

Eastside Men's Shelter and Supportive Housing Project

Additional Site Screening

At the community meeting on October 27, information was provided on five sites screened for the proposed project. This information is on the project web page at:

www.bellevuewa.gov/pdf/Neighborhoods/Site_Screening_Summary.pdf

At the April 3, 2017 City Council meeting, details on three additional alternative sites were requested. These include the city-owned Lincoln Center, site of the current interim Eastside Winter Shelter, as well as Sound Transit's future Operating and Maintenance Facility: Eastside (OMFE) on 120th.

Lincoln Center Site



Location: - 515 116th Avenue NE

Site Size - 4.2 acres

Background – The site is currently occupied by two 2-story office buildings constructed in the mid-1970s. It was acquired by the City for future extension of NE 6th St. and other municipal purposes. A portion of the southern office building is the current interim site for the Eastside Winter Shelter. The site is currently zoned OLB, which allows transitional housing as a permitted use.

Current Site Status - A number of impacts and uncertainties affect this property:

- The extension of NE 6th St. will take a swath of the land at the northern end of the site

- The East Link light rail guideway will take another ribbon of land south of NE 6th, and will require demolition of the northern office building
- The Grand Connection will pass through this site heading toward the crossing of I-405, directly adjacent, and require another large swath of land; details are unknown at this point as the Grand Connection is still at a conceptual design stage.

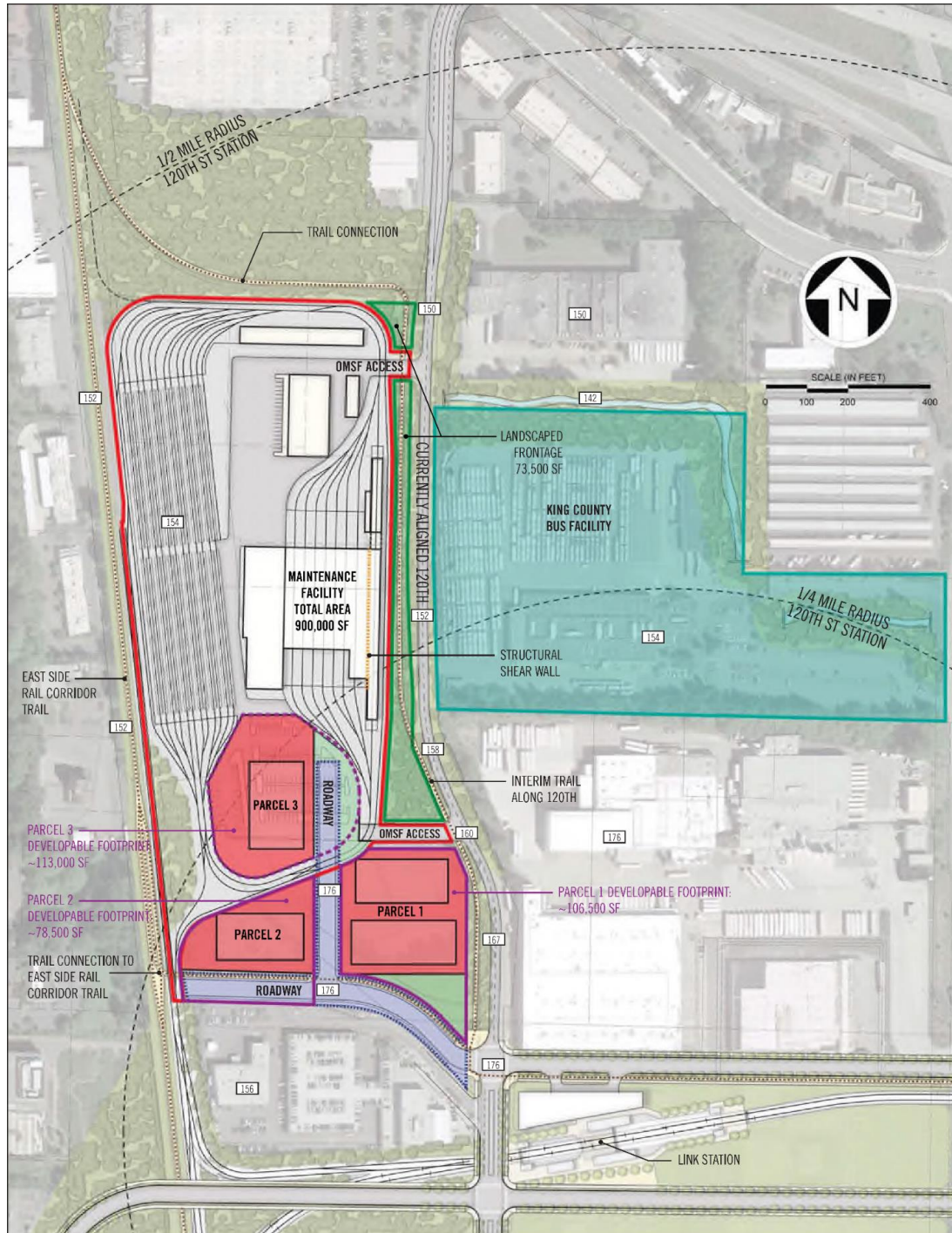
Nonetheless, there is likely to be a remaining buildable portion of this site even after accounting for the above factors. Depending on the Grand Connection configuration, the buildable remnant might total approximately 1.4 to 2.2 acres.

Observations – Some observations on this site include the following:

- The location is close to Overlake and Kaiser Permanente hospitals. These facilities provide emergency care, but primary care services from Public Health or other non-profit medical care providers are not nearby.
- There is an existing retail marijuana shop across the street at 614 116th Ave.
- If this were to be the long-term shelter site, another consideration would be the interim shelter function. Without additional work, we cannot confirm that the interim shelter could function in the existing building while a new building is constructed on site. If another interim shelter site needs to be found for that construction period, past experience has shown that identifying a suitable interim site can be a major undertaking.
- From a public safety response perspective, the site has some advantages. It is flat terrain, with good sight lines and good public road access. It is an easily accessible location where Police could regularly patrol, and be accessible to the bike team as well. No outreach has been conducted to identify issues of concern from adjacent and nearby property owners or residents that might add additional considerations from a public safety perspective.
- A major “re-visioning” effort is currently underway to explore the future of this area. The Lincoln Center site lies at the heart of this district, and its role in this future vision is undetermined. Selecting this site now for the Eastside Men’s Shelter and Supportive Housing Project preempts any opportunity for consideration of how public uses of the site may play into the visioning process.
- The City and CFH hosted a community meeting prior to the siting of the *interim* shelter and day services center at this location. No public outreach has been conducted considering this site for the *permanent* location for the Eastside Men’s Shelter and Supportive Housing Project.

Access to Transit - Transit access today is mixed but will improve in the future with light rail. Today there is a single bus route on 116th Ave (KC Metro 271), with a stop just south of NE 2nd Place, and access to Rapid Ride B Line on NE 8th St. north of the site. The closest walking route to the Downtown Bellevue Transit Center is about 0.6 miles, by way of the NE 4th Street crossing of I-405. When the Grand Connection crossing of I-405 is built (no expected timeframe yet) there will be walkable access to the Downtown East Link station. Until that time, the nearest station is the Wilburton Station on the north side of NE 8th Street. East Link is slated to become operational in 2023.

Sound Transit Operations and Maintenance Facility: Eastside (OMFE)



DEVELOPMENT SCENARIO - PHASE 1
EXHIBIT I-1

Location – The Operations and Maintenance Facility East (OMFE) is located along 120th Avenue NE, just north of the future Spring Boulevard. The southern portion, located within the ¼ mile walk-shed of the future Spring District/120th East Link light rail station, has been identified for future transit-oriented development (TOD).

Site Size – The OMFE site is made up of nine parcels. Sound Transit currently owns two parcels (the old International Paper site and a portion of the old BNSF rail spur adjacent to it) and is in active acquisition process for six parcels. The City owns one small parcel (a portion of the old BNSF rail spur adjacent to 120th Avenue NE). A large portion of the site is required for the OMFE, with a TOD redevelopment area available in the range of 280,000-325,000 square feet based on preliminary analysis. Future TOD parcels will vary in size depending on future roadway configuration and lot boundaries.

Background – The City and Sound Transit set specific requirements for the OMFE site and the future TOD through the 2015 MOU, and a 2016 Implementation Agreement. These agreements identified and outlined elements to advance the common goals of both agencies in providing TOD opportunities as soon as practicably possible concurrent with commencement of East Link revenue service. These agreements also identify and outline process, roles, and design elements for what was termed “Phase I TOD Parcels”. These elements included consistency with the BelRed vision, walkable, mixed use development with a goal of achieving at least 1.2 million square feet of total transit-oriented development with at least 50,000 square feet of retail or other uses that activate the ground plane, and not less than 20% gross square feet of housing. Under the MOU it is Sound Transit’s responsibility to seek opportunities for private development to maximize the TOD potential of the Phase I properties.

Current Site Status – the OMFE project is nearing the end of procurement with a design-build firm. Sound Transit and the proposed design-builder anticipate completing the concept validation phase in early May 2017, with Sound Transit Board approval and contract award in late May 2017. Sound Transit has identified early construction activities (building demolition, preliminary utility work) could begin in late summer early fall, with OMFE construction continuing through 2020. Contractually, the OMFE must be fully functioning by late 2020 with light rail vehicles delivered in January 2021.

Sound Transit has also identified a procurement schedule to advance the TOD development for this property, beginning with a Request for Proposal (RFP) sometime in early 2018. Pending the outcome of that process, and the economic market, design development and project permitting would occur through early 2020.

Observations – Some observations on this site include the following:

- The City does not own this property and is not slated to under the terms of the MOU. Additional coordination, collaboration and agreements with Sound Transit would be necessary to determine how this newly proposed use could be structured within the planned TOD Request for Proposal process described above.
- Depending on construction methods and phasing, the TOD portion of the overall OMFE site could be available for construction sometime in 2020.
- The number of unknown variables regarding this site, make impossible any estimation of project cost of construction timeframe for the Eastside Men’s Shelter and Supportive Housing Project.
- An opening for a shelter day services center and housing at this site would be well outside of the Council Vision priority of having the facility open by 2018-2019.
- No public outreach has been conducted considering this site for the location for the Eastside Men’s Shelter and Supportive Housing Project. A stakeholder group continues to participate with Sound Transit in carrying out the terms of the MOU and Implementation Agreement around TOD on the Phase I parcels.

Access to Transit – Currently, this site has access to KC Metro route 226 at Bel-Red Road and 120th Avenue NE via slightly more than a ¼ mile walk. In 2023, this site will be served by the Spring District/120th East Link light rail station.