

Site Information Report

Compiled February 2016 through June 2017

For

Eastside Men's Shelter and
Supportive Housing Project



March 2018

This report is a compilation of information prepared by the City of Bellevue regarding potential Bellevue locations for an Eastside men's shelter and supportive affordable housing project. The sites described in this report are presented in geographic order, from north to south as shown in Figure 1.

In the City Council Vision Priorities, the Bellevue City Council endorsed working with regional partners to establish a permanent location for an Eastside men's shelter. Eastside cities, including Redmond and Kirkland, have been coordinating homelessness responses and services as one part of a broad strategy to address increasing homelessness. Bellevue agreed to identify a permanent location for the Eastside shelter for men, continuing a service provided in Bellevue with city financial and other support since 2008. A homeless shelter for Eastside youth and young adults is located in Redmond, and an emergency shelter for women and families operates in Kirkland. Kirkland has purchased land from the Salt House Church at NE 80th and 120th NE for the site of the new year-round one hundred-bed shelter for single adult women, children and families. Catholic Community Services will own the building and operate the shelter for children and families. The Sophia Way is slated to lease half of the building and run the single women facility. Ground breaking is projected for the spring of 2019.

Following adoption of the Council Vision Priorities, Bellevue, with assistance from A Regional Coalition for Housing (ARCH), explored 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 principles, which 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.

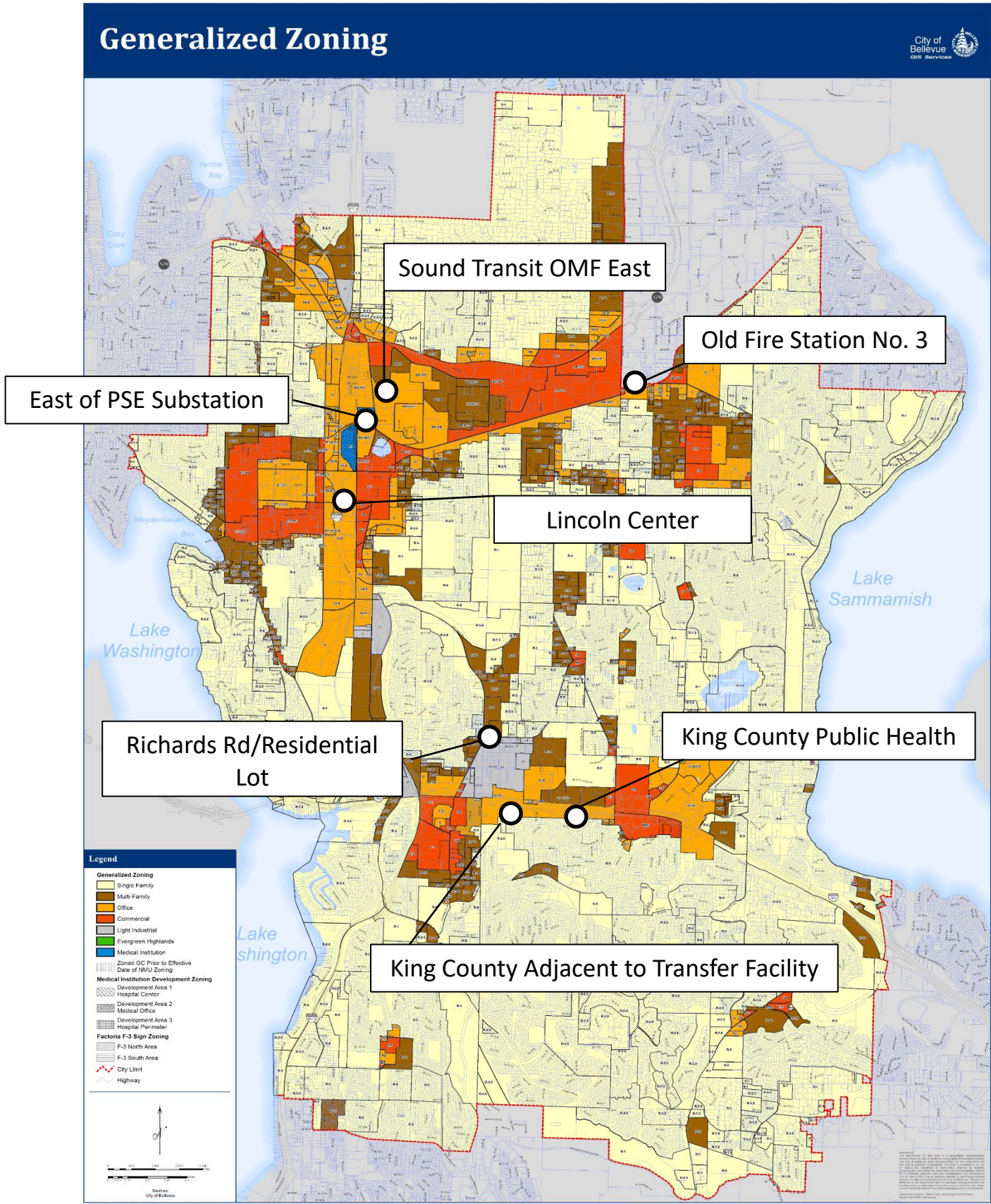
In April 2017 the City Council requested two additional sites be evaluated – an additional site owned by the city that houses the existing temporary winter shelter and a second site including property owned by Sound Transit and by the city. All seven of the properties are shown on Figure 1 – Publicly Owned Sites Explored.

In August 2017, the City Council adopted an Interim Official Control (IOC) amending the Land Use Code to clarify how shelter uses are identified and regulated and where in the city shelter use is permitted (noted in Figure 2). Under state law, this IOC remains in place for 6 months and may be extended in additional six month increments if a public hearing is held. Earlier this year in January, the council extended the IOC for another six months. It will remain in effect until Aug. 6, 2018.

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Figure 1 – Publicly Owned Sites Explored (Updated Zoning Map)



**Figure 2 – Land Use Districts Shelters Currently Permissible
(Under Interim Official Control)**

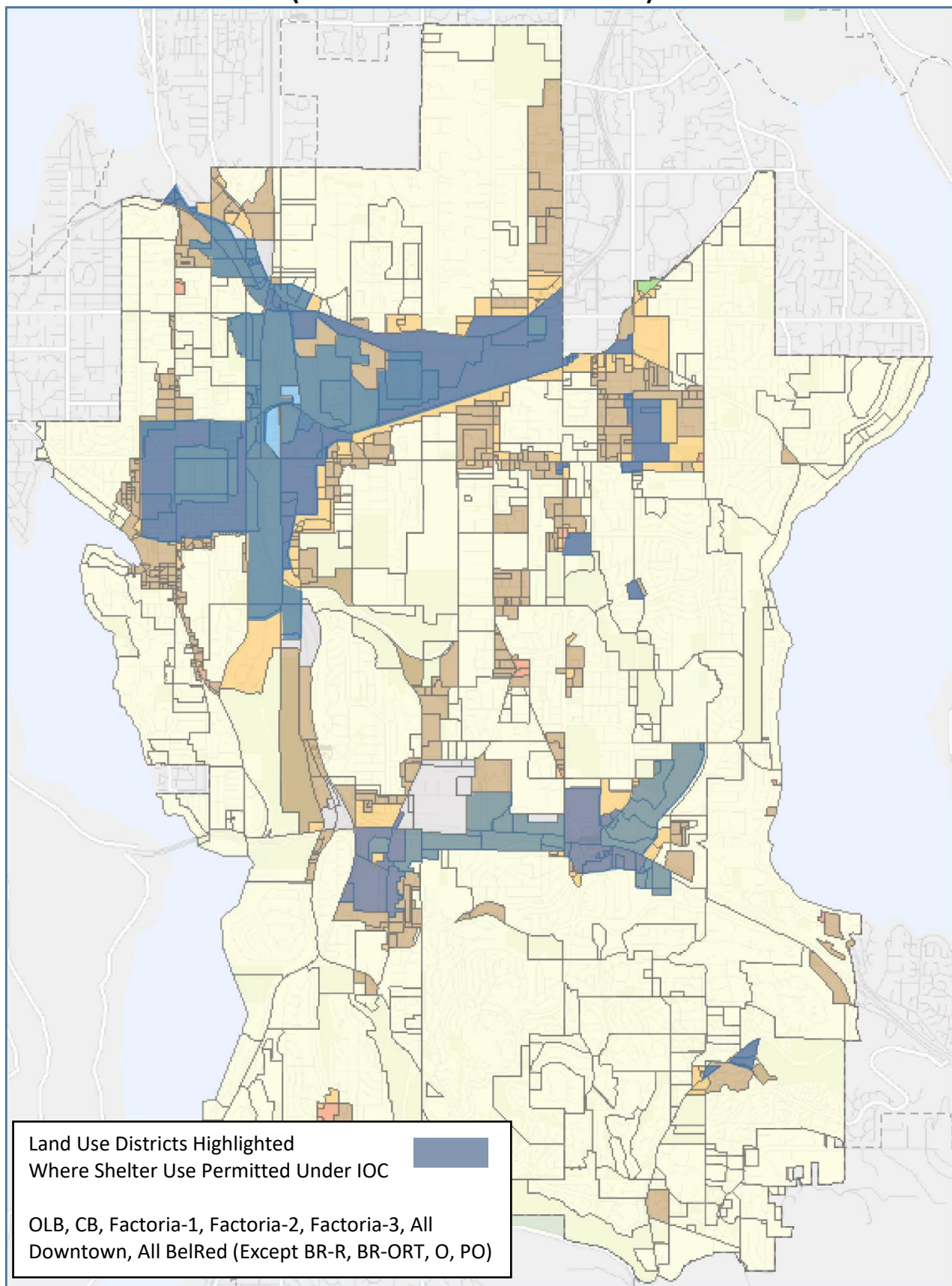


Figure 3 - Old Fire Station No. 3 (Bel-Red)



Location: 14822 NE Bel-Red Road

Site size: 0.70 acres

Ownership: City of Bellevue

Current Use: Leased

Zoning: O (Shelter Use not allowed under Interim Official Control)

Proximity to Transit: King County Metro Transit routes serve this vicinity (226 on Bel-Red, 221 on 148th, 245 and Rapid Ride B on 156th)

Proximity to Supportive Services: None in the vicinity, however there are services, including Congregations for the Homeless programs, within a moderate distance.

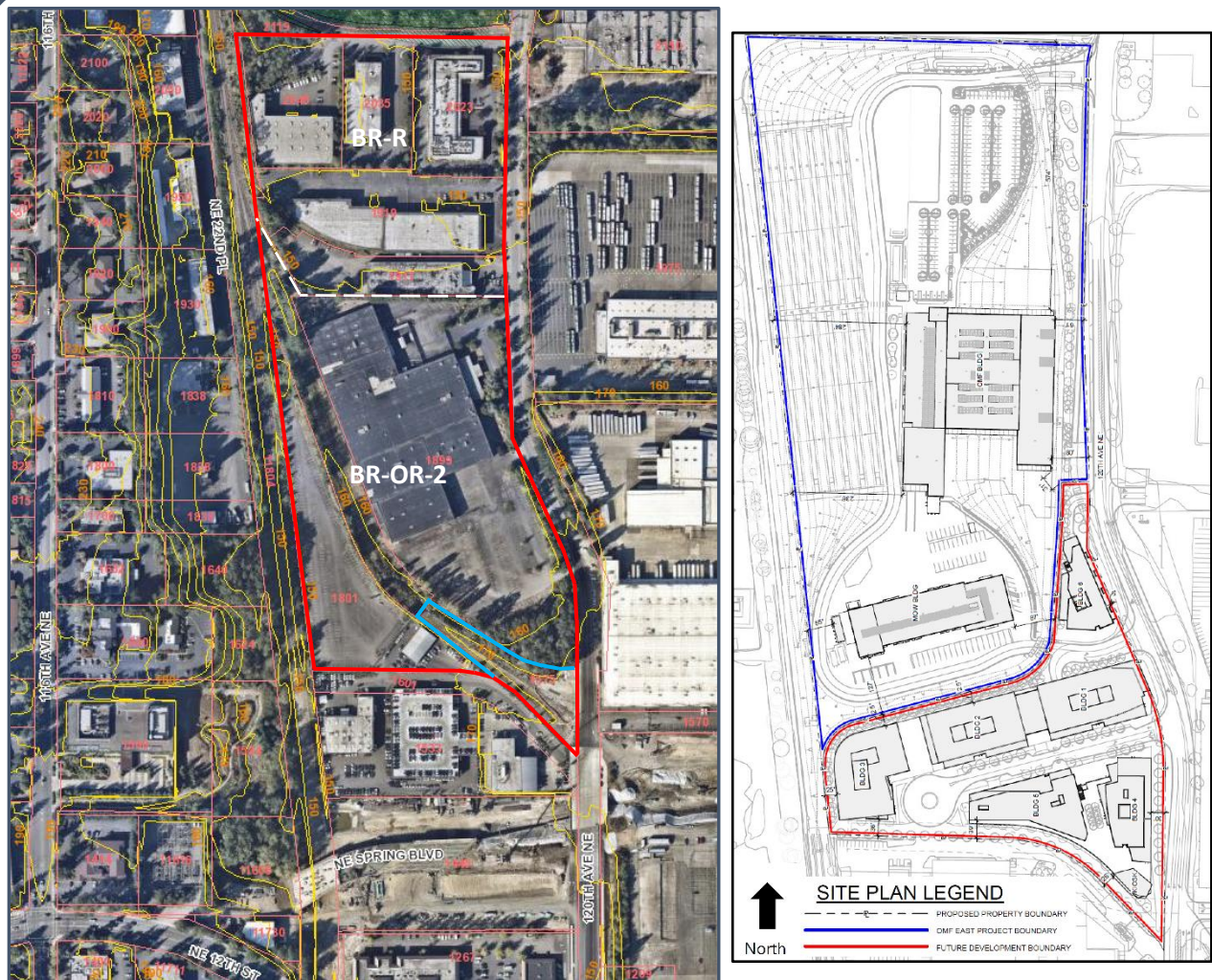
Sufficient size: Site could accommodate overnight shelter and day center, if existing structure is demolished.

Adjacencies: Directly adjacent to Highland Middle School and retail services.

Other: Site is small and somewhat constrained due to width of parcel; a small portion at the north end of the site is within Redmond city limits (all of NE 20th is within Redmond's jurisdiction);

Ownership and Status as of March 2018: No changes

Figure 4 – Sound Transit Operations and Maintenance Facility East (OMF East)



Location: 1899, 1801 and 1575 120th Avenue NE

Site Size: 6.8 acres (Master Development Plan anticipated TOD area – not yet approved)

Ownership: Sound Transit, City of Bellevue (1.0 acre in old railroad spur, noted in blue)

Current Use: Sound Transit's contractor is actively constructing the OMF East facility

Zoning: Anticipated TOD area is zoned BR-OR-2 (Shelter allowed with a Conditional Use Permit under the Interim Official Control.)

Proximity to Transit: King County Metro Transit route 226 currently serves NE 12th (approximately ¼ mile south), future Spring District/120th light rail station immediately adjacent in 2023.

Proximity to Supportive Services: Services within approx. ½ mile (Overlake and Kaiser Hospitals, other medical and mental health facilities).

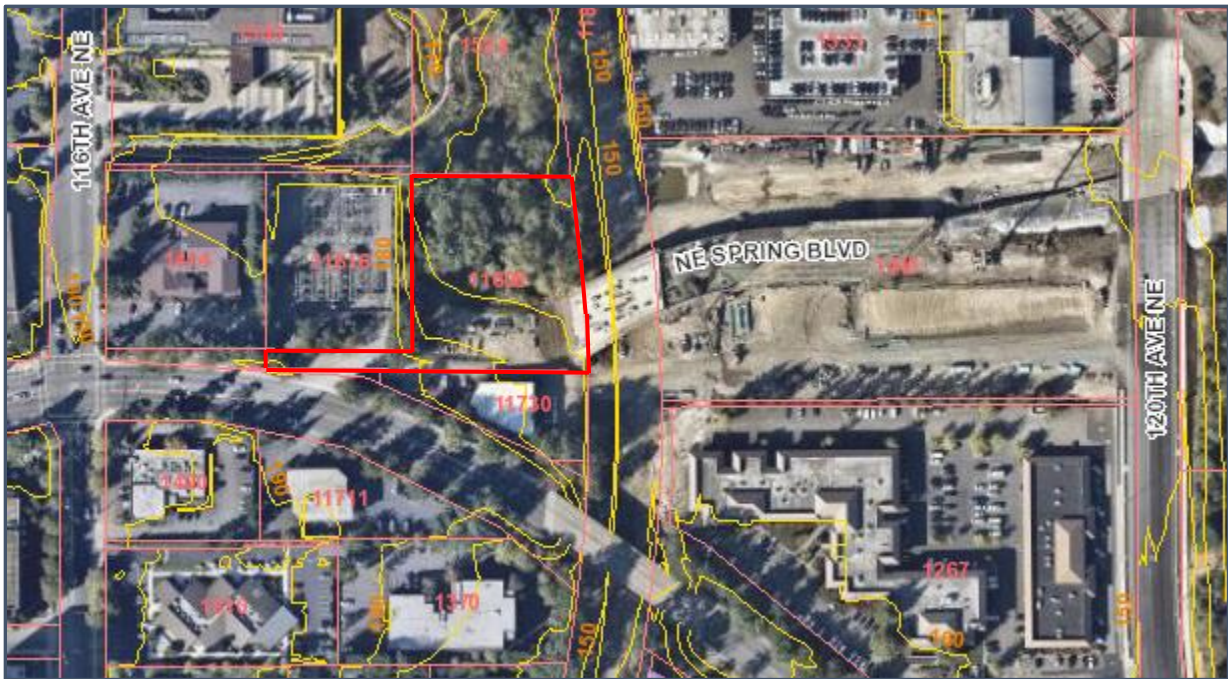
Sufficient size: Site, or portions of the site, could accommodate overnight shelter, day center and permanent supportive housing, plus additional mixed-use development.

Adjacencies: South east adjacency to Spring District mixed-use development, including Global Innovation Exchange and REI headquarters; adjacencies across 120th include future Bellevue School District Elementary School No. 19, King County Metro Bus Base and Safeway plant; abuts the Eastside Rail Corridor and future regional trail; Children's Hospital, medical offices and general offices immediately across the Eastside Rail Corridor.

Other: The city and Sound Transit set specific requirements for the OMF East site and the future TOD through the 2015 Memorandum of Understanding (MOU) and a 2016 Implementation Agreement, including timing of development, mix of development, and goal of achieving at least 1.2 million square feet of total transit oriented development.

Ownership and Status as of March 2018: Updated aerial graphic to the left above denotes area of OMF East and new Spring Blvd. construction. Graphic to the right depicts future Operations and Maintenance Facility with proposed future transit-oriented development (TOD). The Master Development Plan permit is currently on target to be approved in mid-March 2018. In August 2017, Peter Rogoff, Sound Transit CEO, provided a letter to the City Council stating their concerns regarding siting of a shelter and day center on the proposed TOD parcels adjacent to the OMF East.

Figure 5 – East of PSE Substation (NE 12th)



Location: 11608 Ne 112th Street

Site size: 1.55 acres

Ownership: City of Bellevue

Current Use: A portion of this site includes the new NE Spring Blvd. and is currently being used for construction staging

Zoning: MI (Shelter Use is not allowed under the Interim Official Control)

Proximity to Transit: Several King County Metro Transit routes serve this area (226 on NE 12th, 234 & 235 on 116th)

Proximity to Supportive Services: Services within immediate vicinity (Overlake and Kaiser Hospitals, other medical and mental health facilities).

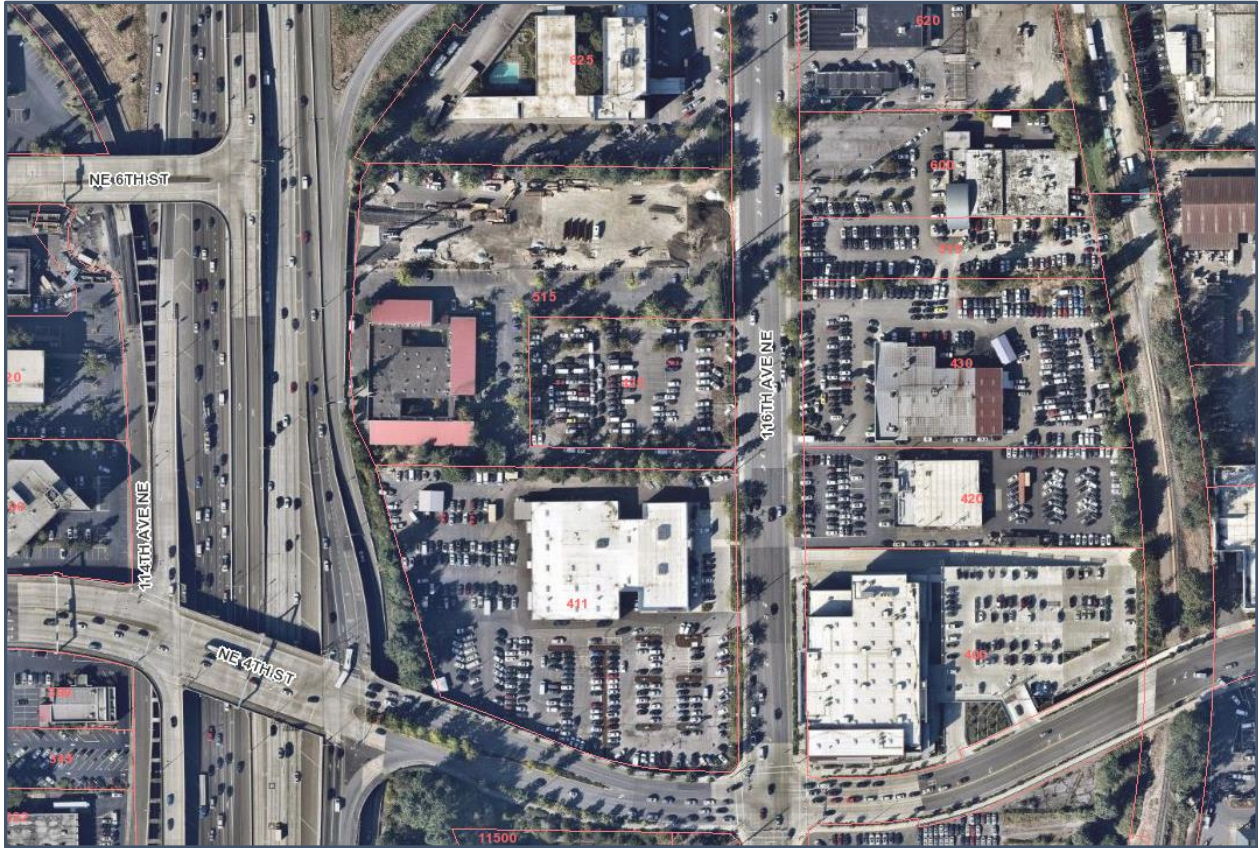
Sufficient size: Site could accommodate overnight shelter, day center and permanent supportive housing.

Adjacencies: PSE substation, medical institutions and office uses, future regional trail on Eastside Rail Corridor.

Other: Access to parcel somewhat challenging from NE 12th due to topography, approx. 20 feet grade difference from street to interior of parcel (200 feet); a portion of this site may be needed for future expansion of the PSE Substation; potential wetland mitigation.

Ownership and Status as of March 2018: Updated graphic above denotes new Spring Blvd construction. This parcel has also been discussed for use as a non-motorized connection to the new regional trail on the Eastside Rail Corridor.

Figure 6 – Lincoln Center



Location: 515 116th Avenue NE

Site Size: 4.2 acres

Ownership: City of Bellevue

Current Use: Existing Emergency Men's Winter Shelter and Day Center location, leased space

Zoning: OLB (Shelter allowed with Conditional Use Permit under Interim Official Control)

Proximity to Transit: King County Metro Transit near this vicinity; Rapid Ride B on NE 8th slightly less than ¼ mile north, route 234 and 235 north on 116th approx. ¼ mile north, route 271 approx. ¼ mile south on 116th, the closest walking route to the Bellevue Transit Center is a little over a half mile away. The East Link Wilburton Light Rail Station will be approx. ¼ mile north at NE 8th.

Proximity to Supportive Services: Existing Day Center located in south building, services within a little more than a ¼ mile (Overlake and Kaiser Hospitals, other medical and mental health facilities).

Sufficient size: Site could accommodate overnight shelter, day center and permanent supportive housing, plus additional mixed-use development, if existing structure is demolished.

Adjacencies: Abuts I-405 to the west; a hotel abuts the parcel immediately to the north; automobile dealer and/or dealer storage; retail; and existing retail marijuana shop.

Other: The Wilburton-Grand Connection effort is just wrapping up. The Grand Connection will require a portion of this parcel, south of the light rail guideway; any future extension of NE 6th to the east would also require a portion of this parcel. Although there would remain a buildable portion of this site after accounting for those factors.

Since this is the location of the interim winter shelter, it's function and potential location would need to be considered during construction of a permanent shelter.

Ownership and Status as of March 2018: Updated graphic above denotes northern portion of parcel under construction for East Link Light Rail and parcel used for construction staging and northern building has been demolished. Light rail will be elevated over the northern portion of this parcel, Sound Transit is utilizing the site under a temporary construction easement, and once construction is complete (June 2023) parcel will return to city ownership, less areas for guideway columns (four will be located within this parcel, and one just outside the property line in 116th).

Questions arose in 2017 about what work would be needed to establish a temporary shelter for year-round use at this location until a permanent shelter could be established. A more thorough assessment of the building, its life/safety and other systems must be completed to determine the precise scope of work would be required to retrofit the building to meet code for a year-round overnight shelter use, but preliminary assessment indicates the work is substantial and would require significant financial investment. In addition, while a temporary emergency shelter use is permitted in this location, extending the use to year-round would require a Conditional Use Permit under the Interim Official Controls.

Figure 7 – Richards Road Residential Lot



Location: 2404 132nd Ave SE

Site size: 0.90 acres

Ownership: City of Bellevue

Current Use: Vacant

Zoning: R-20 (Shelter Use not allowed under the Interim Official Control)

Proximity to Transit: One King County Metro Transit route serves this vicinity (240).

Proximity to Supportive Services: None in the vicinity, King County Public Health is approximately 1.5 miles southeast of this location, accessible by transit.

Sufficient size: Site could accommodate overnight shelter and day center.

Adjacencies: Directly adjacent to single and multi-family.

Other: Wooded single-family lot with approx. 20 feet grade difference from street to back of lot (185 feet) and Richards Valley Open Space wetland area.

Ownership and Status as of March 2018: No changes

Figure 8 – King County Public Health



Location: 14350 SE Eastgate Way

Site size: 4.13 acres

Ownership: King County

Current Use: King County Eastgate Public Health Center occupies approx. 1/3 of parcel

Zoning: EG-TOD (Shelter allowed with Conditional Use Permit under Interim Official Control)

Proximity to Transit: Directly adjacent to Eastgate Park and Ride

Proximity to Supportive Services: Collaboration opportunities with existing social services (King County Public Health); potential partnerships with Bellevue College for employment support programs and service learning opportunities

Sufficient size: Site could accommodate overnight shelter, day center and permanent supportive housing

Adjacencies: Within planned future mixed-use transit oriented development where additional residential, retail and commercial uses are anticipated; existing residential condominium complex approx. 650 feet northwest of site

Other: King County has indicated partnership with non-profit developer is possible. Critical areas in the form steep slopes exist north of this site.

Ownership and Status as of March 2018: No changes

Site size: 25.30 acres – originally reported (includes northern parcel redeveloped by King County)

Ownership: King County

Zoning: OLB2 (Shelter allowed with Conditional Use Permit under Interim Official Control)

Proximity to Supportive Services: West of existing social services (King County Public Health); potential partnerships with Bellevue College for employment support programs and service learning opportunities

Adjacencies: Light industrial, solid waste transfer station, Human Society, office.

Ownership and Status as of March 2018: Updated graphic above denotes new solid waste facility and construction changes to northern parcel. King County has indicated they have begun the process to offer the southern parcel as surplus, and offer it for sale.