempting to solve the problem through an underdeveloped solution.

Seattle has discovered the need to fund "[Safety Ambassadors](#)" who are "on the front lines of Seattle's homelessness and street-disorder problem."

We should not rely on the county for mental health assistance - they are [overstretched](#).

"King County is facing a major problem. It doesn't have enough beds for mentally ill people going through the court system. The county has nowhere to send them, and some are being released without treatment."

Useful [quote](#): "By not investing more heavily in mental-health treatment, we are generating more and more chronically homeless people," opines Vince Matulionis of the United Way of King County. He adds, "It feels a lot worse now, like the homeless are far more visible in Seattle."

We should expect help with [crimes](#) of petty theft: "King County has said it won't accept misdemeanor prisoners — people booked or serving sentences for crimes with a maximum sentence of one year — after Dec. 31, 2012. Those offenses include drunken driving and petty theft"

Should we experience another economic downturn, help could become more limited, as in [2008](#): "Satterberg told police and prosecutors that a number of smaller property crimes and drug crimes valued under \$1,000—such as theft, forgery, possession of stolen property, malicious mischief, insurance fraud, organized retail theft, burglary, identity theft and money laundering—would be kicked down to municipal courts around the county... In 2003, KC decided to stop handling "trace drug paraphernalia" cases, and the city picked up the slack. Carr says that city prosecutors expected to receive about 150 drug cases in the first year, but ended up flooded with an additional 900."

Topic 8: The proposal to allow CFH to operate the shelter is a problem. CFH has had some successes operating shelters under different rules.

Congregations for the Homeless currently operates a year-round shelter. According to [the CFH website](#), their intake process requires "current state picture I.D.", "a criminal background check. Anyone with a sex offense crime cannot be a member of the shelter.", participants must be "drug- and alcohol-free, and willing to address any addiction issues", and must "work one-on-one with a Case Manager"

Topic 9: The proposal does not adequately account for the real increase in crime and police response.

In a 2016 [statement](#), Seattle's public safety advisor stated "For any three tents or RVs, in one there'll be a homeless family, in another will be a drug addict and the third will be a drug supplier."

We've already highlighted (via Sid's numbers and hopefully my Los Angeles numbers), the more realistic impact. I believe that other numbers have been posted to Facebook.

Topic 10: The proposed site does not provide the homeless with proximity to the facilities that they need to get better.

I sent Sid a map of drug/alcohol/mental health facilities - they are almost all in North Bellevue.

I cannot find an authoritative source on relapse. This is also important. I have seen anecdotal numbers suggesting that most addicts relapse ~10 times, but I cannot find anything from HHS or HUD. I consider other sources as likely to be attacked.

Topic 11: The proposal does not allocate funding to clean the neighborhood of needles and excrement.

See topics above. I have seen no mention of funding to offset these problems. If not addressed, the community will be left to shelter this cost

Topic 12: Bellevue police are already under-salaried compared to neighboring communities, meaning that in addition to more officers we should improve pay for all officers.

My e-mail yesterday provided many links. I believe that Bellevue pays substantially less than King County or Redmond, for example,

Topic 13: The proposal also needs to ensure a long-term, pre-funding strategy for the King County district attorney's office to ensure that crime can be handled.

Around the country, pension plans are failing (I can get citations if needed). Funding is increasingly threatened. To avoid loss of funding for critical services (police, neighborhood cleanup, mental health, drug help, etc.), the city needs to pre-fund these expense in an earmarked account for several years in advance. My preference is 5-7 years. This will ensure funding through lean times. There should also be rules that: (1) there is an independently audited, annual report on the level of funding versus target, and (2) there can be no increase in funding for administrative salaries, administrative expenses, and administrative bonus payments unless funding is at least 99% of target.

Topic 14: The plan to accept federal funding is flawed. Instead of an Eastside solution to an Eastside problem, the plan to accept federal funding forces Bellevue to pivot to federal funding priorities and federal rules.

In 2015, the National Law Center on Homelessness and Poverty, stated "for the first time HUD is asking Continuums to 'describe how they are reducing criminalization of homelessness.' In the extremely competitive funding process, Continuums' ability to fully respond to this question can

determine up to two points in the funding application, and in many cases could be the difference between receiving funding and not. According to its' [website](#) the National Law Center on Homelessness and Poverty is "the only national legal group dedicated to ending and preventing homelessness. It works to expand access to affordable housing, meet the immediate and long-term needs of those who are homeless or at risk, and strengthen the social safety-net"

[US HUD](#) affirmed this claim, stating that "we implemented numerous changes in the FY 2015 Competition... focused even more on improving outcomes, lowering barriers... Projects that committed to using housing first practices received more points and were more likely to be funded than those that did not."

[ThinkProgress](#), a progressive website spelled out the change in simple language: "HUD announced that it would begin asking applicants to describe the steps they are taking to reduce the criminalization of homelessness. Ordinances that criminalize homelessness, also known as 'anti-vagrancy' or 'quality of life' laws, include making it illegal to sit down on a sidewalk, ask passersby for spare change, or sleep in a public place. Applicants for the federal money will have to show they are engaging with local policymakers or law enforcement about criminalization policies, as well as implementing new community plans to ensure homelessness is not criminalized. Failing to combat such ordinances will hurt a Continuum of Care's chances of winning new funds."

The [U.S. Interagency Council on Homelessness](#) echoed this approach: "Housing First should be adopted across your community's entire homelessness response system, including outreach and emergency shelter, short-term interventions like rapid re-housing, and longer-term interventions like supportive housing... Emergency shelter, street outreach, and other parts of your crisis response system **implement and promote low barriers to entry** or service and quickly identify people experiencing homelessness, provide access to safety, make service connections, and partner directly with housing providers to rapidly connect individuals and families to permanent housing."

Topic 15: There needs to be a fall-back plan in case the proposal fails.

I believe that this is self-evident.

Lastly, I can't recall if I share these links before:

KCHA (King County Housing Authority)

Their properties on a map: <https://www.kcha.org/housing/map/> <<< Section 8, subsidized, etc.

As a list: <https://www.kcha.org/about/properties/list/>

Other low income housing in Bellevue:

<http://www.lowincomehousing.us/WA/bellevue.html>

HUD Low Income Housing database: <https://lihtc.huduser.gov>

Police pay

Here is the CoB police hiring webpage: <https://www.bellevuewa.gov/police-employment.htm>

There is a graphic on the site that says to apply at nationaltestingnetwork.com.

Here is a more exact link, which shows an opening for entry level and experienced: <https://nationaltestingnetwork.com/publicsafetyjobs/search.cfm?position=1#viewresults>. Perhaps there is more than one opening - it is difficult to say.

This city webpage (<https://www.bellevuewa.gov/police-entry-level-positions.htm>) says “will hire 20+ officers in 2017”

Here is the pay information from the national testing network site, where the jobs are posted:

[Entry Level] \$4,961 Step 1 / Police Recruit - \$6,873 Step 5 / Top Step

[Experienced] \$5,367 Step 2 – \$6,873 Step 5 / Top Step (Not including potential education or premium pay).

Compare that with:

[King County Entry Level Sheriff’s Deputy] Base salary range from \$5,226 per month (entry) to \$7,317 per month after five years.

[King County Experienced - i.e. “lateral”] \$5,857 (step two) per month to \$7,317 per month

[UW Campus Police Officer] \$4,516 to \$5,927 per month

[Pierce County Entry Level Sheriff] \$5,089 - \$6,734/month

[Pierce County Lateral] \$5,089 - \$6,734/month

[Redmond Entry Level Pay] <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=180113>

[Redmond Lateral Pay] <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=180100>

[Kirkland Police Pay] http://www.kirklandwa.gov/depart/PD/Join/recruitment/Salary_and_Benefits.htm

I may be scanning this too quickly, but on the surface it looks like Bellevue pays police substantially less than Redmond or King County, and more in line with Pierce County (Tacoma) where cost of living is almost 50% lower (per <http://www.bestplaces.net/cost-of-living/bellevue-wa/tacoma-wa/50000>)

Federal funding of homeless

<http://www.documentcloud.org/documents/1906452-losangeleshomelessnessreport.html>

“The impact to the General Fund is unknown at this time. Based on the findings in this report, the estimated annual costs related to homelessness for the City and other agencies exceed \$100 million...” [page 5]

“... the LAPD estimated that it spent anywhere from \$53.6 million to \$87.3 million in one year on interactions with the homeless, not including costs incurred from patrol officers’ time.” [page 6]

“14.23 percent of those arrested by the Los Angeles Police Department (LAPD) are recorded as ‘transients’ or provided the address of a known homeless shelter when they were arrested.” [page 7]

I think that it is interesting that Los Angeles (2nd highest spending on homelessness; Seattle is 3rd highest) admits just how expensive the homeless problem really is. This emphasizes how critical it is to place the facility next to the right facilities and also pre-fund huge increases in police funding.

The Obama administration policies have increasingly pushed to deny funding to cities that “criminalize” homelessness. I think that this is another point that needs to be dissected carefully because it likely means that absent a big change in a Trump administration, there will be bureaucratic disincentives for police to intervene. Of course, this doesn’t make problems like petty theft, public urination, etc. go away - it just silently transfers them to the residents and businesses in a neighborhood. I think that this is an essential point that the Council is ignoring. There is a definite halo effect of increased problems/crime with a shelter and this cost is (a) hard to measure as Los Angeles explains, and (b) something that is almost certainly not accounted for in the current plans. If we assume that crime goes up 20%, then there should be a 20% increase in police before the shelter opens and police funding should take priority over continued funding for the shelter - i.e. don’t cut police while keeping the shelter open.

Selected quotes and links from media stories:

A.

Seattle Times editorial, 12/26/16 regarding mental-health reform for people leaving hospitals:

ERC question: Is this what the county plans for the Eastgate supportive housing? “A big study in New York found homeless people with mental illness spent dramatically fewer days in shelters, psychiatric hospitals and jail after landing in supportive housing....” “...one in every seven [patients released from Western State Hospital] are arrested or homeless.” “Inslee’s plan adds 365 beds statewide, dedicated for people leaving hospitals....” therapeutic housing would help the Puget Sound’s homeless crisis....”

B.

<http://crosscut.com/10/4/07/bellevues-letting-spring-district-hook-affordable/> regarding incentives for affordable housing or paying a fee-in-lieu: “.....For Wright Runstad and Security Properties, the developer of the **Spring District’s** first 320 units, the choice was easy: There will be no affordable units in the first **Spring District’s** remaining housing units. Instead, they will pay a fee, though not a big one.”

C.

Danny Westneat, Seattle Times staff columnist, Wed., Feb. 15, 2017: “If only city had built 1,000 tiny houses”

“.....What’s most vexing about the snail’s pace is that these 28 units....have generated incredible bang for the buck. In its first nine months, one site, called Othello Village, served 300 homeless people and moved nearly a hundred of them ‘up and out,’ into real housing or more stable situations.”

D.

From Seattle Times, Tuesday, Feb. 28, 2017: Opinion Page by Sharon Lee, executive director of the Low Income Housing Institute. Watch video on LIHI’s tiny house program: <https://vimeo.com/185758724>

“In 2016 LIHI case managers moved 157 people into housing, helped 103 people obtain employment and helped 30 people reunite with relatives or friends. Tiny houses are an innovative, quick, viable and low-cost solution that can help save a life.”

E.

Danny Westneat, Seattle Times staff columnist, Sun., Feb. 26: "Mayor Says: Bring on the New Taxes"

"Last year there were 10,000 homeless people in King County: about two-thirds, or 7,000, were in Seattle. Spending \$110 million annually on 7,000 people means nearly \$16,000 per person per year.....on a per beneficiary basis, it's got to be among the costliest programs ever proposed in the city."

F.

From Seattle Times, Friday, March 3 by Hal Bernton, staff reporter, "In red-hot Portland, housing costs soar and income gap grows. Sound familiar?"

"Last month, the frustrated hotel developers sued the camp owners [of Right 2 Dream Too, an organized homeless camp that for the past five years has offered a "safe sleep zone" for the weary,] for damages. They argue that the patchwork of shelters violates zoning codes, reduces their property's value, and will deter guests from coming to the hotel."

G.

From Seattle Times, Sunday, Feb. 26, 2017, by Jon Talton, special to ST, "Mayor's Bid to Business on Homeless is a Stretch"

www.seattletimes.com/business/economy/mayors-bid-to-business-on-homeless-is-a-stretch

"Late last year, I was on a street in Phoenix,[AZ] when a homeless man noticed my Mariners cap He told me he wanted to get to Seattle 'because it's Freeatle.' True story."

H.

KIRO-7 story, Nov.7, 2016: <http://www.kiro7.com/news/local/overdose-overload-in-seattle/464162767>

See "Click here to watch interviews with Cheyenne and other addicts"

[From a homeless heroin user who recently moved to Seattle from Florida] "They say if you're gonna be homeless, do it in Seattle. They have a lot of great benefits for homeless out here, but they kind of make it easy. So people kind of get stuck in that homeless cycle. They provide everything: clothes, food shelter. They don't drug-test you or anything," said Cheyenne."

I.

KIRO-7 story, Friday, March 3, 2017:

<http://www.kiro7.com/news/local/bulk-of-homeless-people-in-seattle-area-are-local-study-finds/499359798>

[Seattle's] "new homeless survey, which surveyed about 1,000 homeless people, found that 41 percent of respondents worked in some capacity and 30 percent stated they could pay \$500 or more a month for rent."

J.

From Seattle Times, Sept. 8, 2016, by ST staff reporters, Daniel Beekman and David Gutman: "Help for homeless should shift focus to housing, reports say. Shelters, transitional housing would play smaller role"

www.seattletimes.com/seattle-news/politics/seattle-needs-to-revamp-homeless-programs-new-reports-say/

"The reports by homelessness consultants recommend that Seattle and its area partners begin measuring programs strictly by the number of people they move into housing rather than by the number of people they serve."

Crime Reported within one-mile radius of location

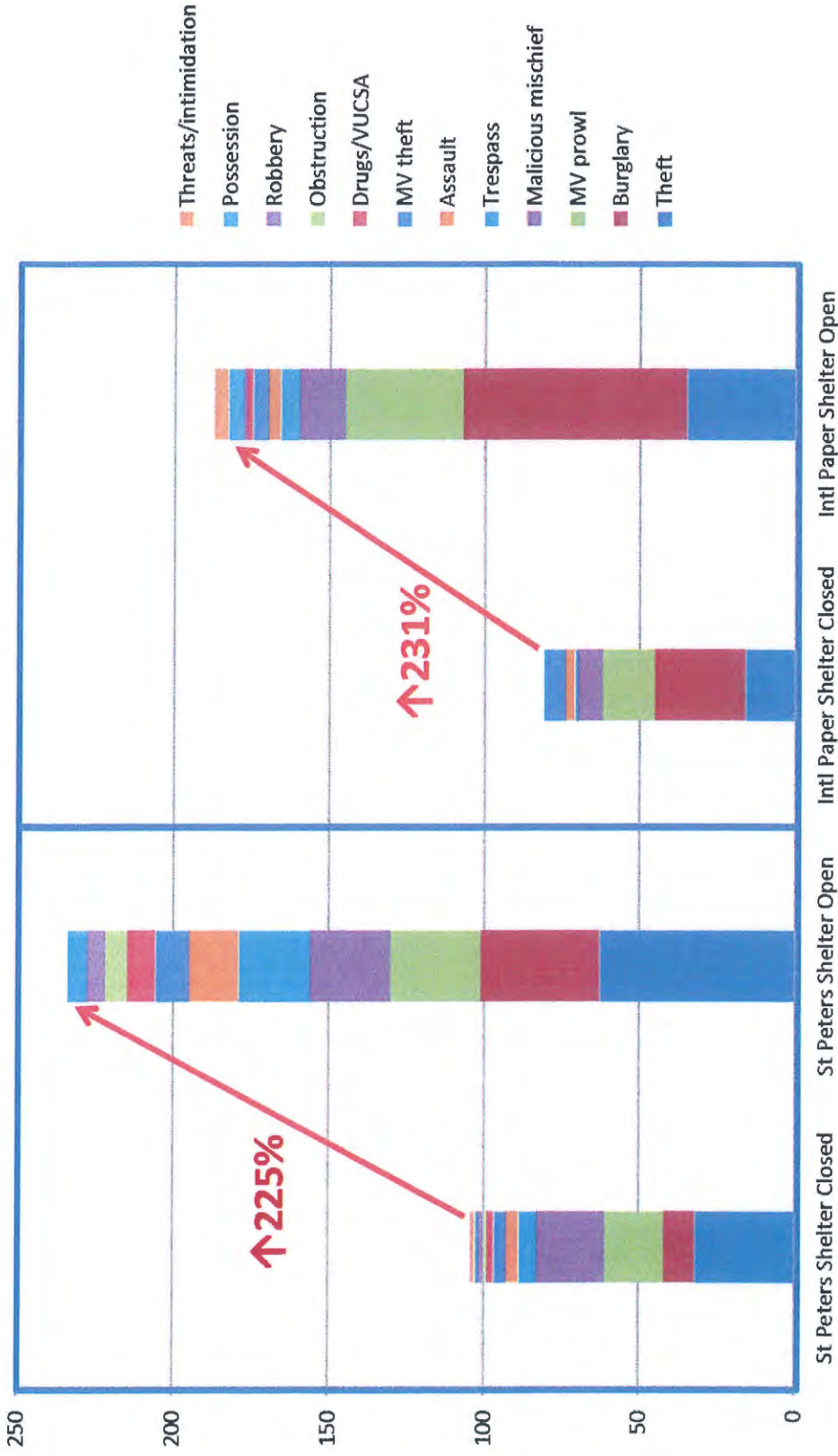


Chart is built based on data provided by City of Bellevue relative to Temporary Homeless Shelter Locations Shelters open between Nov 1 and April 30 & close between May 1 and October 31


1. St. Peter's United Methodist Church, 17222 NE 8th St, Bellevue, WA 98008, from 2011 to 2013 (2 seasons)
2. International Paper, 1899 120th Ave. NE, Bellevue, WA 98005, from 2013 to 2016 (3 seasons)

FOIA REQUESTS

The attached documentation as highlighted, is information requested from Bellevue Records under Public Disclosure that has not been forthcoming.

We are awaiting this information as it was conveyed that city officials, staff and affiliated agencies contacted businesses and residents in the Eastgate corridor to inform them of the Men's Low-Barrier Shelter proposal. It was further conveyed all businesses supported this use. Our research and contact with said businesses and residents indicated a majority had not been contacted. Furthermore, they stated they were not in support of this use.

We are trying to establish the city's timeline and confirm this actually was conducted.

 NOT RECEIVED
Nov 16, 2016 AS OF RECEIVED
3.6.17
NOV 16 2016

EASTGATE RESIDENTS COMMITTEE

Formal request for Records pertaining to Men's Low-Barrier Shelter

CCO/RECORDS

Eastgate Residents Committee requests under the Public Records Act, the following:

1. Letter of Agreement: Reference Men's Low-Barrier Shelter.
2. All emails between Bellevue City Council members and/or their staff regarding the proposed shelter. *1/1/2014 - NOW*
3. All communications (including emails) between the City of Bellevue and King County Council regarding the proposed Men's Low-Barrier Shelter (MLBHS), including but not limited to communications with King County Council member Claudia Balducci.
4. All documents regarding the proposed location of the MLBS (Men's Low-Barrier Shelter), including but not limited to documents regarding the proposed location beside the Eastgate Park & Ride, and documents regarding the decision to consider only property that is already publicly owned.
5. All documents regarding the proposed funding for the shelter, including but not limited to documents regarding any proposed private funding (both for capital and operational costs).
6. All documents regarding funding to address safety concerns or issues relating to the shelter.
7. All documents regarding plans to make the public aware of the proposed shelter and/or to get public input regarding the proposal.
8. All documents regarding the timeframe for the opening of the proposed shelter.
9. All documents regarding how the Eastgate rezone impacts or relates to the proposed shelter. *→ CUP; ACUP'S.*
10. All documents regarding how to address safety issues for Eastgate Park & Ride users and safety issues for Bellevue College and other 8 schools within close proximity.
11. All documents generated by the Bellevue Police Department regarding the proposed shelter.
12. All documents generated by the Bellevue Fire Department regarding the proposed shelter.
13. All documents containing aggregate data regarding police and/or fire department responses to homeless shelters within the City of Bellevue for the years 2011 to 2016.
14. All communications (including emails) between the City of Bellevue and Bellevue College regarding the proposed shelter.
15. All communications (including emails) with Intellectual Ventures, Modernist Cuisine, Hyatt House, Honda, Nissan, Toyota, Subaru, Silver Cloud and other businesses in the Eastgate I-90 Corridor, *JACK MCCULLOUGH.*
16. All communications (including emails) between the City of Bellevue and King County METRO regarding the proposed shelter.
17. Any applications or proposals submitted by Congregations for the Homeless (CFH) to the City of Bellevue regarding homeless shelters.
18. All documents regarding or addressing issues or problems with homeless shelters in the City of Bellevue, including but not limited to, the temporary shelters run by CFH.
19. All documents containing communications, including but not limited to email) between City of Bellevue employees (including but not limited to employee Dan Stroh) and members of the public regarding the proposal to locate a Men's Low-Barrier Homeless Shelter in the Eastgate neighborhood of Bellevue.
20. Provide any documents containing legal analysis regarding the proposed MLBHS.
21. Documents listing or identifying land within the City of Bellevue that is owned by the City of Bellevue, King County and/or the State of Washington.
22. All records regarding decisions made by the City of Bellevue about the shelter, including but not limited to documents evidencing the votes of Bellevue City Council members.
23. All documents (including emails) as to notification process to inform businesses not mentioned in Line Item 15, including public notification about the MLBHS.

Please contact Linda Nohavec at 425 444 2774 with an ETA or respond via email: bellevueerc@gmail.com

Permanent or temporary

** . LINDA@LAKESTREETSTUDIOS
STUDIOS.COM*

Not
RECEIVED

Linda Nohavec

From: Linda Nohavec
Sent: Friday, January 20, 2017 4:30 PM
To: 'KEbner@bellevuewa.gov'
Subject: RE: 2nd Installment: City of Bellevue Public Records Request (2016-298-PRR) / Spring District Proposed Shelter

Yes, I know. Unreasonable request, but if we thought the city was transparent, we wouldn't be requesting.

First: Historic Shelter at the Int'l Paper Site wasn't requested, but may have been determined as Spring District.

Focus on 11608 NE 12th; parcel between PSE and ERC.

Request: Any and all information relating to proposed shelter including but not limited to feasibility studies, pre-application permit, emails, contracts, architect communications, consultants, wetland classification, traffic analysis, site review, site restrictions, pre-determination on site suitability. Documentation relating to developer and real estate communications, Kemper Freeman, Wright Runstad, etc., relating to this area/parcel.

That's the info we are interested in obtaining. Thanks...L

-----Original Message-----

From: KEbner@bellevuewa.gov [mailto:KEbner@bellevuewa.gov]
Sent: Friday, January 20, 2017 4:20 PM
To: Linda Nohavec <linda@lakestreetstudios.com>
Cc: PublicRecords@bellevuewa.gov
Subject: RE: 2nd Installment: City of Bellevue Public Records Request (2016-298-PRR) / Spring District Proposed Shelter

Hi Linda,

Giving us a priority or narrowing the scope to focus on first always helps.

With broad requests we search for records everywhere. My team must process (and read) each every one before releasing. That includes reading every email. If you can think of anything to focus on first or you are looking for something specific you have not received yet, please let me know.

Thank you.
Kathy

Katherine A. Ebner
Public Records Officer

From: Katrina Kelly <notification+zrdphdzi6h=z@facebookmail.com>
Sent: Sunday, November 13, 2016 8:23 PM
To: Bellevue United
Subject: [Bellevue United] New Doc: Public Records Request to City of Bellevue



Katrina Kelly, Lisa Leitner and 4 others posted in [Bellevue United](#).



Katrina Kelly

November 13 at 8:23pm

I am making a request under the Public Records Act for the following documents regarding the proposal for a permanent homeless shelter for men in Bellevue:

1. All emails between Bellevue City Council members and/or their staff regarding the proposed shelter
2. All communications (including emails) between the City of Bellevue and King County Council regarding the proposed shelter, including but not limited to communications with King County Council member Claudia Balducci.
3. All documents regarding the proposed location of the shelter, including but not limited to documents regarding the proposed location beside the Eastgate Park & Ride, and documents regarding the decision to consider only property that is already publicly owned
4. All documents regarding the proposed funding for the shelter, including but not limited to documents regarding any proposed private funding (both for capital and operational costs).
5. Documents regarding funding to address safety concerns or issues relating to the shelter.
6. All documents regarding plans to make the public aware of the proposed shelter and/or to get public input regarding the proposal.
7. All documents regarding the timeframe for the opening of the proposed shelter
8. All documents regarding how the Eastgate rezoning impacts or relates to the proposed shelter
9. All documents regarding how to address safety issues relating to the proposed shelter, including but not limited to safety issues for nearby residents, safety issues for Eastgate Park & Ride users and safety issues for Bellevue College
10. All documents generated by the Bellevue Police Department regarding the proposed shelter
11. All documents generated by Bellevue Fire Department regarding the proposed shelter.
12. All documents containing aggregate data regarding police and/or fire department responses to homeless shelters within the City of Bellevue, for the years 2011 to 2016.
13. All communications (including email) between the City of Bellevue and Bellevue College regarding the proposed shelter
14. All communications (including email) between the City of Bellevue and King County Metro regarding the proposed shelter.
15. Any applications or proposals submitted by Congregations for the Homeless to the City of Bellevue regarding homeless shelters.
16. All documents regarding or addressing issues or problems with homeless shelters in the City of Bellevue, including but not limited to the temporary shelters run by Congregations for the Homeless.

17. All documents containing communications (including but not limited to email) between City of Bellevue employees (including but not limited to employee Dan Stroh) and members of the public regarding the proposal to locate a low-barrier homeless shelter in the Eastgate neighborhood of Bellevue.

18. Any documents containing legal analysis regarding the propose shelter.

19. Documents listing or identifying land within the City of Bellevue that is owned by the City of Bellevue, King County, and/or the State of Washington.

20. All records regarding decisions made by the City of Bellevue about the shelter, including but not limited to documents evidencing the votes of Bellevue City Council members.

I would like any documents available in electronic format to be produced to me electronically. Thank you for your assistance.

 Like

 Comment

[View on Facebook](#)

[Edit Email Settings](#)

Reply to this email to comment on this post.

This message was sent to linda@lakestreetstudios.com. If you don't want to receive these emails from Facebook in the future, please [unsubscribe](#).

Facebook, Inc., Attention: Community Support, 1 Hacker Way, Menlo Park, CA 94025

VP 3
NOT REC'D

Linda Nohavec

From: KEbner@bellevuewa.gov
Sent: Monday, January 30, 2017 11:17 AM
To: Linda Nohavec
CC: PublicRecords@bellevuewa.gov
Subject: City of Bellevue Public Records Request (PRR-57-2017) / Sophia's Way Permitting

Hello Linda,

This e-mail is to confirm that The City of Bellevue has received a Public Records Request from you for information pursuant to the Washington Public Disclosure Act, Ch. 42.56 RCW. Your new Public Disclosure Request file number is PRR-57-2017, which will help us locate your information if you contact us for an update. We are working on your request and estimate that a response will be available on or about February 10th, 2017 or sooner.

We understand you are interested in reviewing:

Sophia's Way: *What was this shelter permitted under and I'd like to also request a copy of that permit submittal and granted use.*

To clarify this request, you would like any permits (applications and approved) – is that correct?

Please do not hesitate to contact me if you have questions or concerns about this request.

Thank you,

Kathy

Katherine A. Ebner
Public Records Officer
City of Bellevue
450 110th Ave NE
Bellevue, WA 98004
(425)452-4283

Linda Nohavec

From: KEbner@bellevuewa.gov
Sent: Monday, January 30, 2017 9:44 AM
To: Linda Nohavec
Cc: PublicRecords@bellevuewa.gov
Subject: RE: Missing Documents - Eastgate Residents Committee

Hi Linda,
Are items #1 and #2 below regarding the Spring District (2016-298-PRR) or Eastgate (2016-274-PRR)?

I will log item #3 regarding Sophia's Way as a separate request. We have over 100 requests in process at any given time, especially with large complete requests such as yours, we try to keep them all separate for more efficient tracking.

Please let me know so I can coordinate with staff on #1 and #2 below.

Thanks so much,

Kathy

Katherine A. Ebner
Public Records Officer
City of Bellevue
450 110th Ave NE
Bellevue, WA 98004
(425)452-4283

From: Linda Nohavec [mailto:linda@lakestreetstudios.com]

Sent: Monday, January 30, 2017 9:37 AM

To: Ebner, Katherine <KEbner@bellevuewa.gov>

Subject: Missing Documents - Eastgate Residents Committee

Hi, Kathy....

There are two documents known to be missing from my FOIA request, and one other new request, item 3. I know we asked for a multitude of info, but the first two documents are noticeably missing. If I've overlooked, please let me know. I have the historical environmental study for previous shelter locations, but I do not have the following:

- 1) **General Criteria for Shelter Site.** This should be a document that lays out all criteria developed by the jurisdictions and agencies involved to site the appropriate property regardless of proposed sites. It should be a more generic document without association to one particular site. I received a document in the Public Outreach Stakeholder packet that gives a cursory review of positive/negative aspects to 5 specific locations, but does not give the criteria outlined. I also have the advantages/disadvantages document but again, no outline criteria set forth provided by any agency or city.
- 2) **Environmental Site Assessment:** 11608 – 12th Avenue NE: Vacant parcel between ERC and PSE properties, (Spring District location): I've attached a document for your reference, that states an Environmental Site Assessment was performed for this site. I would like to again request a copy as it has not been forthcoming. Only historic ESA's for other sites. There should be correspondence or emails with Michael Paine and other staff associated with this submittal. Verify and provide all documentation city staff or indicate outside consultant that provided the assessment. We like to again request a copy of that report.
- 3) **Sophia's Way:** What was this shelter permitted under and I'd like to also request a copy of that permit submittal and granted use.

Thanks much for your assistance.

Linda Nohavec
Eastgate Residents Committee
2800-156th Ave SE, #200
Bellevue, WA 98007

Conclusion

This compendium of information will serve as part of the legal submittal for the Process III. Conditional Use Permit for the Hearing Examiner's review and consideration. We are submitting so as to disclose any and all pertinent information so far discovered to ensure complete transparency for the citizens and Eastgate Residents Committee (ERC). We are disclosing to City staff, council and affiliated agencies to avoid any future claim of not being presented with the cumulative data.

This packet will be available for all interested parties including media. We welcome fact checking. As we obtain more information through FOIA and continuing research, we will update our records so it remains current, factual and useful as an objective reference.

We recognize we may not have received or had access to all documentation needed to conduct a complete analysis and do not take responsibility for errors of omission or commission.

Conclusion

This compendium of information will serve as part of the legal submittal for the Process III. Conditional Use Permit for the Hearing Examiner's review and consideration. We are submitting so as to disclose any and all pertinent information so far discovered to ensure complete transparency for the citizens and Eastgate Residents Committee (ERC). We are disclosing to City staff, council and affiliated agencies to avoid any future claim of not being presented with the cumulative data.

This packet will be available for all interested parties including media. We welcome fact checking. As we obtain more information through FOIA and continuing research, we will update our records so it remains current, factual and useful as an objective reference.

We recognize we may not have received or had access to all documentation needed to conduct a complete analysis and do not take responsibility for errors of omission or commission.

The Ask

Information provided in this packet shows the City of Bellevue has not performed proper due diligence in accessing the sites for the proposed low-barrier homeless men's shelter. As such, the following actions are the most appropriate to be taken.

1. The community leadership groups are to participate in the selection of candidates for a Citizens Advisory Group (CAG). The goals for a CAG are to conduct and evaluate sites for the permanent shelter, ensure best practices through CFH and successfully engage our communities to reduce homelessness in our region.
2. Re-energize the Eastgate/I-90 Corridor Subarea as voted and approved by council. Establish the vision the original CAC and Planning Commission spent 6 years developing for a vibrant community as the "Gateway to Bellevue".
3. Place the homeless men's shelter in the Spring District as originally planned by the City.
4. Alternatively, correct the inaccuracies and re-evaluate the original 14 sites based on consistent and objective criteria, resulting in a thorough evaluation with supporting documentation.
5. If necessary, identify and evaluate other sites owned by the City or County.

Table of Contents

Revised 3/19/2017

Exhibit A	Verbatim Study Session 8/1/2016
Exhibit B	Summary of Meeting Minutes Study Session 8/1/2016
Exhibit C	Email to Council member J Robertson 10/25/16
Exhibit D	Email re: Homeless Shelter questions 10/23/16
Exhibit E	Comments from D Stroh, ie, permitting for the Eastgate Site (Public Health)
Exhibit F	Email from C Helland to T Pratt (senior planner)
Exhibit G	Plan Conflicts <ul style="list-style-type: none">Commentary - Land Use Code AmendmentsDuplicate 8/1/2016 – Meeting Minutes (Remove)Crosscut Article – Affordable HousingComp Plan: Conflicts with PoliciesEastgate Subarea Plan: Conflicts with PoliciesEastgate/I-90 Land Use Comp Plan AmendmentsEastgate/I-90 Land Use Comp Plan Amendments Project UpdateCommentary - Diversity AdvantageExcerpts listed by page from Consolidated Plan produced by Staff
Exhibit H	“The Documents” <ul style="list-style-type: none">Commentary - Community ConcernsIdentification of Staff NotesPermanent Eastside Shelter Overview 4/20/16Permanent Eastside Shelter Overview with Staff NotationsPast Experience & Lessons Learned 7/15/2015 versionBest Practices & Lessons Learned 7/2/2015 amended version
Exhibit I	Affordable Housing <ul style="list-style-type: none">Fee-In-Lieu Phase 1 & Phase 2 for Spring DistrictPortland State Students Article: Development for Bel-RedSeattle Times Article: Affordable HousingSpring District Phased Development Map

- Exhibit J Environmental Site Assessment (ESA) PSE/ERC Site
 Commentary – ESA Analysis
 Matrix: Advantages/Disadvantages of 5 sites (note ESA for PSE site)
 Spring District Critical Areas – Wetlands Removal & Relocation
 (Mitigation to widen 120th Avenue NE from NE 12th)
 Matrices: Potential Other Uses – 5 sites & COB Public Outreach
 Shannon & Wilson ESA Report from 2004 (selected applicable pages, no
 wetland indicated or referenced for PSE site)
 Emails: Referencing ESA Report from 2004 from M Jacobs (Real Prop Mgr)
 Spring District – Transit Oriented District – Light Rail & Master Plan
 Exhibit B: Light Rail Facilities/Locations. (Segment D: Spring District)
 Email: PSE to M Jacobs: No Plans for Expansion: 6/22/2015
- Exhibit K Environmental Site Assessment – Public Health (Eastgate)
 Commentary – Site Analysis Critical Areas
 Email: M Paine to Camron Parker
 Recorded NGPE Document (Native Growth Protection Easement) 9/10/93
 Eastgate Zoning Map
 Public Health North & South Pad site locations (Schemata map)
 Email: page from ARCH to COB re: Critical Areas
- Exhibit L Varying Site Selection Documents
 Matrix: Original 14 Sites Selection
 Matrices: Potential Other Uses – 5 Sites & COB Public Outreach
 COB Sites Screened For Eastside Shelter/Supportive Housing
- Exhibit M Meeting Agenda for 2/23/16 – Potential Eastgate Shelter Site
 Documents Included: Shelter Overview, Shelter Background, Lessons
 Learned, Interdepartment Workshop (CFH Program Impacts)
- Exhibit N Errors & Inconsistencies in Site Analysis
 Commentary
 Matrix: Public Outreach – Stakeholder ID
 Matrices: Error/Flaws in City’s Analysis & Inconsistencies
 Email Dated: 6/22/16 PSE has no plans to expand the substation (and
 follow up Emails).

- Exhibit N (cont'd) Maps: PSE Surplus Parcel & Parcel Identification through Assessor
 Maps: PSE distance to Single-Family Housing
 Public Health distance to Single-Family Housing
 PSE distance to Multi-Family Housing
 Public Health distance to Multi-Family Housing
- Exhibit O Winter Shelter Siting and Permitting
 Confidential Memo 12/11/2015: (listing reprinting of materials in
 summer of 2015 including matrices and Lessons Learned document)
 Preapplication Permit: PSE Site/Spring District 8/16/16 (16-129572 DC)
 Preapplication Permit: Public Health Site/Eastgate 8/16/16 (16-129573 DC)
 Permit Approval: Bill to Form – Public Health Site 4/18/16 (16-129573 DC)
 Pre-Application Permit Conference date 5/31/16 (16-131998 DB)
 Email: T Pratt re: Pre-Application dated 5/11/2016
- Exhibit P Maps: Location of Health Services Facilities:
 1.5 mile proximity to Public Health next to Eastgate P&R
 1.5 mile proximity of PSE Sites
- Exhibit Q Business & Resident Concerns: Neighborhood Impacts of Previous Shelter Locations:
 Commentary
 Meeting Notes: Pine Forest Properties/Burnstead Construction 2/12/14
 Letter to CCS and CFH from residents, St. Peter's church
- Exhibit R The Petition
 Commentary
 Neighborhood Outreach – Sid Golestane
- Exhibit S ERC Petition Against Eastgate/Public Health Site
 Distributed Flyer
 Map: Location of preschools, daycare/childcare within 1-mile radius
- Exhibit T HUD Statistics – 2016
 Commentary
 Continuum Care Programs: Homeless and Subpopulations
 KC Homeless Statistics
 Definition of Terms
 Extended Study Session – 4/27/15 (Mayor Balducci)
- Exhibit U ERC Shelter Research

- Exhibit V Research on Homeless by ERC Member

- Exhibit W Quotes from Media Stories

- Exhibit X Crime Statistics for Shelter Sites
 Graph indicating reported crime within 1-mile radius
 Internal Police Memorandum from Capt Kleinknecht, dated 3/2/16

- Exhibit Y FOIA Requests & Emails with Public Records Staff

- Exhibit Z Conclusion and The Ask

Linda Nohavec

From: Jacobs, Max
Sent: Friday, June 26, 2015 4:10 PM
To: Nijhuis, Klaas
Subject: Shelter Sites - ESAs
Attachments: Phase I ESA - Site 5 - 1 of 4.pdf; Phase I ESA - Site 5 - 2 of 4.pdf; Phase I ESA - Site 5 - 3 of 4.pdf; Phase I ESA - Site 5 - 4 of 4.pdf

Hi Klaas,

We are looking in older files, but for now I have an Environmental Site Assessment for one of the 3 City-owned properties. The attached is a Phase I ESA for the site referred to as "Vacant between PSE and ERC." I'm calling it "Site 5."

We had to scan it in small chunks because the paper copy was bound and didn't run through the doc feeder well.

Max

Max Jacobs
City Property Manager
City of Bellevue, Civic Services Department
Desk: 425-452-4182
Mobile: 425-890-1546

Any luck on the drawings and lease for FS3?

Also, do you have Environmental Site Assessments (ESAs) for any of the five sites? Do you ever contract for those ESAs? If you do, who would you recommend? Any observations about the following: WHPacific, Terracon and Associated Earth Sciences who we have used?

Any issues with contracting for ESAs for sites we don't have a Phase 1 for?

Klaas Nijhuis

Senior Planner

ARCH (A Regional Coalition for Housing)

16225 NE 87th Street Suite A3

Redmond, WA 98052

ph: 425-861-3677

fax: 425-861-4553

e-mail: knijhuis@ci.bellevue.wa.us

website: www.archhousing.org

Linda Nohavec

From: Jacobs, Max
Sent: Tuesday, June 09, 2015 3:55 PM
To: Nijhuis, Klaas
Cc: Sullivan, Arthur; Lewine, Janet
Subject: RE: Bellevue Sites - ARCH
Attachments: 3 - Electronic Communication Services Bldg - B_Part1.pdf

Hi Klaas,

Attached is some information on the building. These files are large, so I will send them in separate emails.

I don't think we have any ESAs for any of these sites, but I will look. For ESA work we often use G-Logics, whom I highly recommend. My only, or initial, concern with contracting to do ESAs now is (1) it could trigger awareness of the sites being considered before we want to; and (2) I'd think of doing that type of due diligence only on the short list of site(s) that make it through the next level of screening and may become the final site.

Perhaps we should discuss what type of site analysis should be done at this stage.

Max Jacobs
Real Property Manager
City of Bellevue, Civic Services Department
Desk: 425-452-4182
Mobile: 425-890-1546

From: Nijhuis, Klaas
Sent: Tuesday, June 09, 2015 10:51 AM
To: Jacobs, Max
Cc: Sullivan, Arthur; Lewine, Janet
Subject: Bellevue Sites - ARCH

Hi Max,



May 5, 2004

Mr. Frank Pinney
City of Bellevue
Facilities Planning and Development Division
P.O. Box 90012
Bellevue, WA 98009-9012

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT, FORMER BELLEVUE
JUSTICE CENTER PROPERTY, BELLEVUE, WASHINGTON**

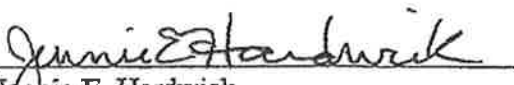
Dear Mr. Pinney:

We have completed a Phase I Environmental Site Assessment (ESA) for the Former Bellevue Justice Center property in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) E 1527-00.

During the course of this study, Shannon & Wilson, Inc. has encountered recognized environmental conditions at the subject property. If you wish to discuss our findings, or would like to proceed with a Phase II ESA, please call me at (206) 695-6698 or Scott Gaulke at (206) 695-6893.

Sincerely,

SHANNON & WILSON, INC.


Jennie E. Hardwick
Geoscientist/Chemist

JEH:SWG/jeh

Enclosures: Phase I Environmental Site Assessment, Former Bellevue Justice Center Property,
Bellevue, Washington (3 copies)

21-1-12142-001-R1-L1/wp/ld

400 NORTH 34TH STREET · SUITE 100
P.O. BOX 300303
SEATTLE, WASHINGTON 98103
206-632-8020 FAX 206-695-6777
TDD: 1-800-833-6388

21-1-12142-001

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- 2 Area Map
- 3 Site Plan
- 4 Topographical Map

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- A Site Photographs
- B Commercial Database Search Report, Environmental Data Resources, Inc.
- C Qualifications
- D Important Information About Your Environmental Site Assessment/Evaluation Report

- ▶ Detailed visual reconnaissance of the property and cursory reconnaissance of the immediate site vicinity.
- ▶ Review of information related to the physical setting of the site.
- ▶ Preparation of this report.

The scope of this project did not include an audit of environmental regulatory compliance issues or permits, wetland delineation, or collection and testing of environmental samples, including those for radon gas, molds, lead-based paint, polychlorinated biphenyls (PCBs), asbestos, soil, and/or groundwater.

1.2 Site Location

The site is located in the southwest quarter of Section 28, Township 25 North, Range 5 East, Willamette Meridian. The Former Bellevue Justice Center property comprises three parcels identified by Tax ID numbers 2825059291 (western site parcel), 2825059292 (eastern site parcel), and 2805059015 (southern site parcel). The general location of the site is shown on Figure 1. A map of the local area with tax parcels and address numbers is presented on Figure 2. A site plan is presented on Figure 3.

2.0 GEOLOGIC AND HYDROGEOLOGIC SETTING

2.1 Regional and Site Geologic Setting

Bellevue lies in the central portion of the Puget Lowland, a north-south-trending topographic and structural depression between the Olympic Mountains to the west and the Cascade Mountains to the east. The subsurface materials in this area were deposited immediately before and during the latest glacial episode, known as the Vashon glacier, which receded from the area about 13,500 years ago. Except for the uppermost few feet of soil, which has been loosened by root growth, slope wash, frost action, and other topsoil formation processes, the soils encountered at the site are highly consolidated due to their past burial under several thousand feet of glacial ice.

A 44.5-foot-deep boring was placed approximately 200 feet to the north of the site, at 1636 116th Avenue NE. Soil in this boring consisted of approximately 5.5 feet of glacial till, overlying approximately 12 feet of advance outwash, overlying around 25 feet of glaciolacustrine deposits (Dames & Moore, 1979).

2.2 Regional and Site Groundwater

Topography at the subject property and surrounding area slopes down toward Lake Bellevue to the southeast (Figure 4). The site topography ranges from approximately 210 feet above mean sea level (MSL) at the northwest corner of the site, to 154 feet above MSL at the southeast corner of the site (Oddy & Associates, 2004). Groundwater at the site and surrounding area likely follows site and area topography and converges near the Burlington Northern Santa Fe Railway (BNSF) to flow south toward Lake Bellevue. However, variability in subsurface lithology due to depositional variations as well as subsurface utilities, ditches, fill, and buried structures can all impact shallow flow. Likewise, sudden rises in the water table following heavy rains can cause temporary and local changes and reversals in the flow direction due to uneven infiltration rates.

3.0 SITE HISTORY

3.1 Historical Resources

The history of land use for the subject property was evaluated to identify past uses that might have had adverse effects on the environmental conditions of the property, primarily through the use of potentially hazardous materials. The historical information was obtained by reviewing readily available data from public agencies and library resources.

The following site history is based on a compilation of information obtained from the following resources:

- ▶ Washington State Archives, Puget Sound Regional Division, Bellevue, Washington
- ▶ Sanborn Fire Insurance Maps of Seattle (not available)
- ▶ Historical topographic map (1950)
- ▶ Aerial Photographs (1936, 1946, 1956, 1960, 1968, 1974, 1980, 1985, 1990, 1995, 1999, 2000, and 2002)
- ▶ Polk City Directories (1959, 1964-65, 1969, 1974, 1979, and 1983-84)
- ▶ Kroll's Atlas (1974)
- ▶ 50-Year Chain-of-Title Report (1951 to present)

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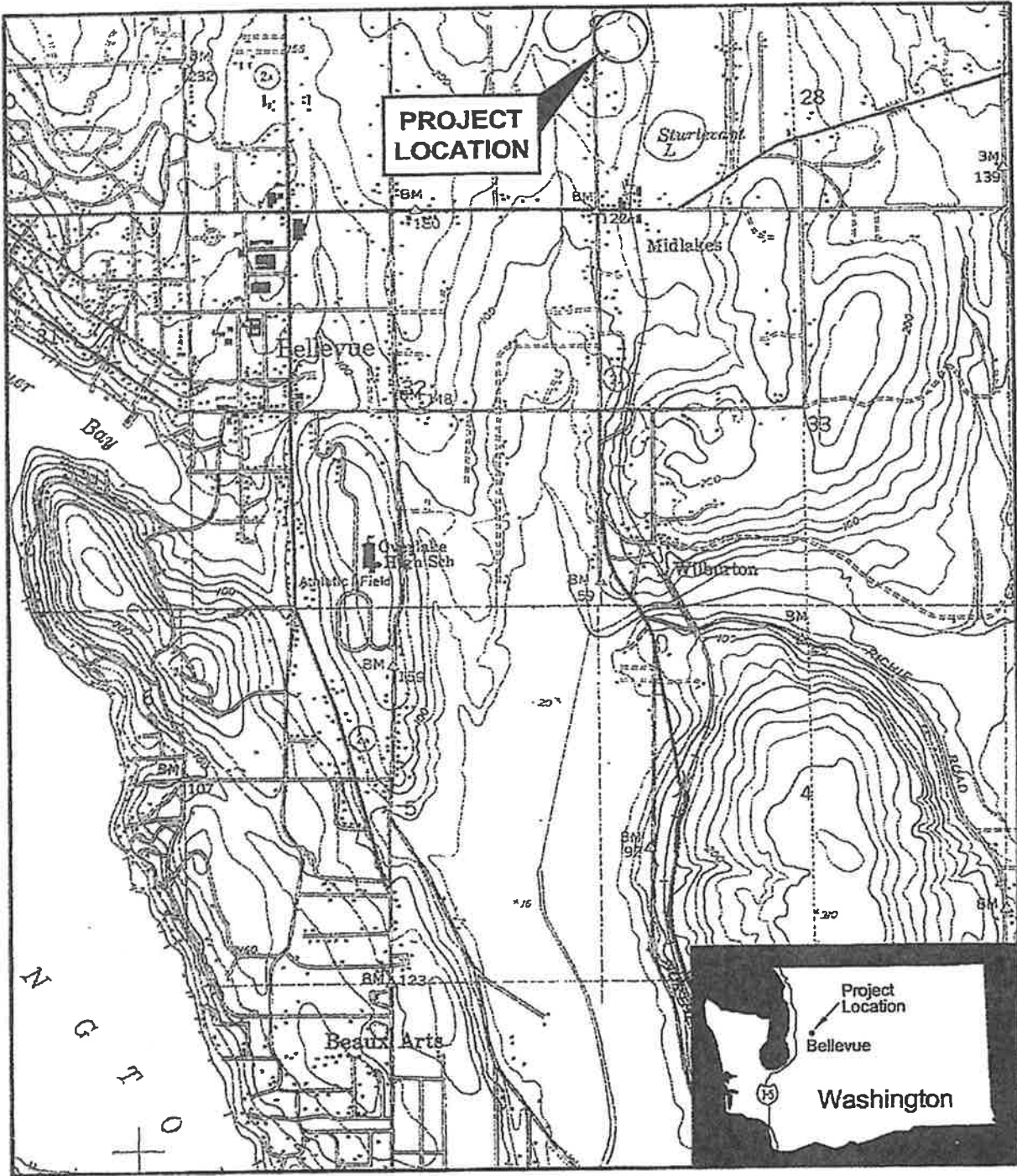
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- ▶ Polk City Directories (1959, 1964-65, 1969, 1974, 1979, and 1983-84)
- ▶ Kroll's Atlas (1974)
- ▶ 50-Year Chain-of-Title Report (1951 to present)

**TABLE 1
HISTORICAL REVIEW OF THE SITE AND ADJACENT PROPERTIES**

Location	Parcel Number	Address	Property Use	Heating	Additional Information	Resource
Site	2825059291	1440 116th Avenue NE	Vacant Commercial Land	N/A	N/A	Current tax assessor records, Kroll's Atlas, Aerial photos, Polk's City Directories
Site	2825059292	1442 116th Ave NE	Vacant Commercial Land	N/A	N/A	Current tax assessor records, Kroll's Atlas, Aerial photos, Polk's City Directories
Site	2825059015	1412 116th Avenue NE	Vacant Industrial Land	N/A	N/A	Current tax assessor records, historical tax assessor records, Kroll's Atlas, Aerial photos, Polk's City Directories
Adjacent north	2825059009	1600 116th Avenue NE	1946-1965: one-family dwelling; 1979-present: Bellevue Medical Park (two medical office buildings)	Residence: no heat; office buildings: warmed and cooled air	Medical/dental offices	Current tax assessor records, historical tax assessor records, Kroll's Atlas, Aerial photos, Polk's City Directories
Adjacent north	2825059290	1602 116th Avenue NE	Vacant Industrial Land	N/A	N/A	Current tax assessor records, Kroll's Atlas, Aerial photos, Polk's City Directories
Adjacent east	2825059038	11640 NE 8th Street	Burlington Northern Santa FE Railway Right-of-Way	N/A	Right of way, utility road	Current tax assessor records, historical tax assessor records, Kroll's Atlas, Aerial photos, Polk's City Directories

PSE
-ERC

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NOTE

Map adapted from 1:24,000 USGS topographic map of Mercer island, WA quadrangle, dated 1950.



Phase I Environmental Site Assessment
Former Bellevue Justice Center
Bellevue, Washington

VICINITY MAP

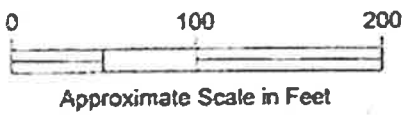
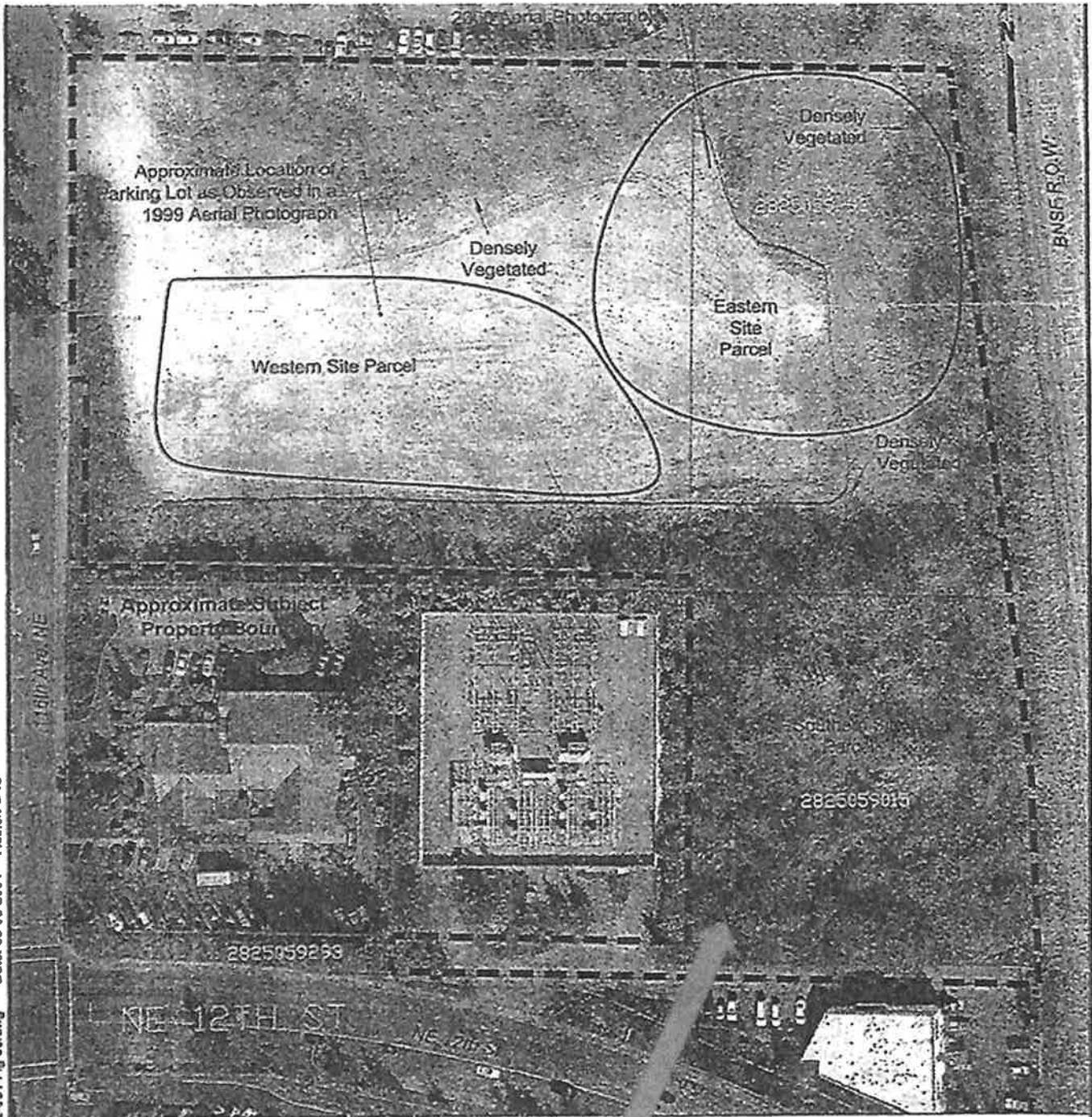
May 2004

21-1-12142-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. 1

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Approximate Scale in Feet

PSE Site

Phase I Environmental Site Assessment Former Bellevue Justice Center Bellevue, Washington	
SITE PLAN	
May 2004	21-1-12142-001
SHANNON & WILSON, INC. Geotechnical and Environmental Consultants	FIG. 3



Not to Scale

NOTE

Map adapted from Oddy & Associates,
Self Contained Appraisal Report, Former
Bellevue Justice Center Site, Bellevue,
Washington, dated April 1, 2004.

Phase I Environmental Site Assessment
Former Bellevue Justice Center
Bellevue, Washington

TOPOGRAPHICAL MAP

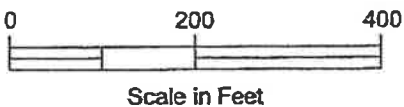
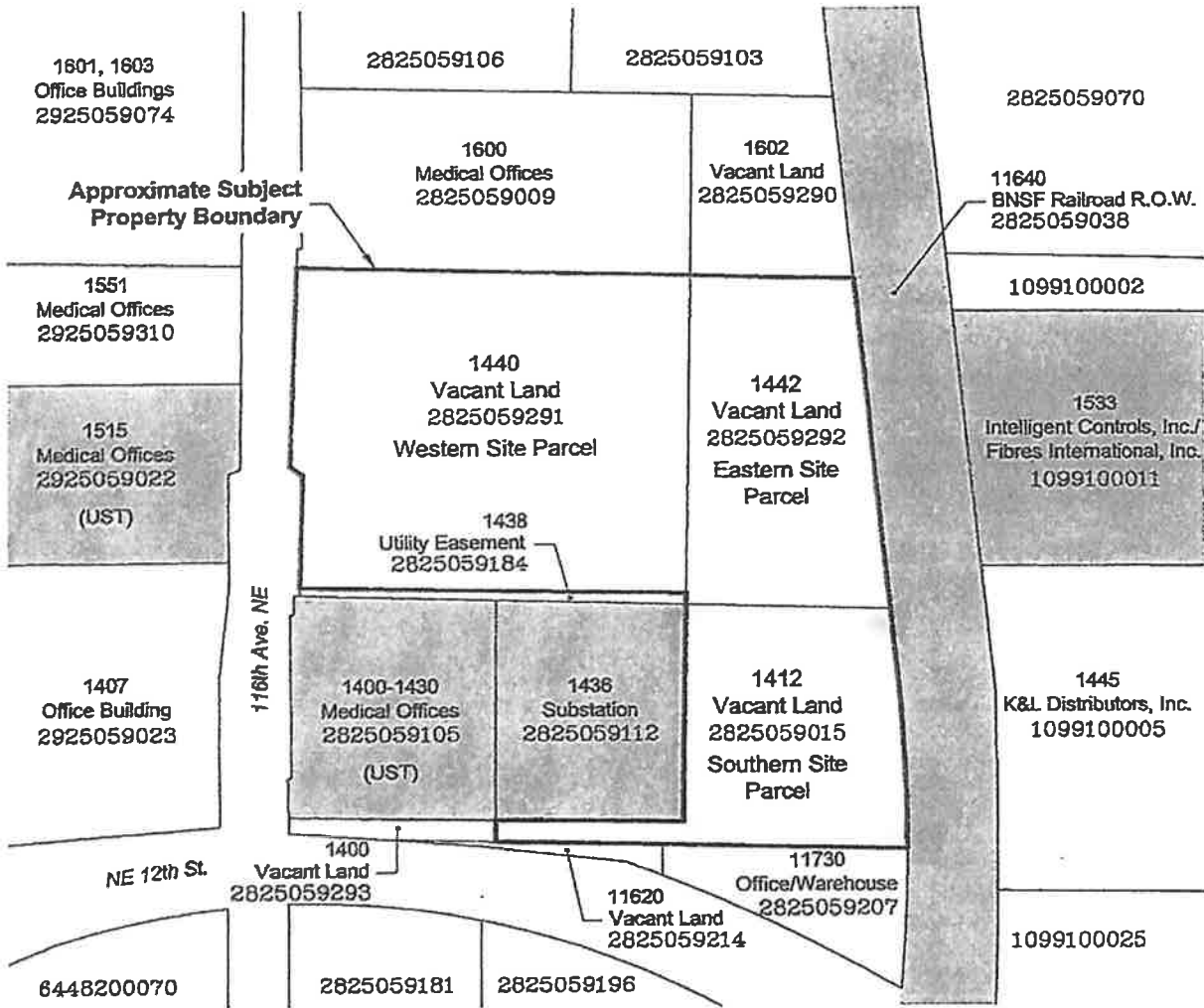
May 2004

21-1-12142-001




SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. 4

File: I:\Drafting\2112142-001\21-1-12142-001 Fig 02.dwg Date: 05-04-2004 Author: CNT



LEGEND

-  Approximate Subject Property Boundary
-  (UST) Potential for Underground Storage Tank
-  Properties with Recognized Environmental Conditions (RECs)
- 1400 Address Listing
- 2825059105 Parcel Number

Phase I Environmental Site Assessment Former Bellevue Justice Center Bellevue, Washington	
AREA MAP	
May 2004	21-1-12142-001
SHANNON & WILSON, INC. <small>Geotechnical and Environmental Consultants</small>	FIG. 2



Bellevue Police Department MEMORANDUM

03/02/2016

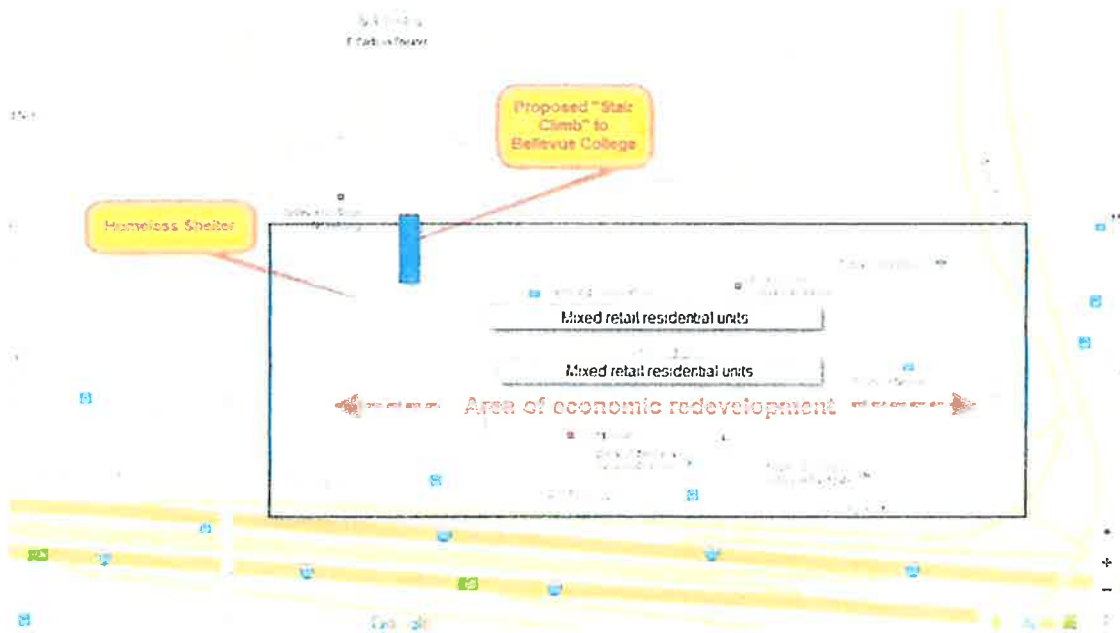
FROM: Captain Carl Kleinknecht

TO: Major Patrick Arpin

SUBJECT: Permanent Mens' Shelter site update – March 2, 2016¹

On 2/2/2016 I attended a two hour meeting with other City of Bellevue staff (Kate Berens, Dan Stroh, Carol Helland, Amanda Jensen, Joyce Nichols, Erika Rhett, Toni Pratt, Emily Leslie, Terry Smith, Paula Stevens, Kevin McDonald, Mike McCormick-Huentelman, and Julie Byers. Also present were staff members from Congregations for the Homeless (Dwight Jackson and David Johns Bowling) and Arthur Sullivan from A Regional Coalition for Housing (ARCH).

The presentation started when Planning Director Dan Stroh gave an overview of the steps that the City has taken with King County government, ARCH, and CFH to address the needs of the growing homeless population in East King County. The discussion then explored the preferred location, site #3. This location is due east of the Eastgate Park and Ride and due south of Bellevue College. The shelter will have 100 beds, will be a "low barrier" facility², and the headquarters for CFH will be co-located onsite. Having CFH



¹ This update corrects the location for the proposed Bellevue College stair climb on the graphic above and adds the City's layout map for the redevelopment of Eastgate (on page 8). Info obtained during joint meeting on 3/2/16.

² It is not necessary to have ID to check into the shelter and residents with active addictions are given assistance to manage their symptoms and cravings.

staff always present will enable us to remedy complaints originating from the surrounding area more quickly. Transitional apartment housing might be offered at some point in the future.

A presentation was given regarding the planned economic redevelopment/neighborhood revitalization plan that the City has been working on for the past few years (see page 8 for a rendition of the area layout). As can be seen above, the redevelopment plan affects the area surrounding the proposed permanent shelter site.

The 10-20 year plan includes several mixed-use buildings that will create a small urban village consisting of 800 residences and a pedestrian-only boardwalk running east/west through the heart of the development. The ground floor units will be dedicated to retail shops and eateries with the residences built on the upper floors. Concurrent with the build out will be the construction of a stair climb/pedestrian entrance to the south side of Bellevue College that will link the college with the urban village. The City is hoping to make the urban village facilities attractive for foot traffic from the students at the college which number approx. 32,000 (staff for the college is 1,600).

Discussion of predictable challenges: We had a frank, non-judgmental discussion of some of the public safety issues that we have been responding to at/around the Winter Shelter. Since the Winter Shelter population is at a nightly count of 70-85, it is a good measure/predictor for what we might encounter at the new, proposed site.

- Adequate staff needs to be present inside and outside of the shelter to address code of conduct violations. The discipline for rules violations are progressive and can result in expulsion from the shelter for a period of days or longer depending on the violation. Expulsion of a resident from the shelter can create an immediate impact on the surrounding community. We have seen that persons expelled from the shelter tend to stay in the area but are then adrift with no support network in place. Regular doses of medicine might be missed for those that are mentally ill which will lead to a worsening of their condition. The gravely drug addicted might be exposed to the elements and be at risk from predation by criminals looking for an easy victim to target. It will likely increase the public exposure to loitering-type behavior by former residents that might be "service resistant".³ The police will be called to the scene to deal with the situation with only a couple of tools at their disposal: 1) if the person is gravely intoxicated they can do an involuntary committal; 2) if the person is on private property they can initiate the trespass protocol. **I am very concerned that this problem will likely increase in scope as there are currently inadequate solutions to deal with the number of service resistant populations – both sheltered and unsheltered.**
- As we've seen with the Winter Shelter, there were several RVs that took up residence along the shoulders of the road near the shelter. Despite on-going outreach from CFH staff, the residents of the RVs typically shunned offers of assistance and the open invitations to relocate to the shelter. A plan needs to be put in place to mitigate any RVs that locate to the area of the proposed shelter which is adjacent to the Metro Park and Ride.
- There could be an increase in opportunistic crimes such as car prowls from the adjacent Park and Ride. The rate of panhandling could also increase. We have seen robberies (armed and strong-armed) periodically occur in the area surrounding the shelter. I am aware of three of them that occurred in the past two months and at least two of them were perpetrated by shelter residents.
- Bellevue College student safety (or at least the perception of their safety) will likely be impacted. The shelter will be located in the immediate area of the new stair climb leading from the Park and Ride/west end of the boardwalk to the south end of the campus' property line. Crime Prevention Through Environmental Design (CPTED) should be employed by the City with input from Det.

³ This term refers to individuals suffering from treatable maladies (alcohol or drug addictions, mental health) that refuse to agree to beneficial services that are offered to them.

Amanda Jensen. I am concerned by the concealment afforded by the dense trees/shrubs that separate the campus from the properties to the south. 11 years ago a mother was raped and murdered by a transient who had been living out of his car nearby.⁴ (See attached)

- Property values might decrease if the unsheltered homeless population increases in the area. It will be imperative to manage this with our partners from within the City of Bellevue as well as our external partners (ARCH, CFH, KC Metro, KC Public Health, Sound Mental Health, Bellevue College Security).
- I requested that funds in the budget be allocated for the placement of two officers in a substation located in the area – if not permanently then for at least the first two years. The substation would ideally be collocated within the same building as Bellevue College Security. The officers would work opposite days to afford seven day coverage and they would act as a community policing element that would work directly with the stakeholders (residents, merchants, students) to resolve problems proactively.

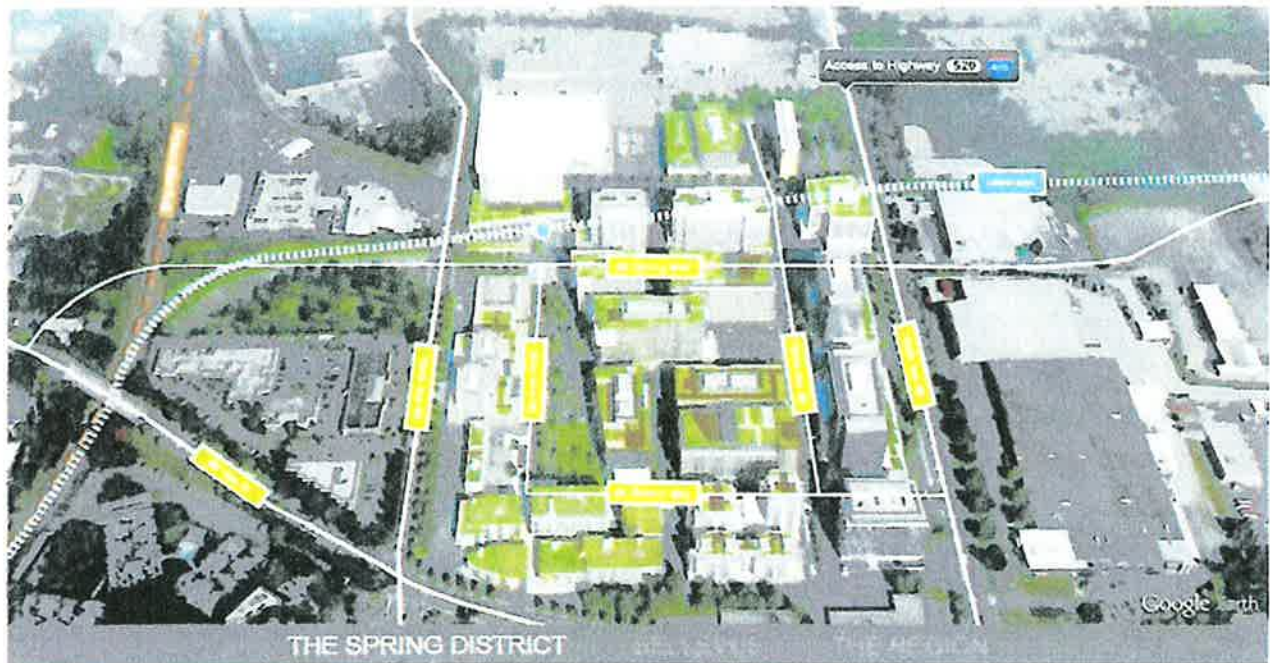
We discussed positive aspects/synergies of the location and they included the following: The possibility of sheltering pets at the nearby Humane Society; That there is a sense of "ownership" that comes about when homeless men are given a permanent shelter and that this should help foster better conduct within the shelter and outside of it; proximity to mass transit and public health; and a direct link to possible employment at Bellevue College.

Towards the end of the discussion the question was asked, "Are there any deal breakers with siting the permanent shelter at the proposed location?" I said that no matter where a permanent shelter is housed we would have to deal with challenges. I said that with proper management, collaboration, and a real system of solutions in place to address the concerns I raised in the first bullet point, we would have the ability to respond to and manage the public safety concerns. Dwight Jackson from CFH said that he was concerned with the proposed location because of its lack of a buffer zone between the shelter and the surrounding development and college.

The alternative site was discussed next and it too poses similar issues. There are businesses in the immediate area and the Spring District is set to open up in the next 12 months. I believe that this might be a larger urban village than the one proposed for Eastgate but that would have to be confirmed with Land Use.



⁴ <http://www.seattletimes.com/seattle-news/transient-sentenced-to-26-years-for-murder>



Rough timeline and next steps: The City Council will continue to gather information on the suitability for one site over the other. Senior Land Use Planner Toni Pratt will research both sites and see if either one would meet zoning requirements.

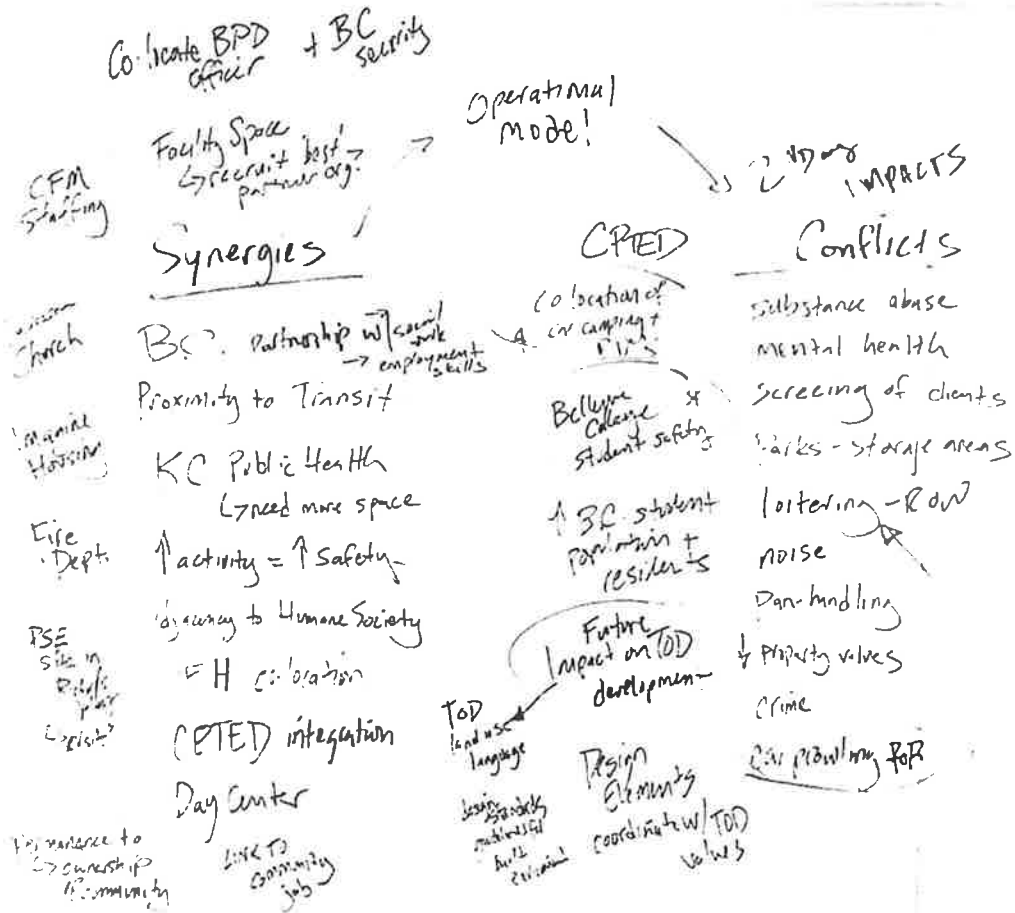
March, 2016: If either site meets zoning requirements, public hearings could/will be held to gather public comments.

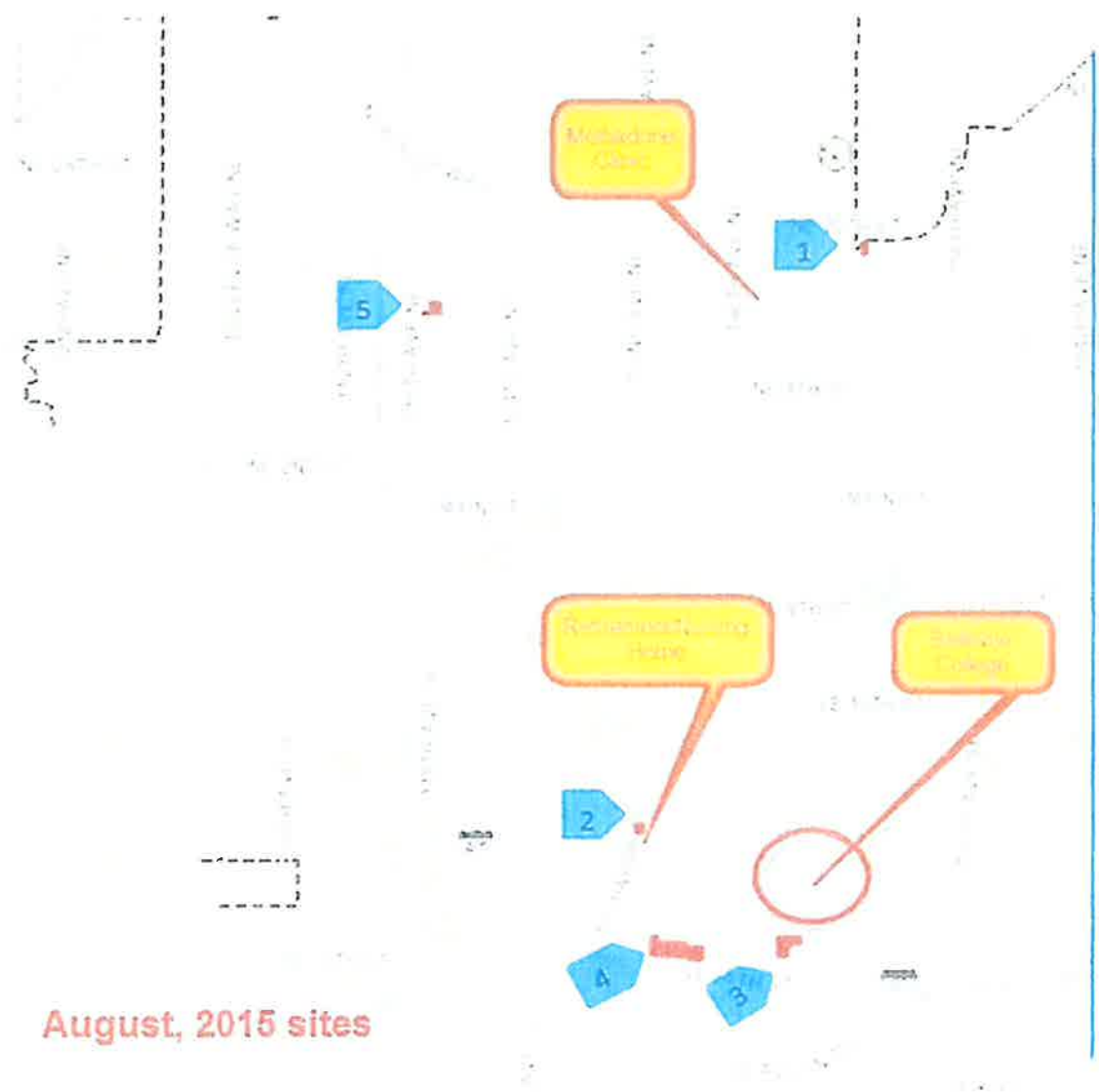
July, 2016: City Council makes a commitment to the site selection.

August, 2016: ARCH and CFH apply for funding which now becomes available.

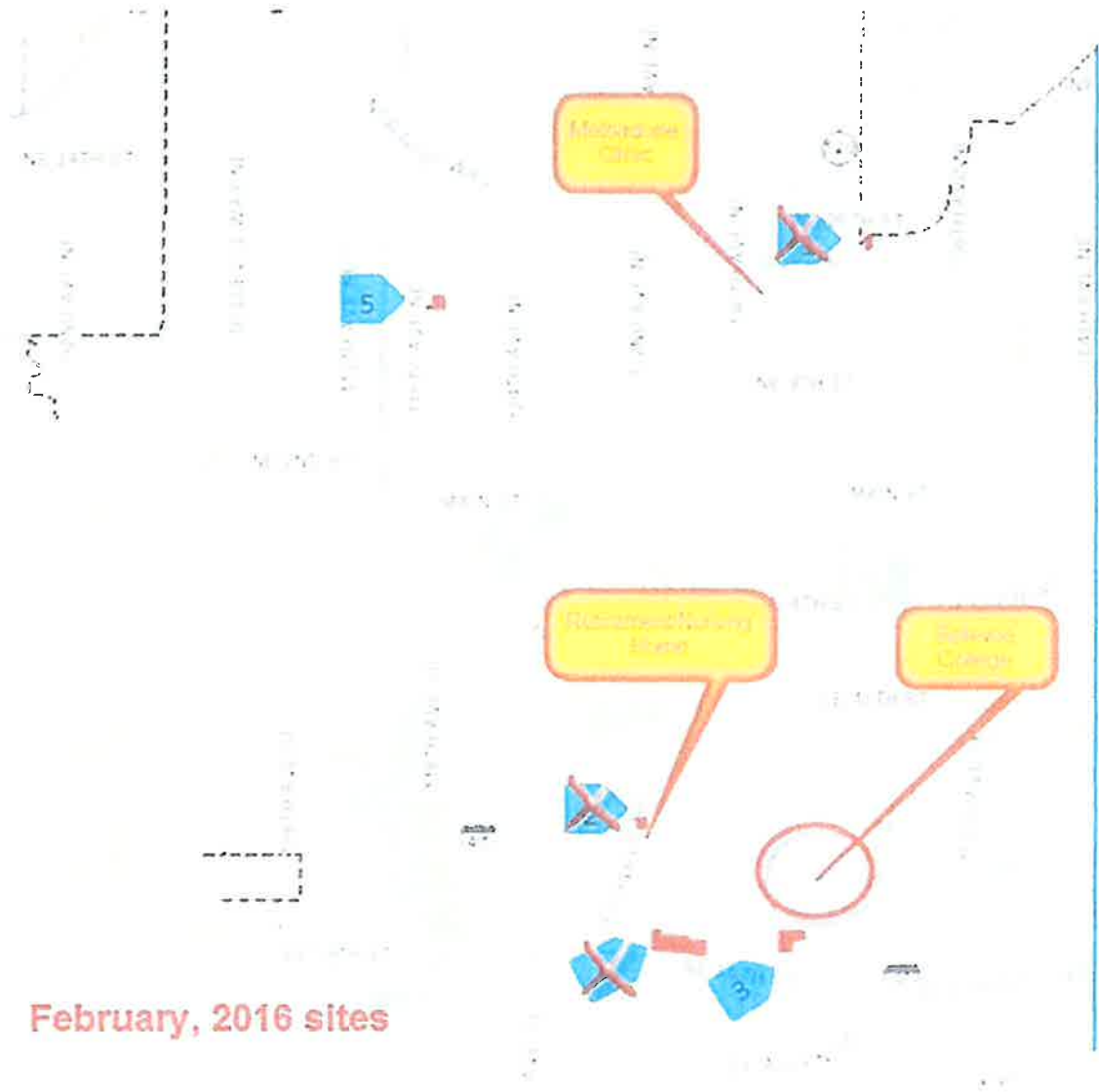
Mid-2017: Construction of the shelter with occupancy expected within 10-12 months.

Notes from the whiteboard:





August, 2015 sites



February, 2016 sites

Transient sentenced to 26 years for murder

Originally published January 20, 2007 at 12:00 am & updated January 19, 2007 at 10:16 pm

Ignacio A. Rosas was sentenced to nearly 26 years in prison Friday in the strangling and sexual assault of Cassandra Oliphant, a 33-year-old...

By Amy Roe

Ignacio A. Rosas was sentenced to nearly 26 years in prison Friday in the strangling and sexual assault of Cassandra Oliphant, a 33-year-old Bellevue woman who had four young daughters and was pregnant with another child.

King County Superior Court Judge Richard Jones sentenced Rosas, 31, to one year less than the maximum sentence allowed by law.

Jones also ordered him to pay restitution to the victim's family, barred him from contact with the family, and ordered him to complete two to four years of community custody, which could include electronic monitoring.

The sentence disappointed the victim's mother, Margaret Oliphant, who had pleaded for the maximum sentence on behalf of her slain daughter, the four granddaughters she is now raising, and the unborn child Oliphant was carrying.

"Some day, he'll be out," Oliphant said during the sentencing. "My daughter has a true life sentence. Her children are forever dealing with this."

On May 23, 2005, police officers found Rosas, a transient, lying nude across Oliphant's body in a wooded area near the Bellevue Community College (BCC) campus. A man walking along the trail from BCC saw Rosas kneeling in bushes without a shirt on and alerted security.

Rosas originally said he and Oliphant were attacked by two men who beat him with sticks, but police said they found physical evidence that connected Rosas and Oliphant, though police said Oliphant did not know her attacker.

Cassandra Oliphant had left her home in the Hidden Valley Apartments at about 8:42 a.m. and walked across the campus toward a paved path between the college and the Eastgate Park & Ride, headed for a state office on Southeast Eastgate Way. Rosas attacked her and dragged her into the blackberry bushes.

He pleaded guilty to charges of first-degree murder in October. His defense attorney argued that he had been under the influence of alcohol, marijuana and Ecstasy.

Rosas, who had no previous violent-crime convictions, had lived in King City, Calif., south of San Jose, and came to Seattle in spring 2005 looking for work, police said. Once here, Rosas lived “a transient lifestyle,” investigators said, living out of his car and with a friend near Oliphant’s apartment.

Turning to face the victim’s mother and other family members in the courtroom, a blank-faced Rosas apologized. “I just pray that you forgive me because I have a very hard time forgiving myself,” he said, “because I just can’t believe this happened.”

But Margaret Oliphant later said the apology sounded “empty.”

Amy Roe: 206-464-3347 or aroe@seattletimes.com