

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

North King County Enhanced Shelter at the Oaks

2. Name of applicant:

King County Department of Executive Services

3. Address and phone number of applicant and contact person:

Valerie Kendall
King County
401 Fifth Avenue, Suite 500
Seattle, WA 98104
206-263-9076
valerie.kendall@kingcounty.gov

4. Date checklist prepared:

February 16, 2021

5. Agency requesting checklist:

King County Department of Community and Human Services

6. Proposed timing or schedule (including phasing, if applicable):

Anticipated project completion March 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, this is a discrete and temporary project. Following the termination of this project there is a possibility the site may be used for affordable housing. Such a decision would be made after an independent phase of environmental review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA Environmental Checklist; Adoption of interim regulations defining Enhanced Shelters and permitting them as a use in the R-48 zoning district, subject to 20,40,355 Enhanced Shelter Index Criteria, City of Shoreline, September 2020 ¹

Non-project SEPA threshold determination of Non-Significance (DNS) for proposed zoning text amendment, City of Shoreline, October 2020 ²

Staff Report, City of Shoreline; Public Hearing and Adopting Ordinance No. 906 - Interim Zoning Regulations to Allow Siting a 24/7 Enhanced Shelter in the R-48 Zone District, October 2020 ³

Memorandum of Agreement for the operation of an Enhanced Shelter within the City of Shoreline Washington, December 2020 ⁴

Phase I Environmental Site Assessment, PBS Engineering & Environmental (prepared for King County Housing Authority, September 2020)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are pending for governmental approvals or other proposals affecting the property covered by this proposal.

¹ See Attachment B

² IBID

³ IBID

⁴ IBID

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Shoreline, WA

- Fire alarm permit
- City of Shoreline Ordinance No. 913 establishes the criteria on which enhanced shelters are allowed in R-48 zoning ⁵

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project, sponsored by King County, proposes to use the former Oaks at Forest Bay Nursing Home, located at 16357 Aurora Avenue North, Shoreline WA as an Enhanced Shelter facility for homeless persons, subject to permitting and use conditions associated with Enhanced Shelter facilities in that community. ⁶ No new structures are proposed. The facility is anticipated to serve as an emergency shelter for up to 60 adults facilitating transition to permanent housing. The building includes 36,538 square feet of covered area, sited on a 115,868 square foot lot. See Attachment A for the locator map, current building and site plan.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

16357 Aurora Avenue North, Shoreline WA 98133
Lat. 47.748368552131524, Long. -122.34642381663436
Parcel: 329370-0010
Quarter-Section-Township-Range: NW-18-26-4

Legal Description: HIGHLAND ACRES ADD ALL LOTS 1 THRU 4 TOW E 125 FT LOT 24
LESS ST HWY #1 LESS POR FOR RDS PER REC # 20050223001128

Please see Attachment A for the locator map, current building and site plan.

B. Environmental Elements

1. Earth

a. General description of the site:

(Circle one) ☒ Flat, ☐ rolling, hilly, ☐ steep slopes, ☐ mountainous, other _____

⁵ <https://www.shorelinewa.gov/government/departments/city-clerk-s-office/ordinances>

⁶ City of Shoreline 20.20.018E defines Enhanced Shelter as: A low-barrier, 24 hour a day facility intended to provide persons experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing. For more, see the City of Shoreline's Enhanced Shelter FAQ page: <https://www.shorelinewa.gov/home/showpublisheddocument?id=49250>

b. What is the steepest slope on the site (approximate percent slope)?

<5%⁷

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil Surface Texture: Gravelly - sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is three to six feet.⁸

The project does not propose soil removal.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No such indications or history are observed or known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This project does not propose site filling, excavation or grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion is expected to occur as a result of this building's repurposing.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This project proposes no changes to existing impervious surfaces. See QA.11 for building and site area measurements.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This project proposes no changes to existing surfaces.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions to be expected prior to opening would be from delivery of interior materials, supplies and furnishings. Emissions during normal operations and maintenance are not expected to exceed that of the previous facility/use.

⁷ US Geological Survey 7.5-minute topographic map (Seattle North Quadrangle, 2014); see Fig. 1, Attachment A; Phase 1 Environmental Site Assessment, King County Housing Authority, September 2020, pg. 5

⁸ U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) National Cooperative Soil Survey (NCSS); Phase 1 Environmental Site Assessment, King County Housing Authority, September 2020, pg. 659

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No neighboring uses present the likelihood of off-site emissions or odor affecting this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Minor emissions may occur prior to opening. These would be related to delivery of startup supplies. Emissions during normal operations and maintenance are not expected to exceed that of the previous facility/use. Residents are expected to use public transportation, ride bicycles, walk, or use service vans to commute or address daily needs.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Topographic maps indicate that the nearest surface water, Boeing Creek, is located approximately 0.5 miles west from the subject property. Puget Sound is approximately 1.4 miles west of the subject property. There are no seasonal streams, lakes, ponds, or wetland areas on the site.⁹

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This project proposes no work over, in or adjacent to surface waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This project proposes no work requiring fill or dredge material.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This project proposes no work requiring surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This project does not lie within a 100-year floodplain.¹⁰

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This project does not involve discharges of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

⁹ US Geological Survey 7.5-minute topographic map (Seattle North Quadrangle, 2014); Washington State Department of Ecology well log database (<https://apps.wa.gov/wellconstruction/map/WCLWebMap/default.aspx>); Phase 1 Environmental Site Assessment, King County Housing Authority, September 2020, pg. 5

¹⁰ King County Districts and Development Conditions for parcel 3293700010 (https://www5.kingcounty.gov/kcdisreports/dd_report.aspx?PIN=3293700010)

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This project does not involve groundwater withdrawal or discharge.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This project does not involve discharge of waste material into the ground. All waste materials are to be handled by municipal sewer and solid waste services.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This project proposes no changes to existing systems of runoff collection and disposal, utilizing municipal stormwater facilities.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This project does not propose or anticipate features prone to introduce entry of waste materials into ground or surface waters. Records for nearby wells indicate that groundwater was not encountered at depths up to 115 feet below ground surface.¹¹

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?

This project does not propose changes that would alter existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As this project proposes no changes to existing flow conditions or systems to manage them, no additional measures are proposed.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ Deciduous tree: alder, maple, aspen, other
- ☒ Evergreen tree: fir, cedar, pine, other
- ☒ Shrubs
- ☒ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Orchards, vineyards or other permanent crops
- ☐ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ Water plants: water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation ()

¹¹ US Geological Survey 7.5-minute topographic map (Seattle North Quadrangle, 2014); Washington State Department of Ecology well log database (<https://apps.wa.gov/wellconstruction/map/WCLSWebMap/default.aspx>); Phase 1 Environmental Site Assessment, King County Housing Authority, September 2020, pg. 5

b. What kind and amount of vegetation will be removed or altered?

No removal or alteration of site vegetation is proposed.

c. List threatened and endangered species known to be on or near the site.

None listed or known.¹²

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This project does not propose landscape revisions. Fencing was replaced abutting residential properties along the project's western and southern edge to accommodate a six foot height requirement mandated by the City of Shoreline.¹³ Such fencing is expected to be retained for the enhanced shelter.

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to exist on or near the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Animal species typical of the site are limited to common songbirds, moles, mice, and domestic dogs and cats from neighboring properties.

Examples include:

birds: hawk, heron, eagle, songbirds, other: ()

mammals: deer, bear, elk, beaver, other: ()

fish: bass, salmon, trout, herring, shellfish, other ()

b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to exist on or near the project site.

c. Is the site part of a migration route? If so, explain.

The site is not known or listed as part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

This project proposes no measures to enhance wildlife.

e. List any invasive animal species known to be on or near the site.

No invasive species are known to exist on or near the project site.

¹² King County, "Rare, Threatened, and Endangered Plant and Animal Species" map, <https://your.kingcounty.gov/dnrp/library/archive-documents/wlr/waterres/biodiversity/kingco-rare-species-map.pdf>

¹³ Existing fencing encroaches on subject property, see Attachment A

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This project anticipates the use of electricity and natural gas to supply all energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project would not affect the potential use of solar energy by adjacent properties. The project uses a building that already exists and proposes no new construction beyond the existing envelope.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Plans for this project propose no additional energy conservation features.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The Phase I Environmental Site Assessment (ESA) noted in Question A.8 reports observation of three existing items of potential concern:

1. A pipe of the type commonly associated with underground heating oil tanks is located on the west side of the facility. Although no longer in use, such a tank may have been installed during facility construction in the 1950s. The pipe has been capped and will not be disturbed by the proposed project.
2. Several paint coatings throughout the structure were determined to contain detectable concentrations of lead. None of this paint will be disturbed.
3. A visual mold inspection identified multiple apparent fungal growths in the structure. The mold will be removed prior to the proposed use.

Additionally, the Phase I ESA did not include research, survey or assessment of possible asbestos-containing materials in the structure. Building materials will not be disturbed in the course of the proposed use.

This project proposes use of a former nursing home. The scope of work to open the shelter includes replacing the fire panel, installation of security cameras and minor repairs to the existing building systems. Existing paint and drywall will not be disturbed.

- 1) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

See responses to Question 7.a above, noting possible storage tank, paint types and interior mold.

- 2) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This proposal anticipates that no known toxic or hazardous chemicals will be stored, used or produced during construction or operations of the project.

- 3) Describe special emergency services that might be required.

This proposal requires provision of no special emergency services.

- 4) Proposed measures to reduce or control environmental health hazards, if any:

Per reply in Question 7.a, mold conditions will be abated prior to occupancy. This proposal anticipates no disturbance of existing building materials, including areas determined to include lead-based paint. This proposal does not include disturbance or removal of the suspect heating oil tank.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The proposal site is located at the corner of Aurora Avenue North and North 165th Street, a major north/south arterial. As such, some traffic noise is expected though no more impactful than has been typical of the site since prior operations began in the mid-1950s. Including existing setbacks and landscaping, residents and staff will experience background noise typical of an urban environment.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

Work to make repairs to the existing building and site will generate levels of noise during regular business hours and within noise constraint limits regulated by the City of Shoreline. The site and building preparation period is expected to be two months. During operations, the proposed facility would not generate significant noise, beyond those generated during the prior use of the facility.

- 3) Proposed measures to reduce or control noise impacts, if any:

This project proposes all repair activities to comply with noise constraint limits regulated by the City of Shoreline. Generally, construction hours are expected from 7:00 am to 8:00 pm weekdays. During operations, the proposed facility would not generate significant noise.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposal site currently features a former nursing home facility, zoned for and in operation since the mid-1950s. Surrounding land uses include a U-Haul storage facility to the north, an auto service center to the northeast, a plumbing supply and home accessory store to the east, a drive-through restaurant, apartments and single-family residences to the south, southwest and west. A sizable vacant/undeveloped lot exists directly to the west of the proposal site.

This proposal, as enhanced shelter housing and with conditions required by the City of Shoreline, is not expected to affect surrounding land uses beyond that typical of the building's prior, original and long-term use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has no recent history of farm or forest land use.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal site is not located near any such lands or land uses.

c. Describe any structures on the site.

The proposal site features a single-story structure with three basement areas connected by crawl spaces. Basements contain boiler rooms, storage rooms, a laundry room, and a maintenance shop. The main floor contains former offices, patient rooms, janitorial rooms, shower rooms, storage rooms, a kitchen, physical therapy rooms and community rooms.

d. Will any structures be demolished? If so, what?

This project proposes no demolition of existing structures.

e. What is the current zoning classification of the site?

The project site is currently zoned R48 by the City of Shoreline.

f. What is the current comprehensive plan designation of the site?

The project site is currently identified as Mixed Use 1 in the City of Shoreline Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site?

The project site does not fall into the Shoreline Management Program per the City of Shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The project site has not been classified as a critical area by the City of Shoreline or by King County.

i. Approximately how many people would reside or work in the completed project?

This proposed project would provide shelter for people experiencing homelessness, with occupation expected to evolve in two phases:

- A first phase, with provision of 30 rooms for persons qualified under guidelines agreed to by the City of Shoreline;
- A second phase, after opening, provides up to 60 beds for shelter guests. This is the maximum number of people who would be served by the shelter at a given time.

This project will be configured as a 24/7 ("Enhanced") shelter, offering people an assigned room or bed throughout the duration of their stay. Specific rules and restrictions will be in place and enforced.¹⁴

Between three to five staff and service providers would be on site at all times.

j. Approximately how many people would the completed project displace?

As the existing structure is currently vacant, this project will displace no people. Its configuration and operations, in partnership with King County and the City of Shoreline, will serve to move people from street homelessness to shelter with the goal of directing people to permanent housing.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This project will displace no people.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

In addition to the operational conditions established by the City of Shoreline and granting agencies, this proposal and project is consistent with the City of Shoreline zoning code. Such measures include 24/7 staffing, a code-of-conduct for all residents, wrap-around service availability for residents, adherence to a Good Neighbor Plan that addresses litter, noise, security procedures, and other issues of concern, and active, individualized case management. This provides a safe, decent, welcoming, and appropriate temporary living environment, where daily needs can be met while individuals work on pathways back to stable living arrangements, including moving directly into housing programs, while ensuring compatibility with the project's surroundings.¹⁵

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No impacts to agricultural or forest lands are associated with this proposal.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This proposal projects up to 60 shelter beds, for individuals and couples experiencing homelessness. All beds provide a pathway to permanent housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The previous (no longer operational) use provided private and shared-room housing for up to 90 persons with various levels of income; this proposal restructures the facility to shelter up to 60 persons experience homelessness. As the nursing home is now closed, this proposal, effects no loss of housing.

¹⁴ See City of Shoreline Municipal Code 20.40.355 Enhanced Shelter for operational criteria. See Attachment B, Shelter Residence Agreement.

¹⁵ IBID

c. Proposed measures to reduce or control housing impacts, if any:

The central goal of this project is to move people from homelessness into permanent housing, providing a beneficial impact for people experiencing homelessness in King County.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This proposal and project will re-purpose an existing vacant nursing home into an enhanced shelter for qualified homeless persons. The project does not include exterior revisions or expansion of the current single-story building, the exterior of which is typified by brick and lap siding, with a sloping asphalt shingle roof.

b. What views in the immediate vicinity would be altered or obstructed?

This project proposes no view-altering changes to the exterior of a building in place since 1953 and expanded in 1969 to its current configuration with parking and landscaping. Due to this, no new view alterations or obstructions are anticipated.

c. Proposed measures to reduce or control aesthetic impacts, if any:

This project proposes no aesthetic changes to the exterior of an existing vacant building; as such, no additional aesthetic measures are proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This proposal will generate no light or glare beyond that typical of its former use, or that of neighboring properties along Aurora Avenue North. Parking areas in front and back are and will remain well-lit for safety during night time hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The project would have site lighting for security, but would not produce outward facing glare. Light from the project would not produce glare that might present a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

This project's existing setbacks, building design, landscaping and placement among other permitted uses suggests no conflicts will exist with off-site sources of light or glare.

d. Proposed measures to reduce or control light and glare impacts, if any:

Due to the project's existing design, site design and building context, no additional measures to control light or glare are proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Significant parks and recreational areas are within walking distance of the project site, including:

- Richmond Highlands Park and Recreational Center
- Darnell Park
- Meridian Park and baseball field
- Meridian Swim Club

- Shoreview Park and off-leash dog park
- Highland Elementary School playground

b. Would the proposed project displace any existing recreational uses? If so, describe.

This project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This project will retain outdoor seating, plaza and landscaped areas developed for the building's former use as a nursing home. As such, it will provide outdoor and indoor spaces for relaxing and to provide opportunities for residents to form social connections with each other and service providers.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Historically, a residential structure was present at the project site prior to 1936. Between 1941 and 1944, a residence was constructed in the north-west portion of the project site. In 1953, the subject property was redeveloped into a nursing home, with the original structure expanded by 1969 to its current configuration with parking and landscaping.

The vicinity of the subject property was largely undeveloped prior to 1908, when the Interurban Railway was constructed between Seattle and Everett. Aerial imagery indicates south-, west-, and north- adjoining properties were sparsely developed as housing prior to 1936. By 1965, properties to the north and east were developed into a variety of low-density commercial and retail space. Between 1977 and 1980, a north-adjacent property was redeveloped into a multi-tenant commercial building.¹⁶

Though the project building is over 45 years old, the subject property is determined to be not eligible for listing on national historic preservation registers by the Washington Department of Archeology + Historic Preservation (DAHP).¹⁷ No nearby buildings, structures or sites are known to be listed on historic registers, or are listed on the DAHP site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation?

This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

DAHP lists the entire city context as a Tribal Area of Interest to the Stillaguamish Tribe.¹⁸ No specific landmarks, features or other evidence of Indian or historic use or occupation are known to exist on or near the project site.

¹⁶ Phase 1 Environmental Site Assessment, King County Housing Authority, September 2020, pg. 1

¹⁷ WISAARD Map, subject property 108363 (<https://wisaard.dahp.wa.gov/Map>), accessed 01/14/21.

¹⁸ IBID

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The project site was evaluated using the above-referenced map and database provided by the Washington Department of Archeology + Historic Preservation (DAHP, "WISAARD Map.")

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This project, as a re-purposing of a former permitted use and without disturbance of site or other known or potential historic resources, does not propose measures for cultural loss.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This project site, located in the heart of an urbanized center, is and would continue to enjoy direct primary access from southbound Aurora Avenue North, or from the north, direct access to the rear of the site from North 165th Street. See Attachment A the locator map, current building and site plan.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public transit via bus routes serve the proposed project with a dedicated stop directly in front of the building along Aurora Avenue North. This stop, part of METRO's E Line, offers service at frequent intervals leading to downtown Seattle and associated points of connection. Riders may access another E Line stop less than one block to the north and east, which provides regular service to the Aurora Village Transit Center, located 2.4 miles north of the project site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This project proposes no additional parking spaces. The current lot configuration features 45 paved parking stalls with a dedicated mini-bus drop-off space, both of which are fully adequate for the proposed use. An unpaved accessory lot is located behind the building along N 165th Street. The project proposes no parking be eliminated. The completed project would utilize existing pavement and necessary circulation for trash and recycling pickup, mobile service providers, and transportation vans.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This proposal does not require new or improved roadway, driveway, pedestrian, bicycle or state transportation facilities.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is not located in the vicinity of nor would it use water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The proposed project will shelter homeless individuals who rely on public transportation and van services. Partner service providers indicate that staff would use a variety of transportation methods to travel to the site. Some mobile service providers drive to the site in automobiles, and there would also be several trips a day for service vans for limited transportation of clients. The type of expected operations indicate that peak trips will be limited to staff arrivals and departures. Other transportation impacts will be distributed throughout the business day. Shoreline's arterial street system is adequate to accommodate the demand this project will generate.

Though no formal data or transportation modeling has been undertaken to further estimate trip generation conditions, it is noted that the Institute of Traffic Engineers (ITE) manual provides no direct corollary to the enhanced shelter proposed. Use of rates for Assisted Living facilities, perhaps the closest match to this proposal, predict 16 PM peak hour trips. When rates are not clearly defined, coordination with the reviewing jurisdiction to confirm trip rates is typical.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This project will not affect the movement of agriculture or forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

The project anticipates trips to be comparable to those generated by the site's previous use, with the potential for fewer automobile trips in practice. Most project residents will utilize public transportation, ride bicycles, walk, or use service vans. Therefore, no measures are proposed to reduce or control transportation impacts.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This proposal envisions an increase in public transit use by as many as 60 residents plus supporting staff. No increased demand for police, health care or fire protection is anticipated, and it may be argued that by improving living conditions for its residents, demand for these services may in fact decline in contrast with conditions these individuals might otherwise generate.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This project would develop in partnership with King County and the City of Shoreline, including strict operational and use conditions designed to ensure the security and compatibility of the proposed use with the surrounding neighborhood and to reduce or improve public service impacts. Such measures include 24/7 staffing, security cameras, an enforced code-of-conduct for all residents, wrap-around service availability for residents, adherence to a Good Neighbor Plan that addresses litter, noise, security procedures, and other issues of concern, and active, individualized case management. Further measures are listed in the City of Shoreline Municipal Code, 20.40.355 (Enhanced Shelter).¹⁹

¹⁹ See Attachment B, Shelter Residence Agreement

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This project proposes use of existing utilities and providers currently serving the site, including:

Water: Seattle Public Utilities
Stormwater: Surface Water Utility
Electric: Seattle City Light
Natural Gas: Puget Sound Energy
Sewer: Ronald Wastewater District
Solid Waste/Recycling: Recology
Telephone: Ziply
Cable and Internet: Century Link, Comcast, Ziply

No upgrades or enhancements of existing utility services are anticipated.

C. Signature

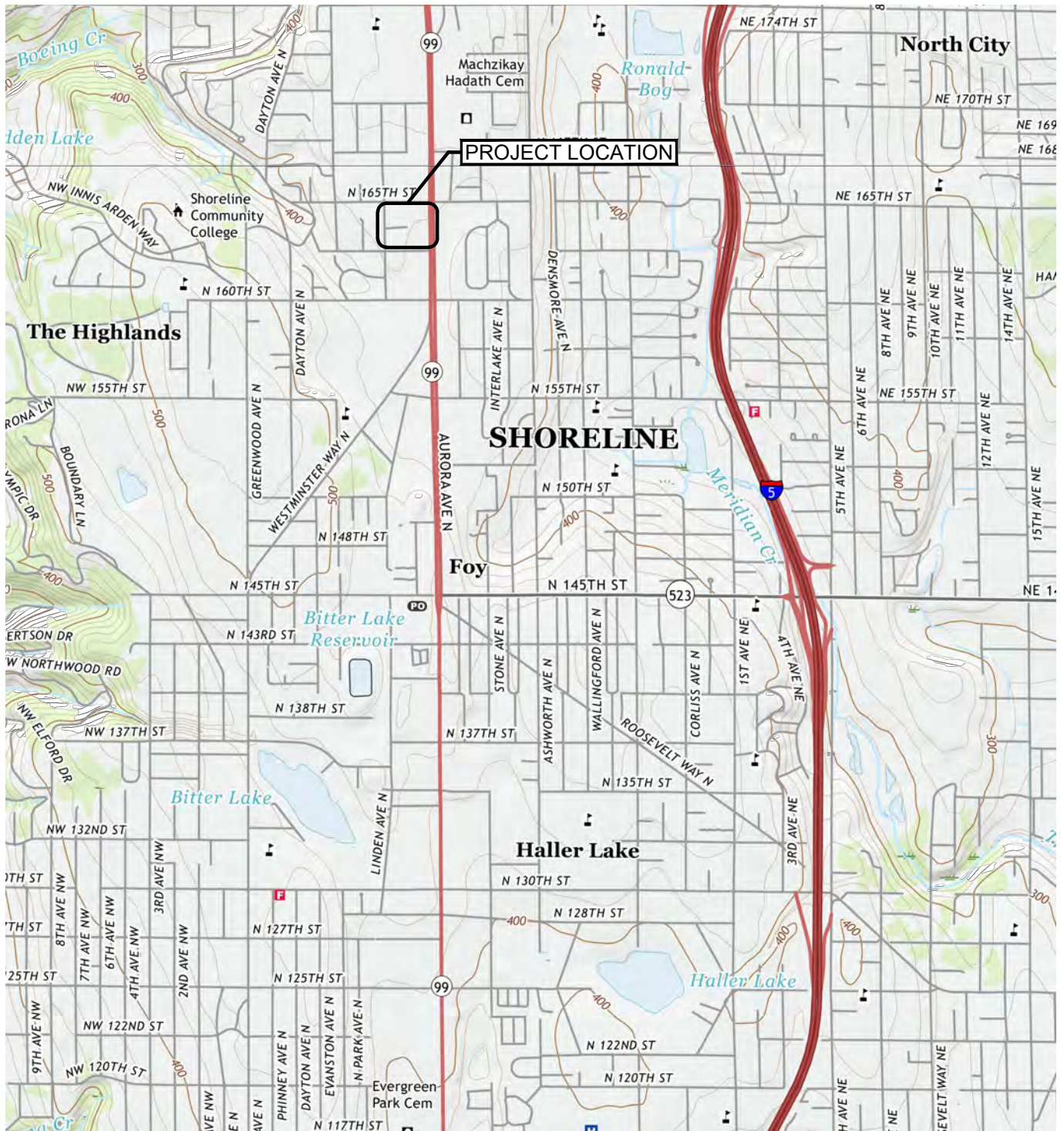
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Valerie Kendall

Name of signee: Valerie Kendall

Position and Agency/Organization: Planner and Special Projects Manager, King County
Housing, Homelessness and Community Development Division

Date Submitted: February 25, 2021



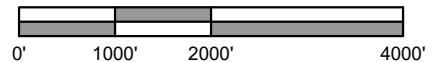
SOURCE: USGS EDMONDS EAST, WA; SEATTLE NORTH, WA QUADRANGLE 2020.



WASHINGTON



Scale 1" = 2000'



PREPARED FOR: OAKS AT FOREST BAY



VICINITY MAP
16357 AURORA AVENUE NORTH
SEATTLE, WASHINGTON

SEP 2020
40573.210

FIGURE

1

TABLE A OPTIONS

- ADDRESSES OF THE SURVEYED PROPERTY ARE SHOWN HEREON.
- FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, ("FIRM") NO. 53033C03306 COMMUNITY NO. 530327, PANEL NO. 030, SUFFIX G, EFFECTIVE AUGUST 19, 2020, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA").
- PROPERTY AREA: 15,983 ± SQUARE FEET (0.3669 ± ACRES)
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.

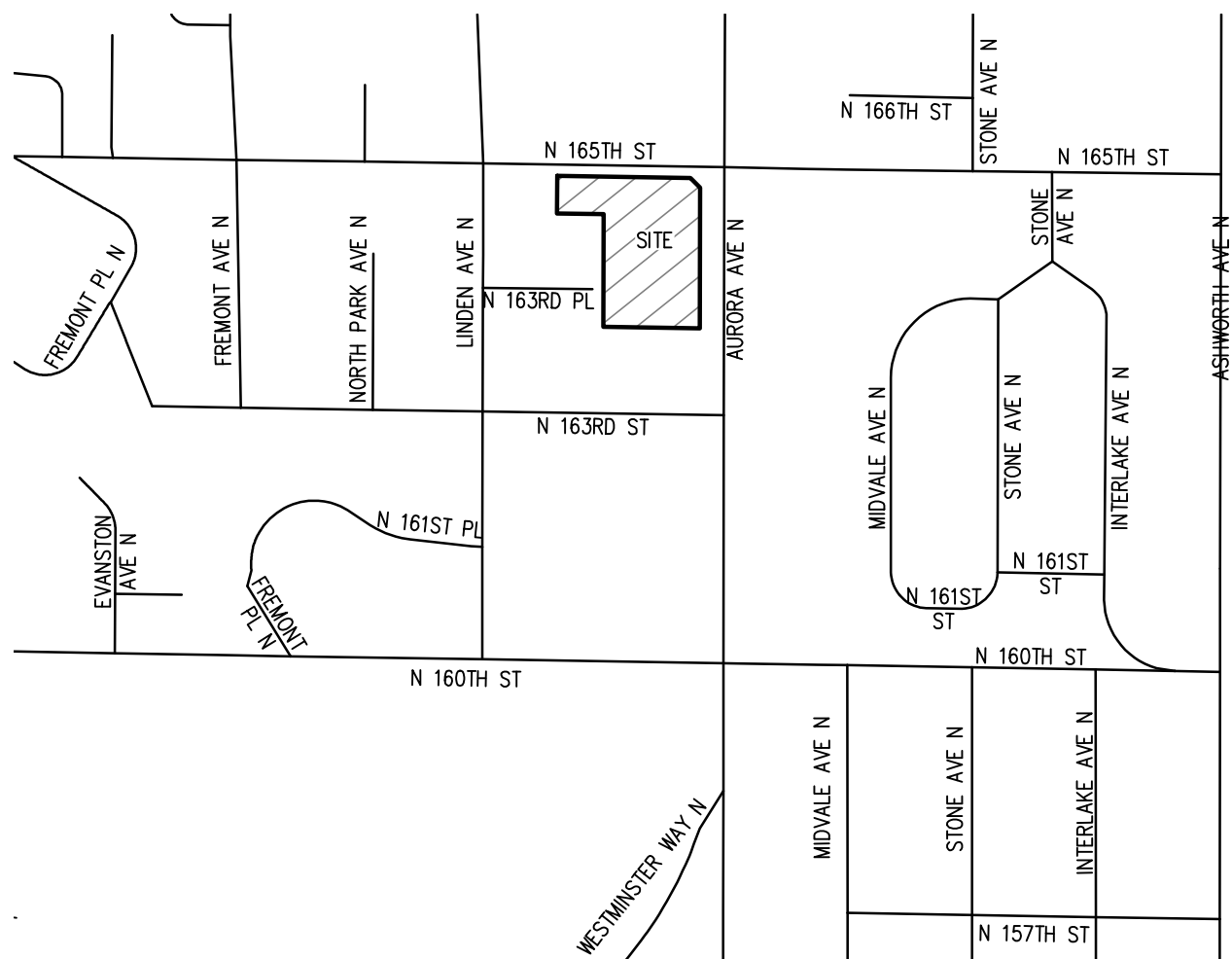
SURVEYOR'S NOTES

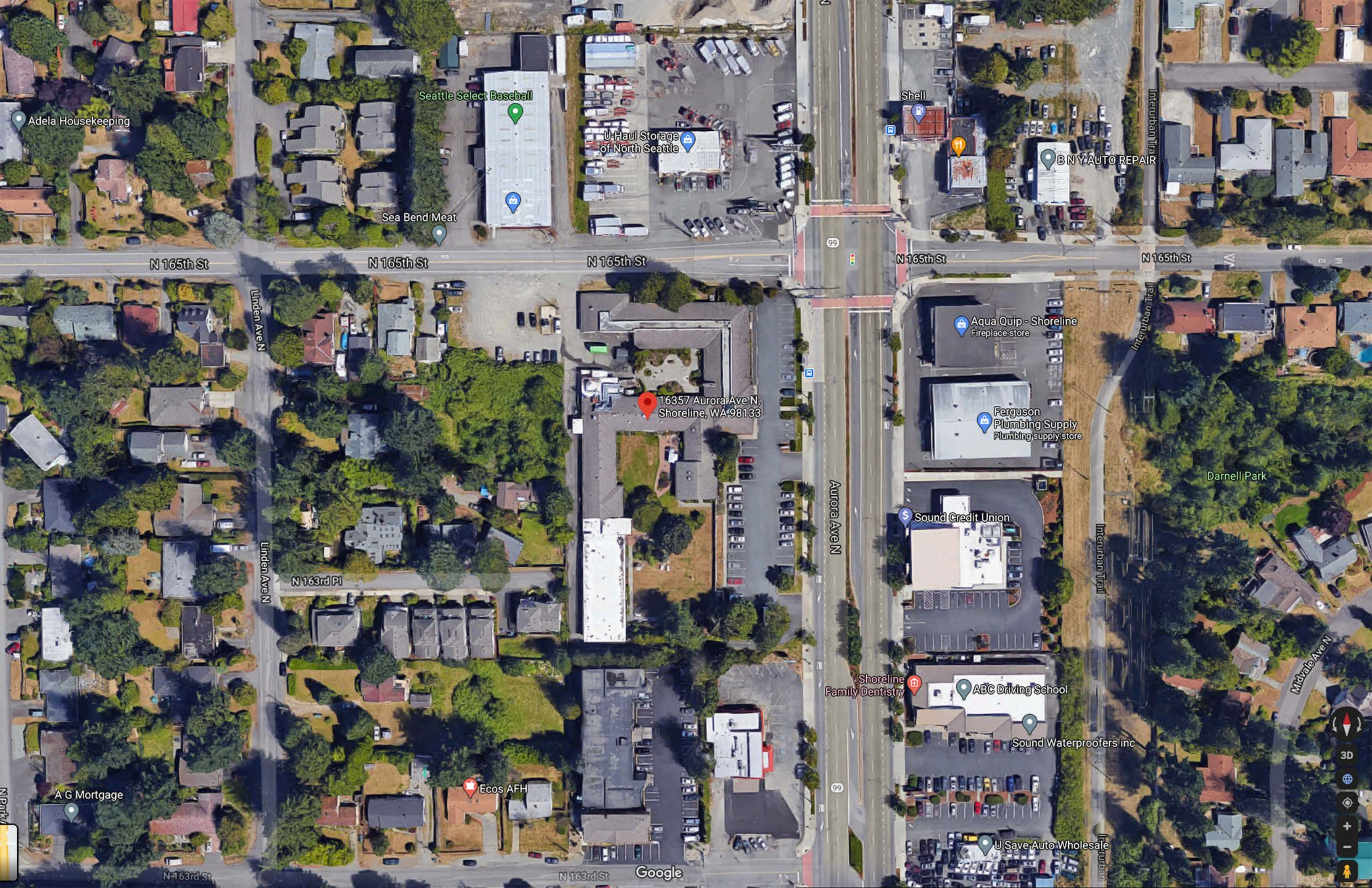
- THIS "ALTA/NSPS LAND TITLE SURVEY" HAS BEEN PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016.
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 203379-SC, DATED AUGUST 19, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS PROPERTY HAS LEGAL ACCESS TO NORTH 165TH STREET AND STATE HIGHWAY NO.5 (AURORA AVENUE) SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.
- BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES FROM PROPERTY LINE TO BUILDING CORNERS AT POSITIONS INDICATED.
- NO BUILDINGS OR PORTIONS THEREOF ENDOURCH OVER PROPERTY LINES, EASEMENTS, OR BUILDING SETBACK LINES UNLESS SPECIFICALLY SHOWN ON THE SURVEY DRAWING.
- BUILDINGS ARE OF WOOD-FRAME CONSTRUCTION, WITH CONCRETE FOUNDATIONS.
- CORE DESIGN, INC. DID NOT LOCATE THE EXTENTS OF ANY UNDERGROUND FOUNDATIONS OR SLABS FOR THIS SURVEY.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- CORE DESIGN, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED-IN WELLS, CISTERNS, OR SEEP HOLES ON THE PROPERTY.
- THERE ARE NO RAILROAD TRACKS ON THE SITE OR ON PARCELS CONTIGUOUS TO THE SITE.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 11, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER OF 2020.
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' GUIDELINES.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE-CERTIFICATION BY CORE DESIGN, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

SCHEDULE B ITEMS

- SCHEDULE B ITEMS 5 THROUGH 9 NOT APPLICABLE TO PLOT FOR THIS SURVEY.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 1402971. (PLOTTED HEREON.)
 - THIS SITE IS SUBJECT TO AN EASEMENT FOR WATER AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 5978137. (NOTED HEREON. BLANKET IN NATURE.)
 - THIS SITE IS SUBJECT TO AN EASEMENT FOR STORM DRAINAGE AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20020523001374. (PLOTTED HEREON.)
 - THIS SITE IS SUBJECT TO AN EASEMENT FOR BROADBAND COMMUNICATIONS SYSTEMS AND SERVICES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20100126500359. (BLANKET IN NATURE. NOTED HEREON.)

VICINITY MAP





Adela Housekeeping

Seattle Select Baseball

U-Haul Storage
of North Seattle

Sea Bend Meat

Shell

B N Y AUTO REPAIR

N 165th St

N 165th St

N 165th St

N 165th St

N 165th St

Linden Ave N

N 163rd Pl

16357 Aurora Ave N,
Shoreline, WA 98133

Aqua Quip - Shoreline
Fireplace store

Ferguson
Plumbing Supply
Plumbing supply store

Sound Credit Union

Darnell Park

Aurora Ave N

Interurban Trail

Midvale Ave N

A G Mortgage

Ecos AFH

Shoreline
Family Dentistry

ABC Driving School

Sound Waterproofers inc

U Save Auto Wholesale

N 163rd St

N 163rd St

Google



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Enhanced Shelter Interim Use Regulations
2. Name of applicant: City of Shoreline
3. Address and phone number of applicant and contact person:

Nora Gierloff, Planning Manager
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133
206-801-2551
ngierloff@shorelinewa.gov

4. Date checklist prepared: September 29, 2020
5. Agency requesting checklist: City of Shoreline
6. Proposed timing or schedule (including phasing, if applicable):

Review and potential adoption in mid/late October 2020; hearing in December 2020; permanent regulations, if any, to follow within six to twelve months after adoption of interim regulations.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Public hearing on interim regulations in/about December 2020; study/analysis of permanent regulations, if any, to follow within six to twelve months after adoption of interim regulations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are at least nine properties within the R-48 zoning district that meet the proposed index criteria. Of those Echo Cove Condominiums has submitted a building permit COM20-1437 to repair damaged siding.

10. List any government approvals or permits that will be needed for your proposal, if known.

City Council adoption of interim regulations by ordinance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Adoption of interim regulations defining Enhanced Shelters and permitting them as a use in the R-48 zoning district subject to the below index criteria. An enhanced shelter is defined as a low-barrier, 24 hour a day facility intended to provide adults experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

20.40.355 Enhanced Shelter Index Criteria

Enhanced shelters are not allowed in the R-18 and R-24 zones. Enhanced shelters are allowed in the R-48 zone subject to the below criteria:

- A. It shall be operated by state, county, or city government, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter;
- B. It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy;
- C. It shall have a code of conduct that articulates the rules and regulations of the center. These rules shall include, at a minimum, prohibitions against criminal activities, such as theft and threats or acts of violence, and the sale, purchase, possession, or use of alcohol or illegal drugs within the facility or on the facility grounds;
- D. It shall be located with frontage on a principal arterial and within ¼ mile of a transit stop with frequent all-day service as defined by King County Metro Transit;
- E. A solid, 6-foot tall fence shall be provided along all property lines that abut R-4, R-6, or R-12 zoning districts; and
- F. Submittal of a parking plan acceptable to the City prior to occupancy.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Applicable to all properties within the City zoned R-48 that also satisfy the required index criteria. See Map (attached)

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a legislative proposal applicable to the existing R-48 zoning district for parcels that can meet the proposed index location criteria requirements. The R-48 zoning district is distributed throughout the City of Shoreline, including : Hillwood, Echo Lake, Westminster Triangle, Highland Terrace, North City, Briar Crest, Parkwood, and Ridgecrest. The terrain within these neighborhoods ranges from flat areas to areas with mapped slopes.

b. What is the steepest slope on the site (approximate percent slope)?

The R-48 zoned parcels are largely flat and developed, though a few contain 15-40%

slopes and portions of slope buffers.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Recent geologic mapping of King County (Booth and Wisner, 2006) identifies the City as being underlain primarily by glacially derived or glacially overridden soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A – Non Project Action, dependent on the actual property zoned R-48 proposed for an individual project. Landslide hazard areas within the City of Shoreline occur predominantly along the western perimeter of the City, where the highlands descend to Puget Sound, or within steeply incised natural drainages, such as Boeing and McAleer Creeks.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A – Non project action; dependent on individual project.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A – Non Project Action, dependent on the actual property zoned R-48 that may be proposed for an individual project. To address erosion and sedimentation impacts grading and stormwater codes require preparation of a SWPPP before grading permits are issued. Such plans are prepared based upon the requirements of the adopted Surface Water Design Manual. If the area of ground disturbance exceeds one acre, then a National Pollutant Discharge Elimination System (NPDES) permit is also required. Projects seeking NPDES permit coverage typically conform to the conditions of the Department of Ecology's (Ecology) Construction Stormwater General Permit (CSWGP), which include implementation of a SWPPP and protocols for monitoring site discharges for compliance with water quality standards.

Minimum requirements and best management practices (BMPs) for SWPPP s are established by the Washington State Department of Ecology in the Stormwater Management Manual for Western Washington (Stormwater Manual; Ecology, 2014). The City of Shoreline has adopted the Stormwater Manual and the Low Impact Technical Guidance Manual for Puget Sound (LID Manual; Washington State University and Puget Sound Partnership, 2012). The City also encourages the use of emerging technologies that are part of the Washington Department of Ecology's Technology Assessment Protocol (TAPE). These BMPs, together with the erosion and sedimentation control BMPs of the Stormwater Manual, constitute the BAS for prevention of erosion and the treatment of sediment-laden runoff.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A – Non project action. The R-48 zone allows 70% maximum building coverage and 90% overall hardscape.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action. Erosion control is regulated by the City's Development Code, Engineering Development Manual, and the Department of Ecology.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A – Non Project Action, dependent on an individual project though it is expected to be similar to that of other high density residential uses.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A – Non Project Action, dependent on the actual property proposed for an individual project. All enhanced shelters are required to have frontage on a principal arterial so vehicle emissions may affect the sites.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A – Non Project Action

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a legislative proposal applicable to the existing R-48 zoning district for parcels that can meet the proposed index location criteria requirements. The R-48 zoning district is distributed throughout the City of Shoreline, including : Hillwood, Echo Lake, Westminster Triangle, Highland Terrace, North City, Briar Crest, Parkwood, and Ridgecrest. Depending on the actual parcel, there may be surface water such as Echo Lake in the Echo Lake Neighborhood; Boeing Creek in the Highland Terrace Neighborhood, and Thorton Creek in the Ridgecrest and Briar Crest Neighborhoods.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A – Non project action. If an Enhanced Shelter were to develop on an eligible R-48 zoned parcel, any work over, in, or adjacent to surface water bodies would be subject to

the applicable provisions of the City's Critical Areas and Shoreline Management Regulations and, the Washington State Hydraulic Permit regulations.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – Non Project Action, dependent on the actual property zoned R-48 proposed for an individual project.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A – Non Project Action, dependent on the actual property zoned R-48 proposed for an individual project.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No parcels maintaining a R-48 zoning are located within a 100 year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A – Non Project Action, dependent on the actual property zoned R-48 proposed for an individual project. The discharge of waste materials to surface waters is regulated by state and federal law, as well as the Development Code SMC 20.80 (Critical Areas Ordinance).

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A – Non project action. Parcels zoned R-48 have domestic water services provided by Seattle Public Utilities or North City Water District.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A – Non Project Action. The entirety of the City of Shoreline has sanitary sewer service from the Ronald Wastewater Sewer District. No waste material should be discharged.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A – Non Project Action. The City is subject to the Western Washington NPDES Permit for its MS4 System. Properties within the R-48 zoning district are managed and regulated by the City's Surface Water Utility. The Utility operates a services of conveyances (pipes, catch basins, open channels) throughout the City to collect and dispose of runoff.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A – Non Project Action. It should be noted that the Development Code SMC 20.80(Critical Areas Ordinance) contains regulations for buffers around surface waters and adopts best management practices to prevent waste materials from entering those waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A – Non Project Action. Properties within the R-48 zoning district are primarily developed therefore no alteration in drainage patterns is anticipated.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A - Non Project Action. The City is subject to the Western Washington NPDES Permit for its MS4 System. Properties within the R-48 zoning district are managed and regulated by the City's Surface Water Utility.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

N/A -Non Project Action. This legislative proposal applies to the R-48 zoning district which is distributed throughout the City of Shoreline, including within the following neighborhoods: Hillwood, Echo Lake, Westminster Triangle, Highland Terrace, North City, Briar Crest, Parkwood, and Ridgecrest. The type of vegetation varies from parcel to parcel and by the level of impervious surfaces.

b. What kind and amount of vegetation will be removed or altered?

N/A – Non Project Action. Properties within the R-48 zoning district are primarily developed with housing. Specific properties may elect to alter existing vegetation if they are developed or redeveloped for this use. Note that the Development Code SMC 20.50.290-370 and 20.80.010-500 contains regulations that limit vegetation removal in critical areas and buffers and additional requirements for tree retention and planting.

c. List threatened and endangered species known to be on or near the site.

N/A – Non Project Action, depending on the R-48 parcel.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A – Non Project Action. Alterations to existing landscaping, if any, may preserve or enhance such landscaping. Individual projects may be required to enhance existing or provide new landscaping per SMC 20.50 Subchapter 7.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A – Non Project Action. Noxious weeds and invasive species are present throughout the City. The City complies with the State of Washington's and the King County Noxious Weed Board's rules and recommendations for the control and eradication of listed noxious weeds.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

N/A – Non Project Action. Properties within the R-48 zoning district are located throughout the City. A variety of bird and mammal species could exist on these properties as currently developed.

b. List any threatened and endangered species known to be on or near the site.

N/A Non Project Action. Threatened, endangered, and candidate species, whether under the Federal Government or State Government listings, have been seen throughout the City and, as such, it is possible that such species could be on/near property zoned R-48. Species include,

but are not limited to, all species of salmonids which, are listed depending on evolutionary unit, Bull Trout, multiple bird species such as Bald Eagle, Marbled Murrelet, Great Blue Heron, Pileated Woodpecker, Banded-Tailed Pidgeon, and Western Toad.

c. Is the site part of a migration route? If so, explain.

The City of Shoreline is located within the Pacific Flyway, a north-south migratory bird flyway that extends from Alaska to South America.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A Non Project Action. All use and development is subject to the City's Critical Areas Regulations which include provisions for Wildlife and Habitat Conservation Areas. The City is also subject to all federal and state laws regarding wildlife protections.

e. List any invasive animal species known to be on or near the site.

N/A – Non Project Action. Invasive species may be present in the City (e.g. the Asian Murder Hornet) but it is unknown if any exist on a specific R-48 zoned parcel. If existing, the City would comply with all State and County regulations for the control of such species. .

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A Non Project Action. Energy needs of properties within the R-48 zoning district are provided by Seattle City Light and Puget Sound Energy. These agencies would provide power to serve residents of any Enhanced Shelter sited within this zoning district.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A Non Project Action. Properties zoned R-48 are primarily developed thus reutilization of these properties would probably not affect solar energy use. Any impact would be addressed during redevelopment of a specific parcel with an individual project.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A Non Project Action; dependent on an individual project. All construction (inc. remodeling) is subject to Washington State's Energy Code. Energy conservation measures would be proposed during redevelopment a of specific parcel.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

N/A Non Project Action; dependent on an individual project.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A Non Project Action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A Non Project Action. There are no toxic or hazardous chemicals anticipated to be stored or used on site beyond cleaning products. No hazardous chemicals are to be produced either.

4) Describe special emergency services that might be required.

No special emergency services are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A Non Project Action; dependent on an individual project.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The typical noises associated with urban areas including traffic, airplane and construction noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

If a property is developed or redeveloped short term construction noise would be generated. Long term it would be similar to the noise produced by other forms of dense residential uses.

3) Proposed measures to reduce or control noise impacts, if any:

N/A Non Project Action. The City's Noise Ordinance, chapter 9.05 SMC, applies to all properties within the City of Shoreline.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A Non project action. The proposal authorizes the establishment of Enhanced Shelters in the R-48 zoning district and includes indexed criteria to limit potential affects of this use on nearby or adjacent. The R-48 zoning district is primarily developed with high-density residential and compatible structures.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The City does not have any agricultural or forest land of long-term commercial significance.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The City does not have any working farms or forest land.

- c. Describe any structures on the site.

N/A Non project action. The proposal authorizes the establishment of Enhanced Shelters within the R-48 zoning district. The R-48 zoning district is primarily developed with high-density residential and compatible structures. On site structures are parcel specific.

- d. Will any structures be demolished? If so, what?

N/A Non project action. The proposal authorizes the establishment of Enhanced Shelters within the R-48 zoning district. The R-48 zoning district is primarily developed with high-density residential and compatible structures. Whether a structure is demolished is project specific.

- e. What is the current zoning classification of the site?

R-48 – Residential 48 dwelling units per acre

- f. What is the current comprehensive plan designation of the site?

R-48 zoned properties can be designated at High Density Residential, Mixed Use 1, or Mixed Use 2.

- g. If applicable, what is the current shoreline master program designation of the site?

No parcels zoned R-48 within the City of Shoreline are subject to the Shoreline Master Program.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Minor portions of some parcels zoned R-48 contain landslide hazards or their buffers.

i. Approximately how many people would reside or work in the completed project?

N/A – Non Project Action, dependent on the size/capacity of an individual project.

j. Approximately how many people would the completed project displace?

N/A – Non Project Action; if applicable would be dependent on the size/capacity of an individual project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A -Non Project Action. None needed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal contains index criteria that further confine the proposed use to areas with necessary and adequate transportation and parking.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A - No such land uses in the R-48.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A – Non Project Action, dependent on the size/capacity of an individual project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A – Non Project Action, dependent on the size/capacity of an individual project and the prior use of the site.

c. Proposed measures to reduce or control housing impacts, if any:

Enhanced shelters provide transitional housing for those who are currently homeless and aid them in finding stable living arrangements.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A – Non Project Action, dependent on the size/capacity of an individual project and whether future development would modify height and exterior.

b. What views in the immediate vicinity would be altered or obstructed?

N/A – Non Project Action, dependent on the size/capacity of an individual project and the R-48 zoned parcel.

b. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A – Non Project Action, dependent on an individual project. Applicable design regulations within the R-48 zoning district are contained in Chapter 20.50 Subchapter 4 Commercial and Multifamily Zone Design.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A – Non Project Action, dependent on an individual project and specific R-48 zoned parcel

c. What existing off-site sources of light or glare may affect your proposal?

N/A – Non Project Action, dependent on an individual project and specific R-48 zoned parcel

d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Shoreline maintains a variety of public parks throughout all neighborhoods of the City, including those near eligible properties zoned R-48. These parks range from neighborhood parks to large community parks and open space.

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A – Non Project Action. Construction of enhanced shelters would be on private property not park land.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

N/A - Non Project Action. Impacts to historic properties, if any, would be considered at time of any permit application. The City currently has an interlocal agreement with King County and the King County Landmarks and Heritage Commission to provide historic preservation services for the City. See Shoreline Ordinance #53. No changes are proposed to existing Historic Landmarks program, regulations, or listing adopted from King County and administered under interlocal agreement with King County. The Shoreline Historical Museum has an archive that includes information about historic structures in Shoreline.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

All R-48 sites are within developed, urban areas with no known artifacts or areas of cultural importance. Impacts to landmarks, features or Native American occupied sites if any would be considered at time of permit application. The Shoreline Historical Museum has an archive that includes information about landmarks, features and culturally significant sites in Shoreline.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. If redevelopment requiring excavation into native soils with a potential for artifacts was proposed in the future that would be addressed as a condition in the development permits.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No additional measures needed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The proposed interim regulations permit Enhanced Shelters within the R-48 zoning district only on parcels with frontage on a principal arterial and within one quarter mile of a transit stop with frequent all day public transit service as defined by King County Metro. Within the City this would include Highway 99 (Aurora Avenue), 145th Street, 15th Avenue NE, and N 175th Street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

King County Metro Transit provides service throughout the City of Shoreline. Specifically, Rapid Ride service is provided along the Highway 99 (Aurora Avenue Corridor) and Route 5 provides frequent all-day service. Location of transit stops would vary depending on the specific R-48 property, however, Enhanced Shelters may only be located within the R-48 with frontage on a principal arterial and must also be within one quarter mile of a transit stop with frequent all day public transit service. .

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A – Non Project Action, dependent on the size/capacity of an individual project and existing parking on a R-48 zoned parcel.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A – Non Project Action, dependent on the size/capacity of an individual project and the location of the R-48 property. Chapter 20.70 SMC requires necessary improvements as part of a permit process.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Currently, there are no properties zoned R-48 near the heavy rail line the transects the western border of Shoreline nor is it likely that staff/residents/visitors of Enhanced Shelters would utilize heavy rail. Sound Transit is constructing the Lynnwood Link Light Rail along the Interstate 5 corridor as it transects the City. Staff/residents/visitors of the Enhanced Shelters would, most likely, use this Light Rail which is anticipated to begin serve in 2023/2024.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A – Non Project Action, dependent on the size/capacity of an individual project.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A – Non Project Action, there are no known agricultural or forest product movements within the City.

- h. Proposed measures to reduce or control transportation impacts, if any:

The proposed interim regulations permit Enhanced Shelters within the R-48 zoning district only on parcels with frontage on a principal arterial and within one quarter mile of a transit stop with frequent all day public transit service.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Enhanced Shelters serve adults experiencing homelessness so they would not increase the school population. While these individuals would most likely increase the need for public transit, such transit is frequently provided throughout the City at a volume and frequency that would not require additional service to be added. The City's police and fire calls for service to the shelter site may increase, depending on the nature of the prior use. Individuals currently informally camping throughout the City currently generate police and aid calls.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The index criteria require safety inspections and a code of conduct for residents of enhanced shelters.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

The entirety of the City of Shoreline is served by adequate utilities through Seattle City Light, Puget Sound Energy, Seattle Public Utilities, North City Water District, Ronald Wastewater District, and Recology Waste Services. Telecommunications are provided by a variety of entities such as Comcast and Frontier.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A – Non Project Action, dependent on individual project and R-48 zoned parcel.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____ Nora Gierloff _____

Position and Agency/Organization _ Planning Manager, City of Shoreline _____

Date Submitted: _ 9/30/20 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would define a new use, enhanced shelter, and add it to the R-48 zone. This may spur development or redevelopment of sites within that zoning district. Any of these environmental impacts would be due to that construction, rather than the use itself, and would be similar in nature to redevelopment for other uses.

Proposed measures to avoid or reduce such increases are:

The City has code regulations in place to control stormwater runoff and noise. The enhanced shelter use is primarily residential in nature and does not typically involve industrial activities such as production, storage, or release of toxic or hazardous substances.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

In Shoreline R-48 zoning occurs in developed urban areas with modest habitat value. The impacts of any enhanced shelter use would be similar to other types of dense housing currently permitted in the zone such as impervious surfaces and limited vegetation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any development or redevelopment in these areas would require compliance with Shoreline's Development Code SMC 20.50.290-370 and 20.80.010-500 containing regulations that limit vegetation removal in critical areas and buffers and additional requirements for tree retention

and planting. The City has code regulations in place to control and treat stormwater runoff that ultimately reaches streams and the Puget Sound.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would define a new use, enhanced shelter, and add it to the R-48 zone. Operating this use would require energy inputs similar to that consumed by other dense residential and institutional uses.

Proposed measures to protect or conserve energy and natural resources are:

New buildings would be required to meet current energy code standards in the Washington State Building Code. The City offers a variety of incentives under its Green Building code for buildings that achieve higher environmental standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The R-48 zoned areas in Shoreline are primarily urban in nature, though some are adjacent to ravines and contain steep slopes or their buffers. Shoreline does not contain wilderness, rivers, or farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any development or redevelopment in these areas would require compliance with Shoreline's Development Code SMC 20.50.290-370 and 20.80.010-500 containing regulations that limit vegetation removal in critical areas and buffers and additional requirements for tree retention and planting.

All R-48 sites are within developed, urban areas with no known artifacts or areas of cultural importance. Impacts to landmarks, features or Native American occupied sites if any would be considered at time of permit application.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would define a new use, enhanced shelter, and add it to the R-48 zone where adjacent to required transit facilities. This may spur development or redevelopment of sites within that zoning district to accommodate that use. While a primarily residential use, as a group living environment it is different in nature than the apartments or condominiums often developed in that zone.

Until relatively recently few zoning codes accommodated housing or services for the indigent. A lack of such uses in our region has led to widespread occupation of rights of way, parks and

private property by persons experiencing homelessness. The development of enhanced shelters near transit facilities aims to reduce the numbers of unhoused people and increase access to services and resources that will assist with their return to stable living situations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Measures to promote compatibility of enhanced shelters with surrounding areas include index criteria such as a code of conduct for residents and fencing along property lines adjacent to single family zones.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Where development of an enhanced shelter increases the residential density of a site it would increase demand relative to the increased number of people in residence.

Proposed measures to reduce or respond to such demand(s) are:

Areas zoned R-48 are already planned to accommodate high density housing. Any infrastructure improvements needed to provide service would be identified at the time of a construction permit submittal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts have been identified. All existing environmental regulations would be addressed at such time as thresholds for review are triggered.



SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

NONPROJECT INFORMATION

DATE OF ISSUANCE:	October 2, 2020
PROPONENT:	City of Shoreline
APPLICATION NO.:	PLN20-0138
LOCATION OF PROPOSAL:	Citywide within the R-48 Zoning District
DESCRIPTION OF PROPOSAL:	The City of Shoreline is proposing adoption of interim regulations within the Shoreline Development Code defining Enhanced Shelters and permitting them as a use in the R-48 zoning district subject to location and operational index criteria. Enhanced shelters are low-barrier, 24 hour a day facilities intended to provide adults experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.
LEAD AGENCY:	City of Shoreline
PUBLIC HEARING BEFORE THE CITY COUNCIL:	This is an interim ordinance, the public hearing will occur within 60 days of adoption

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline, as lead agency for this proposal, has determined that the proposal, a non-project action (WAC 197-11-774), will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the completed environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Non-Significance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 14 days after issuance.

RESPONSIBLE OFFICIAL: Rachael Markle, AICP
Planning & Community Development, Director and SEPA Responsible Official

ADDRESS: 17500 Midvale Avenue North
Shoreline, WA 98133-4905

PHONE: 206-801-2531

DATE:

10-1-20

SIGNATURE:

Rachael E. Markle

PUBLIC COMMENT INFORMATION

Comments on this proposal must be submitted by 5:00 pm by October 16, 2020.

APPEAL INFORMATION

Any aggrieved person may appeal this Threshold Determination as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 by filing an appeal no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received not later than 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project.

PROJECT INFORMATION

For more information, including application, documents, plans, and all SEPA related materials, please contact **Nora Gierloff, Planning Manager** at ngierloff@shorelinewa.gov or by calling 206-801-2551.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Public Hearing and Adopting Ordinance No. 906 - Interim Zoning Regulations to Allow Siting a 24/7 Enhanced Shelter in the R-48 Zone District
DEPARTMENT:	Planning and Community Development Recreation, Cultural and Community Services
PRESENTED BY:	Nora Gierloff, Planning Manager Colleen Kelly, Recreation, Cultural and Community Services Director
ACTION:	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

In April 2020, the City Council adopted Council Goal No. 5, Action Step No. 7, which reads:

Begin a process of developing partnerships with North King County cities and other key stakeholders in support of siting a 24/7 shelter/navigation center to serve homeless single adults in North King County.

In response to this Council goal, staff has been working to explore options for the siting of a shelter for homeless adults to serve the North King County area. King County has asked the City to partner with them and Lake City Partners Ending Homelessness in establishing a shelter at the former Oaks at Forest Bay Nursing Home (The Oaks), located at 16357 Aurora Avenue North. The facility could serve as an enhanced homeless shelter for single adults in the short-term (likely three to five years), and permanent supportive housing in the long-term.

The current zoning district of that portion of the Oaks property where buildings are located is R-48 (Residential 48 units per acre) and does not permit homeless shelters. In addition, some of the requirements of the grant funding that King County would use to operate the shelter conflict with the zoning code index criteria for homeless shelters as currently defined in SMC 20.40.405. Tonight's hearing focuses on a proposed interim ordinance that would define an additional type of homeless service, Enhanced Shelter, and permit that use in the R-48 zoning district on an interim basis.

On October 12, 2020, the City Council discussed proposed Ordinance No. 906, which contains these interim development regulations. Staff has provided additional information requested by the Council on October 12th in this staff report. Tonight, Council will hold a public hearing and potentially adopt proposed Ordinance No. 906 (Attachment A).

RESOURCE/FINANCIAL IMPACT:

Adoption of these interim zoning regulations is not expected to have a financial impact on the City. While purchase of the Oaks site by the King County Housing Authority would exempt it from property taxes, the Assessor's office would adjust the tax rate based on the City's total assessed valuation to keep revenue constant.

RECOMMENDATION

Staff recommends that the City Council hold the public hearing on proposed Ordinance No. 906. Staff also recommends that the Council review the additional information provided in response to questions from the October 12, 2020 Council meeting and Councilmember amendment suggestions; determine whether the proposed Ordinance should be amended; and adopt the Interim Development Code amendments as proposed in Ordinance No. 906.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

On February 10, 2020, staff presented the City Council with recommendations regarding priority actions related to effectively addressing the challenge of homelessness in Shoreline. As part of this Council discussion, staff identified the greatest need and highest priority for Shoreline is to support the siting and development of a year-round shelter for single adults in North King County. Staff also explained that the shelter would ideally be staffed around the clock, allowing individuals to have a place to leave and access personal belongings. This operational model also increases the ability to provide case management support focused on housing stability planning.

Following this Council discussion, at the Council's 2020 Strategic Planning Workshop, Council identified the siting of a '24/7' shelter/navigation center for single adults in North King County as an Action Step under City Council Goal No. 5. This provided direction to staff to work with other North King County cities and key community stakeholders to begin a process to site a 24/7 shelter for single adults in North King County.

In June, staff became aware that The Oaks at Forest Bay Nursing Home (The Oaks), located at 16357 Aurora Avenue North, was closing and the property was going to be offered for sale. Also, in June of this year, the Washington State Department of Commerce released information about a grant making significant funds available to expand homeless shelter capacity around the State.

King County expressed interest in leasing the property and partnering with the King County Housing Authority (KCHA) for potential acquisition. The facility could serve as an emergency shelter for up to 60 single adults in the short-term (likely three to five years), and permanent supportive housing in the long-term.

The Enhanced Shelter would be a continuous-stay shelter, in that it offers living arrangements where households have a room or bed assigned to them throughout the duration of their stay. The goal would be to provide services oriented toward bringing people experiencing unsheltered homelessness inside and exiting shelter participants to permanent housing and positive destinations quickly. The Department of Commerce grant guidelines require that rules and policies must be narrowly focused on maintaining a safe environment for participants and the community and avoid exits to homelessness.

Shelter programs funded by the grant must have flexible intake schedules and require minimal documentation. There are specific guidelines that prohibit certain criteria to be used to screen out individuals, including such things as little or no income, previous involvement with the criminal justice system, having been impacted or affected by crime, having active or a history of alcohol and/or substance use. To meet the requirements of the Department of Commerce grant, the facility would need to be available for use no later than the end of December 2020.

Prior City Council Review

On August 10, 2020, the City Council discussed the potential of the County siting an Enhanced Shelter operated by Lake City Partners at The Oaks. At this meeting, staff sought Council's concurrence on the required next steps to move this shelter project

forward. In addition to being directed to conduct community outreach regarding the Enhanced Shelter and supporting the County and Lake City Partners, Council directed staff to develop interim development regulations to allow the siting of the facility at this location for Council's consideration. The staff report for this Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2020/staffreport081020-9a.pdf>.

The City Council then discussed the proposed interim development regulations (proposed Ordinance No. 906; Attachment A) on October 12, 2020. Council identified questions, areas for additional research, and proposed amendments to the interim regulations, which are addressed below in the Discussion Section of this staff report. The staff report for the October 12th Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2020/staffreport101220-8a.pdf>.

As was discussed with Council on August 10th and October 12th, the current zoning district of the Oaks building is R-48 (residential 48 units per acre) and does not permit homeless shelters. In addition, some of the requirements of the grant funding that King County would use to operate the shelter conflict with Shoreline's zoning code index criteria for homeless shelters in SMC 20.40.405. Tonight's public hearing on and potential adoption of proposed Ordinance No. 906 would define an additional type of homeless service, Enhanced Shelter, and temporarily permit that use in the R-48 zoning district.

During the October 12, 2020 Council discussion, Mayor Hall asked about adopting interim Mixed Business (MB) zoning for the Oaks site and confining Enhanced Shelters to the MB zone, which already allows homeless shelters, rather than allowing them in the R-48 zone on an interim basis. Because this is an alternative to the interim regulations as proposed in proposed Ordinance No. 906, additional discussion of this issue is provided below in the Alternatives Section of this staff report.

DISCUSSION

Current Oaks Property Zoning and Uses

The majority of the Oaks property is zoned R-48 (Residential 48 units per acre), with the parking lot in the NW corner zoned R-18. The Oaks is classified as a nursing facility and is a conditional use in the R-48 zone. Homeless Shelters are not currently listed as an allowed use in the R-48 zone. A map of The Oaks parcel and the surrounding zoning is included with this staff report as Attachment B.

The site is located along the Aurora Avenue commercial corridor near a variety of businesses including banks, auto sales and service, marijuana retail, self-storage, a driving school, a youth baseball organization, a martial arts studio, and daycares. It is adjacent to single family houses to the west and apartments and a vacant commercial building to the south.

The Oaks is not the only property that would meet the location criteria proposed in proposed Ordinance No. 906. Staff have identified eight other properties that meet the

location restrictions (identified in the table below), though most have other characteristics that would likely make them unsuitable for use as an enhanced shelter, such as existing occupied housing. Also, it seems unlikely that there would be an agency that would have the funding and other resources to establish an enhanced shelter at one of these locations during the effective period of the interim ordinance. A map of these other eight properties is attached to this staff report as Attachment C. Also included on the map are the qualifying bus stops that provide frequent all-day transit service as required by the indexed criteria.

Parcel Number	Area (SF)	Description
223250-0110	9,548	Single family house
222080-0000	99,915	Echo Cove Condominiums
031810-0008	99,271	Forest Hills Apartments
930530-0000	6,225	Condominium Complex
688590-0035	4,700	Rear corner of gas station
182604-9241	7,806	Single family house
182604-9099	7,110	Single family house
182604-9329	7,200	Vacant

The proposed interim development regulations are contained in proposed Ordinance No. 906 (Attachment A and Exhibit A), which would be effective for up to six-months and renewable in six-month increments. For the longer term, instead of permanently adopting the changes to R-48 zoning, King County, the City and/or KCHA could pursue a rezone of the site to the surrounding Mixed Business (MB) zoning and the addition of Enhanced Shelters as a use with indexed criteria in that district. In this scenario, a conditional use permit could be required to establish an Enhanced Shelter. Permanent changes to the development code would follow the standard adoption process of Planning Commission review, Public Hearing, and recommendation prior to City Council consideration.

Follow up Items from the October 12, 2020 Council Meeting and Subsequent Council Communication

During the October 12th Council meeting, the Council identified questions, areas for additional research, and proposed amendments to the proposed interim regulations. Email communications with Councilmembers Chang and Roberts subsequent to this Council meeting included additional proposed questions and amendments. As noted above, staff has also set forth an alternate approach of adopting interim MB zoning for the Oaks site and confining the Enhanced Shelter use to the MB zone in the Alternatives Section of this staff report, in response to Mayor Hall's question. Each of these items is addressed below and where appropriate, staff has included draft amendatory language.

- Councilmember Scully – Provide to Council the high-level analysis of other possible sites that could work for a shelter based on its availability. This was a high-level look by staff without any consultation with the current property owners.

Response: This is included as Attachment D to this staff report.

- Councilmember Scully – Provide an analysis of differences/similarities between proposed Enhanced Shelter and the Base Camp Shelter in Bellingham.

Response: This is included as Attachment E to this staff report.

- Councilmember McConnell – What amount of City property tax revenue will be shifted to other property taxpayers now that this parcel will be tax exempt?

Response: The 2020 property taxes for the site were \$47,517.77, of which approximately \$5,446 went to the City of Shoreline. While purchase of the property by the King County Housing Authority would make the parcel tax exempt, it would not decrease the City's total property tax revenue.

- Councilmember Robertson – What does a good neighbor agreement/program look like?

Response: This is included as Attachment F to this staff report

- Councilmember Roberts – A conditional use permit process would be better than an allowed use because it could be revoked if needed.

Response: The interim ordinance could be changed to permit enhanced shelters as conditional uses subject to index criteria rather than permitted uses subject to index criteria, though it would lengthen the review process and add another appeal opportunity. It would provide an opportunity to impose site specific conditions on the shelter such as limiting access to a specific street or installation of landscaped buffers.

A Conditional Use Permit is a Type B permit which requires a pre-application meeting; neighborhood meeting; mailed, posted and published notice of application with a 14 day comment period; issuance of a staff report to the Director; and a mailed, posted and published notice of decision with a 14 day appeal period. These procedural requirements generally require several months to complete.

- Councilmember Roberts – I would like to include both families and individuals in shelter, not just individuals.

Response: The Council has identified single adults as the population in greatest need of services, however the definition of enhanced shelter could be generalized to apply to both adults, juveniles and families, as noted below.

Enhanced Shelter – A low-barrier, 24 hour a day facility intended to provide adults persons experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

- Mayor Hall – Could we adopt an “interim official zoning map”?

Response: RCW 36.70A.390 authorizes the City to adopt interim zoning maps along with interim zoning ordinances and interim official controls. An alternative to the approach contained in proposed Ordinance No. 906 would be to temporarily rezone the Oaks site from R-48 to MB using an interim zoning map and then adopt interim development code amendments allowing Enhanced Shelters in MB as permitted or as conditional uses subject to any of the index criteria discussed in this report. A further discussion of this approach is in the Alternatives Section of this staff report. Council should also see Attachment I for this alternate set of proposed development code amendments.

If Council selected this approach, it would require a new SEPA determination and alternative Ordinance, which would delay the timeframe for Council to take action. Staff estimates that Council action would be delayed until mid to late November if this alternative is selected.

- Councilmember Chang – Please provide additional detail on Red Lion Inn Shelter in Renton and the former Licton Springs (83rd and Aurora) Tiny House Village in Seattle; can we learn from these examples? What are the similarities with our proposed shelter? How do they operate? Was alcohol/drug use allowed at Licton Springs? Why was Licton Springs shut down?

Response: Regarding the Red Lion Inn in Renton, individuals staying in congregate shelter settings are at increased risk of contracting and transmitting COVID-19, so efforts have been made to find settings that would allow for individuals to have separate spaces to occupy. King County and the City of Seattle worked together to lease the Red Lion Inn in Renton to accommodate individuals that had been staying in the Downtown Emergency Service Center (DESC) shelter in Downtown Seattle.

The individuals being served by that program are those deemed to be most vulnerable meaning that they must be 50 years of age or older and/or have a disability. Many of those being served meet both criteria. There were 200 people moved from the location in Downtown Seattle to the Red Lion Inn in Renton. While calls for emergency service have increased in comparison to what was typical for the hotel, they have decreased significantly in comparison to what was needed when individuals were living in the congregate setting in Seattle.

There is no intention to continue utilizing this hotel as a shelter in the long-term. The County sees this as a response to the Public Health Emergency and intends to move people out once that emergency subsides.

The Licton Springs Tiny House Village operated in Seattle between 2017 and 2019. It was developed to provide emergency shelter for individuals referred by the City of Seattle Navigation Team. The City contracted with the Low Income Housing Alliance which then sub-contracted with SHARE/WHEEL to operate the

facility. SHARE/WHEEL describes itself as a “democratic & grassroots organizing effort of homeless people”, and they have operated a number of shelters and organized encampments over the years.

The program model utilized individual tiny homes that could accommodate single adults or a couple by choice. The program was operated as a full harm-reduction model that allowed drug and alcohol use onsite and did not necessarily expect engagement with services. One challenge cited was the understanding among many residents that the tiny home was now considered a permanent residence for them. When the initial two-year contract term expired, the City declined to renew the contract and the program was closed in March of 2019.

A Seattle staff member who had worked with this project shared that the City learned several lessons from its experience with Licton Springs including:

- The contracted provider should be required to operate the program rather than sub-contract with another entity.
- The level of staffing provided at Licton Springs was insufficient to provide the necessary support and case management.
- Residents accepted into shelter programs need to clearly understand that the shelter/tiny home is meant to be temporary and that the goal of their stay is to work toward other permanent, stable housing.

Here is a link to the City’s official statement about the decision to close that program:

<https://homelessness.seattle.gov/tiny-house-village-update-next-steps-for-licton-springs/>.

- Councilmember Chang - What is the referral process? I have concerns with how the referral process would work.

Response: Lake City Partners will be responsible for reaching out to local service providers to share information about the shelter, what clients are eligible to be served and how to make a referral. Because occupancy rates tend to be high, the standard approach used by other shelters in King County is that they notify referring agencies when they have an open space or when they know a bed will soon be vacated. Referring organizations will send over a referral form with information regarding the individual they are working with. If more than one referral is made, staff will prioritize referrals of individuals experiencing homelessness in Shoreline and then prioritize based on level of need for the service; e.g. those with health conditions that are being exacerbated by being outdoors. Safety considerations may outweigh Shoreline priority in extreme cases. Shelter staff will use a standard set of screening/intake questions before confirming a bed for any given individual.

Local agencies most likely to make referrals to this program include Lake City Partners Outreach; Shoreline Police and Fire; local hospitals, Therapeutic Health Services; International Community Health Services; Hopelink and local faith communities that work with individuals experiencing homelessness.

- Councilmember Chang – Need more guardrails in the indexed criteria; distance from schools, daycares, etc. What do other cities do?

Response: There is a daycare adjacent to the west property line of the Oaks parcel, so any distance requirement from daycares would eliminate this site as an eligible parcel for an enhanced shelter. There are no distancing requirements for the homeless shelters allowed in MB and there are many areas where MB zoning is directly adjacent to R-6.

Examples of distancing requirements in Shoreline’s code include:

- Adult use facilities are prohibited within 400 feet of any residential zone, other adult use facility, school, licensed daycare, public park, community center, public library or church which conducts religious or educational classes for minors;
- Work release facilities must be at least one mile from any public or private school servicing kindergarten through grade 12 students; and
- Residential care facilities must be at least 1,000 feet apart.

Puyallup requires a 1,000-foot setback from schools and daycares and 500-foot setback from parks, trails, libraries and residential zoning for homeless shelters. Bellevue requires that shelter applications identify any “magnet areas” e.g., greenbelts, parks, libraries, transit facilities, etc. and provide a plan to address any behavior that is inconsistent with the code of conduct. Both cities require either a development agreement or a conditional use permit to establish the use.

- Councilmember McConnell – Please provide more information on compliance metrics, staffing ratio, code of conduct, and good neighborhood plans.

Response: The minimum number of staff onsite will be three which would be a ratio of 1:20 at full capacity. The complete list of staff includes the following:

- Deputy Director of Lake City Partners
- Program Director
- Site Supervisor with Shelter hosts – case managers (three onsite at all times)
- Lead Case Manager – licensed mental health specialist
- Public Health Nurse
- Housing Outreach Specialist (two)
- Housekeeping Staff
- Facility Maintenance Staff

Compliance Metrics include standard King County data collection related to:

- length of stay (shorter is better),
- exits to housing (more is better),
- returns to homelessness (less is better)

The Code of Conduct is attached as Attachment G. The Good Neighbor Plan is attached as Attachment F.

- Councilmember McConnell – Can we prioritize a certain number of beds for Shoreline residents?

Response: King County staff has re-confirmed that empty beds in general can be prioritized for waiting, eligible individuals in Shoreline with the ability to occupy the bed within about 24 hours.

- Councilmember Roberts – I would like the public hearing to be held on October 26th rather than December 7th if it can be noticed in sufficient time.

Response: The public hearing has been properly noticed and moved up to tonight's meeting.

- Councilmember Chang – Please provide a spreadsheet of the other shelters in Seattle/King County.

Response: The listing of other shelters is attached as Attachment H.

- Councilmember Chang (via email on October 14) - Would it be possible to limit the parcels in this ordinance to just the 9 on the list shown in the staff report? I'm concerned about Metro route changes for 2021 that I believe may affect some of the other light green parcels that are shown in the map in Appendix C.

Response: The routes that currently meet the definition of "frequent all-day service" are Rapid Ride E and Route 5 serving Shoreline Community College. Given the recent COVID related drop in bus ridership, especially in the north end, Metro will likely retain reduced service levels rather than increase service over the next 6 to 12 months. Most R-48 zoned parcels are already developed with existing uses and therefore would be difficult to convert to a shelter during the term of the interim ordinance. As such, staff has not proposed any amendatory language.

- Councilmember Chang (via email on October 14) - Develop a referral protocol acceptable to City—How will people be referred to the shelter, how does shelter relay to other north end organizations/police that shelter is full? What happens if people arrive and the shelter is full?

Response: See response above to the question from the October 12th meeting. Staff has not provided any suggested amendatory language to add this as an indexed criteria.

Proposed Council Amendments

Councilmember Chang Proposed Amendment 1

(1) 20.20.018E definitions. Replace "adults" with "persons". The purpose of this is to allow flexibility in the type of population that is served by an Enhanced Shelter.

Response: The Council has identified single adults as the population in greatest need of services, however the definition of enhanced shelter could be generalized to apply to both adults, juveniles and families.

Enhanced Shelter – A low-barrier, 24 hour a day facility intended to provide ~~adults~~ persons experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

Amendatory Motion

If Council would like to be less specific about the population served by an Enhanced shelter, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to strike the word “adults” from the definition of Enhanced Shelter and replace it with “persons.”

Councilmember Chang Proposed Amendment 2

Require a Good Neighbor Plan acceptable to the City that would address how the facility would deal with potential issues caused by residents of the shelter and how the neighborhood would bring issues they see for resolution.

Response: The interim ordinance could be changed to add another index criterion that requires approval of a “Good Neighbor Plan” to address operational areas of concern to the City.

Amendatory Motion

If Council would like to add another index criterion for enhanced shelters that would require that the City approve a “Good Neighbor Plan”, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to add another index criterion to SMC 20.40.355 to state “The shelter operator shall submit a “Good Neighbor Plan” acceptable to the City that addresses noise, litter, loitering, parking and other concerns.”

Councilmember Chang Proposed Amendment 3

Require an MOU (or similar document) between the City, operator, and County that gives the City more power than just “code enforcement”. Is there an agreement that could be developed between parties that defines expectations such as:

- Staffing plan
- Requirement for reports for metrics/assessment of performance
- Evaluation of # police and fire calls and increased patrols. If above some average for the site, additional cost to be paid by County.
- County to cover cost of additional mental health professional to assist in police response, perhaps through part of the RADAR program
- Require adherence to the Good Neighbor Plan
- Option to “pull the plug” if the shelter has too many detrimental effects on the neighborhood/City that can’t be addressed. This would cement the promise

made by King County that they would operate the shelter only with the agreement of the City.

Response: The interim ordinance could be changed to add another index criterion that requires a memorandum of understanding (MOU) between the shelter operator and the City to address operational areas of concern to the City. This would be an alternative to requiring a conditional use permit or an interlocal agreement as it would be duplicative to require both. The public would have an opportunity to comment on the operational requirements either way, though unlike a CUP the MOU would not provide an opportunity for an administrative appeal.

Amendatory Motion

If Council would like to add another index criterion for enhanced shelters that would require that the City and the operating agency approve an MOU about operational procedures, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to add another index criterion to SMC 20.40.355 to state “The shelter operator and the City shall enter into an MOU regarding operational issues of concern such as:

- ***Staffing plans***
- ***Requirement for regular reports to the Council on how the shelter is meeting performance metrics***
- ***Documentation of the number of calls for service to the site and an agreement that the shelter operator will be billed for calls over an agreed threshold.***
- ***Shelter operator to contribute to the cost of a mental health professional to assist in police response, perhaps through part of the RADAR program.***
- ***Require adherence to the Good Neighbor Plan.***
- ***Agreement to discontinue the shelter use if documented violations of the operational agreements are not addressed in a timely manner.”***

Councilmember Chang Proposed Amendment 4

Require an annual report/assessment prepared by the operator and County to the City. In addition to statistics about numbers served and numbers moved to permanent housing, it would be good for the report to provide information on the details of the homeless population being served—where are they from, reasons for homelessness, how were they referred to the shelter, are they participating in treatment.

Response: A requirement for an annual report from the shelter operator to the City Council could be added to the index criteria.

Amendatory Motion

If Council would like to add another index criterion for enhanced shelters that would require that the shelter operator provide an annual report to the City Council, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to add another index criterion to SMC 20.40.355 to state “The shelter operator shall submit an annual report about shelter operations to the City Council including statistics about numbers of residents served, length of stay in the shelter, general demographics of the residents, and numbers moved to permanent housing.”

Councilmember Chang Proposed Amendment 5

Include a minimum distance from sensitive uses such as daycares, stores selling alcohol, schools and community centers. I know we have two examples in our code that mention distances to daycares. Could we look at what other municipalities require for Enhanced Shelters?

Response: See response above to the question from the October 12th meeting.

Amendatory Motion

If Council would like to add another index criterion for Enhanced Shelters that would require a minimum distance from sensitive uses, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to add another index criterion to SMC 20.40.355 to state “Enhanced Shelters are prohibited within _____ feet of a public or private school, licensed daycare, public park, community center, or retail stores that sell alcohol.”

Councilmember Roberts Proposed Amendment 1

Change the proposed use table from P(i) to Conditional(i).

Response: The interim ordinance could be changed to permit enhanced shelters as conditional uses subject to index criteria rather than permitted uses subject to index criteria but it would lengthen the review process and add another appeal opportunity. See the response to the question from 10/12/20 meeting above.

Amendatory Motion

If Council would like to make Enhanced Shelters a conditional rather than permitted use, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to list enhanced shelters in Table 20.40.120 Residential Uses as C-I rather than P-I in the R-18 to R-48 column.

Councilmember Roberts Proposed Amendment 2

Under the conditions, add a requirement that in order to operate, the city and county must enter into an interlocal agreement (to address staffing, security, emergency response, etc.)

Response: The interim ordinance could be changed to add another index criterion that requires an interlocal agreement to address operational areas of concern to the City. This would be an alternative to requiring a conditional use permit or MOU as it would be duplicative to require both. The public would have an opportunity to comment on the

operational requirements either way, though unlike a CUP the ILA or MOU would not provide an opportunity for an administrative appeal.

Amendatory Motion

If Council would like to add another index criterion for Enhanced shelters that would require that the City and the operating agency approve an interlocal agreement about operational procedures, a Councilmember would need to move to modify the draft Ordinance as follows:

I move to add another index criterion to SMC 20.40.355 to state “The shelter operator and the City shall enter into an interlocal agreement that specifies staffing levels, security procedures, emergency response plans, and other issues of concern prior to occupancy.”

ALTERNATIVES

During the October 12, 2020 Council discussion, Mayor Hall asked about adopting interim Mixed Business (MB) zoning for the Oaks site (currently R-48) and confining Enhanced Shelters to the MB zone that already allows homeless shelters, rather than R-48. Staff has concluded that the Council could adopt an interim zoning map that changes the Oaks site from R-48 to MB. The MB zoning district implements the Mixed Use 1 comprehensive plan land use designation and the Oaks property is currently identified as Mixed Use 1 in the City’s Comprehensive Plan.

Allowing the Enhanced Shelter use for the long-term on the Oaks site would likely involve a future rezone of the site to MB. Making the interim change to the MB zone, along with specific index criteria for the use in MB, would also temporarily permit the proposed use and would be consistent with the City’s current comprehensive plan designation as well as the long term plans for the use of the property.

If Council were to decide to adopt an interim zoning change, it would require a new SEPA analysis and an alternative ordinance. Accordingly, Council would not be able to take action on this alternative at its October 26th meeting. Staff estimates that action would be delayed until mid to late November.

In addition to adopting an interim zoning map, Council would need to amend the use table for the MB zone to include the allowance of “Enhanced Shelters” along with any desired index criteria. Staff has provided code amendment language that the Council would need to consider in Attachment I to implement this approach. Staff has included the same indexed criteria being considered under proposed Ordinance No. 906, along with a recommendation to include a required distance between Enhanced Shelters of 5,000 feet. This is to help prevent a concentration of Enhanced Shelters in any specific area within the MB zone.

STAKEHOLDER OUTREACH

Staff understands the importance of clear and transparent communication with the community, and the circumstances of this opportunity did not allow the advance notice

that staff would prefer to have provided. However, many steps have been taken to provide information and answer questions related to the proposed project.

Shoreline has developed a web page (www.shorelinewa.gov/NKCEnhancedShelter) with information about the project including the development of a Frequently Asked Questions document and responses to many questions received from the community meeting held on September 22nd regarding the Enhanced Shelter.

On September 9th, City staff and Kevin Maguire from Lake City Partners made a presentation to and answered questions from the Shoreline Council of Neighborhoods. Staff also convened a meeting of leaders from three neighborhood associations surrounding the shelter site (Richmond Highlands, Highland Terrace and Meridian Park) on September 16th. This meeting included staff from the City, the County and Lake City Partners in order to respond to questions related to the role of each of the potential project partners. Staff also asked the neighborhood leaders for their feedback on how best to engage with the broader community and conduct the community meeting on September 22nd.

Staff identified and sent an email to all businesses in local proximity to the site and offered to meet with any who were interested. Staff did meet with a representative from Merlone Geier and City staff and Lake City Partners staff also met with the owners of the nearby family day care. Finally, over 1,100 postcards were mailed to residences in proximity to the facility to announce the opportunity to join a virtual community meeting designed to share information and answer questions about the proposed project.

As noted above, that meeting was held on September 22nd, and City staff, County staff and representatives from Lake City Partners provided an overview of the project and answered questions from the public. Just over 200 people signed into this virtual Zoom meeting and roughly 300 questions and comments were received during the meeting in the "Question and Answer" feature in Zoom. A recording of the full meeting and responses to all written questions submitted are now posted on the project web page.

Finally, the public has submitted a significant number of written comments to the Council on this issue and provided comment at Council meetings. These can be viewed at the following link: <https://www.shorelinewa.gov/government/council-meetings/public-comment/public-comment-document-library/-/folder-6118>.

Emails to interested parties were sent in advance of the October 12th and October 26th Public Hearing on proposed Ordinance No. 906, as well as notification of the SEPA determination.

COUNCIL GOAL(S) ADDRESSED

This item directly responds to Council Goal #5, Action Step #7: Begin a process of developing partnerships with North King County cities and other key stakeholders in support of siting a 24/7 shelter/navigation center to serve homeless single adults in North King County.

RESOURCE/FINANCIAL IMPACT

Adoption of these interim zoning regulations is not expected to have a financial impact on the City. While purchase of the Oaks site by the King County Housing Authority would exempt it from property taxes, the Assessor's office would adjust the tax rate based on the City's total assessed valuation to keep revenue constant.

RECOMMENDATION

Staff recommends that the City Council hold the public hearing on proposed Ordinance No. 906. Staff also recommends that the Council review the additional information provided in response to questions from the October 12, 2020 Council meeting and Councilmember amendment suggestions; determine whether the proposed Ordinance should be amended; and adopt the Interim Development Code amendments as proposed in Ordinance No. 906.

ATTACHMENTS

Attachment A: Ordinance No. 906

Attachment A, Exhibit A: Proposed Interim Development Regulations Related to Enhanced Shelters

Attachment B: Map of The Oaks Parcel and Surrounding Zoning

Attachment C: Map of Eligible R-48 Parcels

Attachment D: Analysis of Other Potential Shelter Sites in Shoreline

Attachment E: Comparison of Proposed Enhanced Shelter and the Base Camp Shelter in Bellingham

Attachment F: Good Neighbor Agreement Example

Attachment G: Code of Conduct Example

Attachment H: Listing of King County Homeless Shelters

Attachment I: Alternate Interim Development Regulations for Enhanced Shelters in the MB Zoning District

ORDINANCE NO. 906

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
ADOPTING INTERIM REGULATIONS TEMPORARILY AUTHORIZING
ENHANCED SHELTERS WITHIN THE RESIDENTIAL 48 (R-48)
ZONING DISTRICT WITH A DURATION OF SIX MONTHS; AND
SETTING A PUBLIC HEARING.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the State of Washington, and planning pursuant to the Growth Management Act, chapter 36.70A RCW; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City of Shoreline to adopt interim regulations with a duration of no more than six (6) months without review and recommendation by the Shoreline Planning Commission, and without holding a public hearing; and

WHEREAS, in 2015, the King County Executive issued a local proclamation of emergency regarding homelessness, and, shortly thereafter the Shoreline City Council passed Resolution 379 expressing the City's commitment to work with King County and partner with agencies on plans to address homeless; and

WHEREAS, in 2019, the King County Regional Homelessness Authority was formed to oversee policy, funding, and services for people experiencing homelessness county wide in a unifying and coordinated manner for Seattle and King County; and

WHEREAS, in January 2020, the Point in Time Count estimated that almost 12,000 individuals were experiencing homelessness in Seattle/King County, with 3,355 of those considered chronically homeless (more than one year), and with approximately 47 percent of all individuals unsheltered; and homeless individuals in the North County area, which includes the City of Shoreline, saw a slight increase over prior years; and

WHEREAS, the City Council established 2020-2022 City Council Goal No. 5, Action Step No. 7, which states that the City will begin a process of developing partnerships with North King County cities and other key stakeholders in support of siting a 24/7 shelter/navigation center to serve homeless single adults in North King County, and to accomplish this goal, the North King County Shelter Task Force was formed; and

WHEREAS, on February 29, 2020, the Washington State Governor declared a State of Emergency due to COVID-19; and on March 4, 2020, the City Manager declared a Public Health Emergency for the City which was ratified by the City Council on March 16, 2020; and

WHEREAS, the COVID-19 public health emergency has created additional issues for sheltering of homeless individuals, as traditional congregate shelter models do not provide for sufficient social distancing, which exacerbates the need for sufficient shelters; and

WHEREAS, guidance from the Center of Disease Control and Prevention and the Federal Emergency Management Agency, recognize that non-congregate sheltering, such as in motels,

dormitories, and other similar type facilities, may assist in controlling community spread of COVID-19; and

WHEREAS, Washington State, King County, and the City of Shoreline continue to be subject to declarations of public health emergencies, with positive COVID-19 test results daily in King County continuing at a rate of approximately 997.7 positive cases per 100,000 residents; and the City of Shoreline having a higher than average rate of positive tests; and

WHEREAS, property suitable for both fulfilling the City Council's goal and the need for non-congregate shelters to assist in curtailing community spread of COVID-19 has recently become available, along with potential grant funding from the State of Washington, and a partnership between the City, King County, and Lake City Partners Ending Homelessness; and

WHEREAS, the Residential 48 (R-48) zoning district is a high-density residential zone intended to provide a mixture of multifamily dwelling units and other compatible non-residential uses, and this zone is generally located along the City's principal arterials; and

WHEREAS, currently, the City only permits homeless shelters in the Mixed Business (MB) zoning district; an enhanced shelter is a specific type of homeless shelter providing a 24-hour a day facility intended to serve adults experiencing homelessness with access to resources including housing, basic needs, hygiene, case management, and social programs as these individuals transition to permanent housing; and

WHEREAS, development regulation index criteria would assist in mitigating any impacts and provide for ready access to public transit; and

WHEREAS, pursuant to SEPA, the City issued a Determination of Non-Significance on October 2, 2020; subsequent SEPA review will occur if the City elects to replace these interim regulations with permanent regulations, and if required, based on any redevelopment proposal; and

WHEREAS, the City Council considered the interim regulations at its properly noticed October 12, 2020 and October 26, 2020 regular meetings with a public hearing held at the October 26, 2020; all meetings were held virtually via Zoom; and

WHEREAS, the City Council has determined that the use of the interim regulations to allow for locating Enhanced Shelters within the City is appropriate and necessary due to the current crisis of homelessness within the City and the region;

THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The foregoing Whereas provisions are incorporated in their entirety as Findings of Fact for the matter.

Section 2. Enactment of Interim Regulations. The Interim Regulations for Enhanced Shelters as set forth in Exhibit A to this Ordinance are hereby enacted.

Section 3. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council held a public hearing on October 26, 2020, to take public testimony concerning the interim regulations.

Section 4. Directions to the City Clerk.

A. Transmittal to the Department of Commerce. The City Clerk is hereby directed to cause a certified copy of this Ordinance to be provided to the Director of Planning and Community Development who shall transmit the Ordinance to the Washington State Department of Commerce within ten (10) calendar days of passage as provided in RCW 36.70A.106.

B. Corrections by the City Clerk. Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Ordinance, including the correction of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

C. Ordinance not to be Codified. Because this Ordinance adopts interim regulations, the City Clerk shall not codify this Ordinance.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall become effective five (5) calendar days after publication.

Section 6. Duration. This Ordinance shall be in effect for a period of six (6) months from its effective date. After which, these interim regulations shall automatically expire unless extended as provided by statute or otherwise superseded by action of the City Council, whichever occurs first.

ADOPTED BY THE CITY COUNCIL ON OCTOBER 26, 2020.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Date of Publication: _____, 2020
Effective Date: _____, 2020

20.20.018 E definitions.Enhanced Shelter

A low-barrier, 24 hour a day facility intended to provide adults experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

20.40.120 Residential uses.**Table 20.40.120 Residential Uses**

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
GROUP RESIDENCES									
	Adult Family Home	P	P	P	P				
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Residential Care Facility	C-i	C-i	P-i	P-i				
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	Enhanced Shelter			P-i					
	Homeless Shelter						P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use

S = Special Use

C = Conditional Use

-i = Indexed Supplemental Criteria

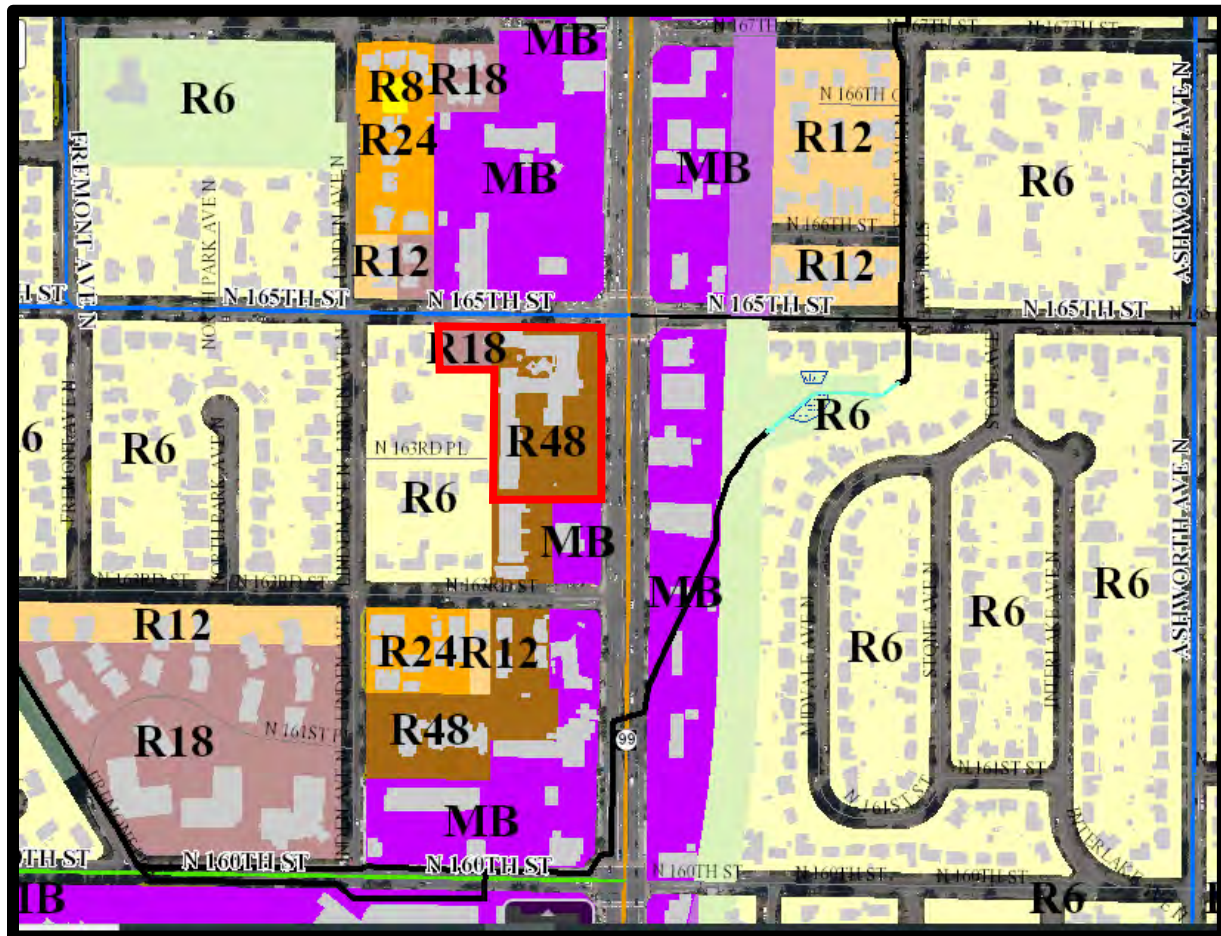
-E-**20.40.355 Enhanced Shelter**

Enhanced shelters are not allowed in the R-18 and R-24 zones. Enhanced shelters are allowed in the R-48 zone subject to the below criteria:

- A. It shall be operated by state, county, or city government, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter;
- B. It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy;
- C. It shall develop and enforce a code of conduct acceptable to the City that articulates the rules and regulations of the shelter. These rules shall include, at a minimum, prohibitions against criminal activities, such as theft and threats or acts of violence, and the sale, purchase, possession, or use of alcohol or illegal drugs within the facility or on the facility grounds;
- D. It shall be located with frontage on a principal arterial and within ¼ mile of a transit stop with frequent all-day service as defined by King County Metro Transit;
- E. A solid, 6-foot tall fence shall be provided along all property lines that abut residential zoning districts; and
- F. Submittal of a parking plan acceptable to the City prior to occupancy.

Attachment B

Map of The Oaks Parcel (in red) at 16357 Aurora Avenue N and N 165th Street and Surrounding Zoning.

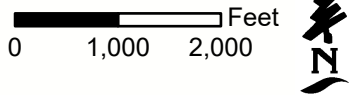


Enhanced Shelters

Eligible Tax Parcels
Zoned R-48*

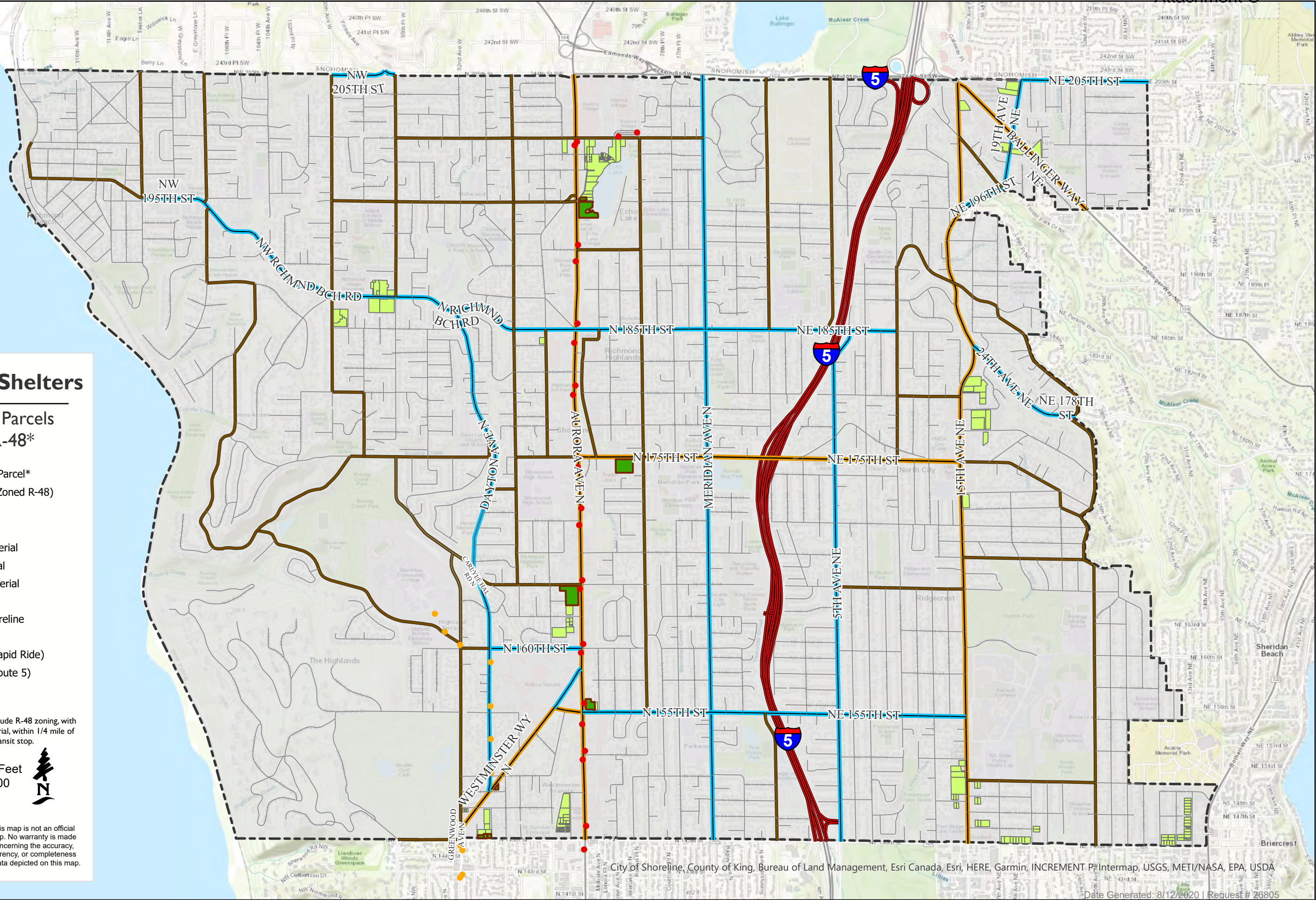
- Eligible Tax Parcel*
- Tax Parcel (Zoned R-48)
- Street
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector Arterial
 - Local
 - Outside Shoreline
- City Limit
- Bus Stop (Rapid Ride)
- Bus Stop (Route 5)

*Eligibility requirements include R-48 zoning, with frontage on a principal arterial, within 1/4 mile of a frequent all-day service transit stop.



This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Geographic Information System



City of Shoreline, County of King, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Date Generated: 8/12/2020 | Request # 26805



Memorandum

DATE: August 26, 2020

TO: Debbie Tarry, City Manager

FROM: Nathan Daum, Economic Development Program Manager

CC: John Norris, Assistant City Manager
Colleen Kelly, Community Services Manager
Jim Hammond, Intergovernmental Programs Manager

RE: Limited Analysis of Alternate Enhanced Shelter Sites in Shoreline For Internal Review

***NOTE:** As some of the properties referenced in this document may be subject to ongoing negotiations, staff recommends this not be used as beyond an aid for internal discussions. The City does not contemplate acquisition of these properties, nor have the value estimates been set by any licensed appraisal expert. Potential speculation as a result of external review of this document could lead to economic injury of property owners.*

Issue Statement

The Shoreline City Council discussed on August 10 implementation of Goal 5 Action Step 7 to locate an enhanced shelter in North King County by supporting King County Department of Community and Human Services (DCHS) effort to purchase and secure entitlements for the former Oaks at Forest Bay property at 16357 Aurora Ave N in the Highland Terrace neighborhood of Shoreline. Recognizing the many questions regarding this location and its appropriateness for such a facility, Mayor Hall requested a limited, short-term analysis of other sites that could potentially host such a facility in Shoreline.

Discussion

What follows is a summary of six additional sites known to staff to be for sale or vacant and potentially available for sale, compared to the subject site. Those sites are, in addition to The Oaks at Forest Bay, Wild Horse Tavern, Aldercrest Annex, Highland Ice Arena, Prosser Piano, Former Police Station, and Anderson House. Of those, only Anderson House is a similar existing facility, and is also located in a multifamily and commercial area. However, it abuts R-6 zoning to the south and is located in a less accessible location than The Oaks site which is central to the Rapid Ride E Line Corridor of Aurora Avenue North and its other nearby services and facilities. While the location so near the geographic heart of the city has been questioned as an appropriate location for an enhanced shelter, community concern will be a significant factor wherever it may locate. Additionally, the farther afield from the densest, most dynamic part of the city, the more such a use may stand out among comparatively low-key surrounding

Alternate Possible Enhanced Shelter Sites

uses. Simply put, the less busy an urban environment, the less easy it is for a variety of businesses and services to blend into the general hubbub of an area. Importantly, none of the sites evaluated represents an adequate existing facility equal in size and readiness to receive operational dollars through the funding source identified which require occupancy by late December (or early January at the latest).

Site	Address	Neighborhood	Zoning	Building Size	Parcel Size	Value/Price	Notes
The Oaks at Forest Bay	16357 Aurora Ave N	Highland Terrace	R48	36,538	115,868	\$4 million-\$12 million (range)	Purchase and Sale Agreement between seller and King County. Existing building adequate for intended use.
Wild Horse Tavern	2001 NW 195th St	Richmond Beach	NB	4,340 square feet	13,504 square feet	\$600,000-\$1.3 million (range)	Remote location more distant from transit
Aldercrest Annex	N/A	Ballinger	PA 3	0	703,787 square feet	\$20 million-\$50 million (range)	Requires construction of building to suit use
Highland Ice Arena	18005 Aurora Ave N	Richmond Highlands (Town Center)	TC-2	50,000 square feet	152,024 square feet	\$15.1 million	Requires construction to suit use
Prosser Piano	18503 Firlands Way N	Hillwood (Town Center)	TC-3	11,300	28,000	\$4 million	Existing building is too small and would require expansion
Former Police Station	1206 N. 185 th	Echo Lake (Town Center)	TC-2	5,400 square feet	30,000 square feet	\$2.45 million	City Owned. Fully executed Purchase and Sale Agreement would require buyer's approval to cancel the sale.

Alternate Possible Enhanced Shelter Sites

							Existing building is too small and would require expansion
Anderson House	17127 15th	North City	CB	26,731	72,301	\$2 million-\$8 million (range)	Nursing Home on the market as a development site. KC Assessor value of \$2.5 million is likely low. \$100 per square foot of land may be the value. Less access to transit and other services compared to Town Center

Considerations

The availability of a turnkey facility is an important differentiating factor for the Oaks at Forest Bay site. Building a structure on Aldercrest for instance, or converting an existing structure of adequate size such as Highland Ice Arena would not only be potentially prohibitively expensive but would not be feasible given the time constraints of the funding source available at this time. Other existing buildings identified by staff that may be available, even if their smaller size is overlooked, present their own location challenges in terms of accessibility for facility operations staff and clients while also being likely to come with concerns of residents and businesses in these outlying districts of the city.

Staff Recommendation

Staff recommends that the City support the County's effort to provide this critically needed service to our community in the location identified due to a lack of feasible alternatives at this time.

Base Camp Shelter Overview

As the Shoreline City Council has been discussing interim development regulations for an Enhanced Shelter at the former Oaks nursing home in Shoreline, some residents have noted the Base Camp Shelter in Bellingham, WA, operated by the Lighthouse Mission Ministries, as a potential comparison. The following paper provides an overview of the Base Camp Shelter for Council's information.

Base Camp Shelter Location

The [Base Camp Shelter](#), which was originally a day center but in recent years has transitioned to a 24/7 shelter, was originally located on Lighthouse Mission Ministries' small "campus" in the southern corner of downtown Bellingham. At this same location, Lighthouse Mission has their administration building/church and a shelter for women with children. At the onset of the pandemic, the Base Camp shelter moved into Bellingham High School in order to have space for social distancing while still serving up to 200 individuals on any given night.

Now that the school district is preparing to reopen schools, the shelter has relocated again to [1530 Cornwall Avenue](#) in the northeast corner of the central Bellingham business district. The building, called Bellingham Public Market, has been unoccupied for two years, since the organic grocer occupying it closed in 2018. The shelter plans to remain in this location for three to four years before finding another more permanent location.

The shelter's current property is [zoned Urban Village](#), as it is in the middle of the city's downtown business district. The shelter's previous location, before being located at Bellingham High School, was in the same Urban Village zone. Bordering that zone (though at least a few blocks separate the shelter from the border) are commercial, residential multi, industrial, public (the Bellingham High School campus) and residential single. In the blocks surrounding the shelter's current location, there are a number of different kinds of businesses including banks, restaurants, a Planned Parenthood health center, law offices, and the Bellingham & Whatcom County Housing Authority. There are some apartment buildings but no single-family homes in the direct vicinity. There is one day care/early learning facility about two blocks from the current shelter location, and the High School is on the same road 0.4 miles north.

About the Base Camp Shelter

The Base Camp shelter is a safe, 24/7 place for up to 200 adults to stay, and provides three meals per day, showers and public restrooms, laundry services, case management staff, and some optional religious services. [The Code of Conduct](#) agreement requires respectful behavior and outlines specific behaviors that will not be tolerated, including disrespect to staff and others, including neighbors, violence, drugs, harassment, and intimate/sexual acts. While the code of conduct refers to the 'Day Center', as noted above, the Base Camp shelter is now 24/7.

The shelter operator's [Good Neighbor Project](#) outlines the ways shelter staff try to be good neighbors by doing outreach around the downtown core, picking up trash in a several-block radius around the shelter, and providing resources for area businesses to use when encountering unhoused individuals. They also have a Neighbor Advisory Forum, comprised of neighboring business owners, landowners, social workers, Bellingham Police Department representatives,

and the shelter's Community Outreach Coordinator. The group meets bi-weekly to discuss issues/problems and devise/implement tangible solutions.

Shelter Guests

The Lighthouse Mission Ministries considers the Base Camp shelter low-barrier, in that the adults who come to stay do not have to be clean and sober, they do not undergo background checks, and are not screened out based on interactions with the criminal justice system. While the organization works with several other service providers to help their guests with health, substance abuse, and housing, there is no referral process; anyone can come in off the street. Staff of course have discretion to not allow someone to come inside who seems overly intoxicated and potentially disruptive; or, they can decide to let someone come in who may be, for example, obviously under the influence, but capable of keeping themselves together long enough to sleep it off. The shelter does also have a few beds and basic care for medically fragile guests, who frequently come to recover after being released from the hospital.

After registering with staff, guests are allowed to bring their belongings in with them and either stack them next to their sleeping mat or in a locker, which Base Camp hopes to upgrade to. During the day, items can be left behind and locked up by staff. The Ministries' philosophy is that the first step is just getting in the door and meeting basic hygiene, nutrition, and medical needs. The next step is addressing barriers to re-entering society, such as addiction treatment or psychiatric care, if needed, then focusing on housing and employment.

If a shelter guest violates the Guest Agreement in any way, staff have the discretion to determine the appropriate response, including "trespassing" the individual from the property. They may only be trespassed for a day, giving them time to cool off, or for repeated or more serious offenses the trespass may be for longer or permanent. Of course, any serious or dangerous individuals may require a call to 9-1-1. The shelter staff try to emphasize that "there's always a way back," meaning that they encourage people to want to make change in their life and remain willing to help, if the behavior that got them trespassed in the first place can genuinely be addressed.

Homelessness in Bellingham

While there are more people living unhoused in Bellingham than there are shelter beds, it is not abundantly clear that people camp in the direct vicinity of the Base Camp shelter because of its existence. In fact, since the shelter has moved away from the rest of Lighthouse Mission Ministries' buildings in the southern end of downtown, most of the individuals camping nearby there have not moved to follow Base Camp. The new shelter location, however, is close to Whatcom Creek, and many will choose to camp on its banks in relative safety and privacy.

Understanding that they cannot house everyone who needs shelter, Base Camp does try to do consistent, regular outreach to people camping outdoors or hanging out on nearby sidewalks and in front of businesses. They do an hourly walk around the block 24 hours a day to pick up trash, invite people to come indoors, and work with businesses and residents to address any issues that may arise in the course of a day or night. Part of the Good Neighbor Project is use of the Incident/Concern Matrix (attached), which asks individuals in the community and business owners to take a more thoughtful and intentional approach to dealing with unhoused neighbors.

Of course, everyone is encouraged to call 9-1-1 when they feel unsafe or witness a crime taking place, but when a situation is not emergent, the matrix is a tool to encourage less confrontational interactions and the ability to get an individual connected to services rather than just moved along by police.

Emergency Services

Base Camp staff call 9-1-1 infrequently. They do often have visits from Bellingham Fire Department's [Community Paramedics](#), a special department dedicated to non-emergent issues and frequent ER visitors to help connect people, such as those who are unhoused, with services that better meet their needs. There are also two community outreach police officers who engage most frequently with the homeless population, and a mental health officer to respond to such crises. Since moving to their current, large space, staff have found that they are compelled to call police far less frequently, because there is room for people to separate, cool off, and mediate disputes that otherwise might escalate into a dangerous situation.

Compare/Contrast Chart

The following chart provides a comparison between the proposed King County/Lake City Partners' Enhanced Shelter at the Oak Site and the Base Camp Shelter in Bellingham.

	Proposed Lake City Partner's Enhanced Shelter at the Oaks	Base Camp Shelter in Bellingham, WA
Population served	Single Adults	Single Adults
Maximum number	60	200
Referral Process	Yes	No
Individual Rooms	Yes	No
24/7	Yes	Yes
Low-Barrier	Yes	Yes
Housing focused	Yes	No
Allow Alcohol/Illegal Drug Use Onsite	No	No
Code of Conduct	Yes	Yes
Good Neighbor Plan	Yes	Yes



Good Neighbor Plan

North King County Shelter (NKCS)

The Good Neighbor Plan is intended to create safety for the larger community of Shoreline and the surrounding neighborhood of the shelter at the Oaks facility as Lake City Partners' commit to serving the most vulnerable in the North King County area. NKCS will treat all its neighbors with dignity and respect. Staff of the NKCS will work with residents to ensure safety and respect for the neighboring community and commit to regular monitoring.

Open House:

- Facility tours will be planned for Nov. 28 or Dec. 5 for neighbors interested in seeing the facility.

Ongoing Communication:

- Staff are committed to responding and meeting with neighbors to address concerns, see contact information below.

Prevention:

- All residents will be required to sign an agreement with the commitment to:
 - maintaining a peaceful presence in the community, respecting neighborhood residents and their property.
 - not congregating in the neighboring residential or commercial area, behind building or in alleyways.
 - following all parking policies including no abandonment of vehicles, no vehicle camping, and no parking of recreational vehicles on site.
 - smoking in designated areas in the courtyard.
 - accessing shelter through front entrance only.
- All staff will regularly monitor areas surrounding the facility and schedule walks through local neighborhood and park.
- Staff will work with residents to keep the grounds and facility clean and well-maintained.

Contact:

- Shelter contact: Kevin Maguire, Program Director kevin@lakecitypartners.org
- Shelter phone: 206-913-2267



North King County Shelter Resident Agreement

This resident agreement sets out the standards for staying in short-term temporary housing assistance ("shelter"). Since shelter is not a home, but rather a stepping stone to permanent housing and rejoining the community, there are certain expectations for you while in shelter. These standards ensure shelters are safe for everyone and that we work together to help you move as quickly as possible from emergency housing to a permanent home. Appropriate consequences will be determined for being non-compliant. Please review and take seriously the following concerns:

_____ I will maintain a peaceful presence in the community, respecting neighborhood residents and their property. There will be no camping or congregating in the neighboring residential or commercial area.

_____ I will follow all parking policies including no abandonment of vehicles, no vehicle camping, and no parking of recreational vehicles on site.

_____ I will cooperate with staff and follow their instructions. I understand that failing to listen to staff in a timely manner can create both personal and community safety issues.

_____ I will not use violence or threats of violence. This includes instigating and inciting aggression out of another person. If I feel threatened by another person(s) I will contact the shelter staff and let them resolve it.

_____ I will not bring any weapon onto the premises. Weapons include guns, knives, and any other objects designated as a dangerous weapon by applicable law, or any items staff feel poses a risk to yourself or others. Self-defense items (knives, etc) may be turned into staff immediately for holding during your stay.

_____ I understand discriminatory language or behavior related to any of the following categories is not acceptable: race, religious affiliation, economic status, national origin, gender identity, and sexual orientation. I will not harass any other residents.

_____ I agree to abstain from possessing, using, selling, or assisting in the possession, use, and sale of any intoxicant or controlled substance inside the shelter or on the property. This includes alcohol, marijuana, federally illegal substances, federally controlled substances, and any abused legal substances.

_____ I will not take anything that doesn't belong to me. Shelter prohibits any criminal activity including theft.

_____ I understand that the staff and volunteers of Lake City Partners Ending Homelessness do not assume any responsibility for personal property during my stay in the shelter.

_____ I will keep my belongings and room reasonably tidy.

_____ I will be fully dressed in public areas of the shelter.

_____ I will respect the private rooms of other residents and only visit in public spaces. .

_____ I understand that my storage is limited to 1 locker and cabinet. If I leave the shelter I have 14 days to retrieve my belongings from on-site storage before it is donated to the community.

**North King County Shelter Resident Agreement**

____ I will look after my pet and ensure that they are not a hazard or disturbance to other residents. Pets will be limited to designated areas (private rooms, designated common area, and courtyard). This includes, but is not limited to: picking up after my pet, taking responsibilities for damages created by my pet, leashing my pet in designated common areas, or quieting my pet if they are disruptive.

____ I understand there is no entry between 10:00PM and 5am. Residents can request permission for late returns to shelter or early leave for work or medical reasons.

____ I understand if I have not returned to shelter and there has been no communication within 48 hours, my room is forfeit. If you have not been present on site for 5 days despite communicating with staff about your absence, your room is forfeit. Please be aware your belongings will only be stored for 14 days.

____ I understand that if I break any of the above standards I can be given a documented warning or will need to submit to the shelter's resolution process. This resolution process includes speaking with my case manager and program director about ways to resolve harm I may have caused. Shelter staff are available for aid and resources if I find myself struggling.

Client Signature

Date

Staff Signature

Date

Organization Name	Project Name	Geo Code	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Veteran Beds HH w/ Children	Youth Beds HH w/ Children	Veteran Beds HH w/o Children	Youth Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Total Beds
	Yellow Highlight = 24/7 Enhanced Shelter for Single Adults												
Abused Deaf Women Advocacy Services (ADWAS)	ADWAS Shelter	531392	6	2	0	0	0	0	0	0	6		6
Bread of Life Mission	Bread of Life Shelter	531392			72				0	0	72	0	72
Catholic Community Services (King County)	Aloha Inn	531392			66				0	0	66		66
Catholic Community Services (King County)	ARISE	531302			25				0	0	25	0	27
Catholic Community Services (King County)	Bridge Shelter	531392			75				0	0	75		75
Catholic Community Services (King County)	Eastside Winter Shelter for Families	530084	35	10			0	0			35		35
Catholic Community Services (King County)	Elliott Enhanced Shelter	531392			45								45
Catholic Community Services (King County)	HOME	530726			25				0	0	25	0	26
Catholic Community Services (King County)	Lazarus Center Shelter	531392			49				0	0	49		49
Catholic Community Services (King County)	Noel House Community Based Shelter	531392			30				0	0	30	22	52
Catholic Community Services (King County)	Noel House Enhanced Shelter	531392			20				0	0	20		20
Catholic Community Services (King County)	Reach Out	530514			0						0	35	35
Catholic Community Services (King County)	Sacred Heart Shelter	531392	31	10			0	0			31	0	31
Catholic Community Services (King County)	St. Martin de Porres Shelter	531392			212				0	0	212	33	245
Catholic Community Services (King County)	University Friends Shelter	531392			50				0	0	50		50
Chief Seattle Club	Eagle Village Interim Shelter	531392			30				0	0	30		30
Compass Housing Alliance	Blaine Center	531392			60				0	0	60	0	60
Compass Housing Alliance	Compass at First Presbyterian	531392			100				0	0	100		100
Compass Housing Alliance	Jan and Peter's Place Shelter	531392			50				0	0	50	0	50
Compass Housing Alliance	Pioneer Square Men's Program - ES	531392			30				30	0	30		30
Congregations for the Homeless	Congregations for the Homeless Shelter	530084			35				0	0	35	0	35
Congregations for the Homeless	Eastside Men's Shelter	530084			93				0	0	93		93
DAWN	Confidential Shelter	539033	29	10	2		0	0	0	0	31		31
Downtown Emergency Service Center (DESC)	DESC Main Shelter	531392			71				0	0	71		71
Downtown Emergency Service Center (DESC)	DESC Main Shelter - Enhanced Plus	531392			167				0	0	167		167
Downtown Emergency Service Center (DESC)	Kerner Scott Women's Shelter	531392			25				0	0	25		25
Downtown Emergency Service Center (DESC)	Queen Anne Shelter	531392			100				0	0	100		100
Downtown Emergency Service Center (DESC)	Seattle Navigation Center	531392			85				0	0	85		85
Downtown Emergency Service Center (DESC)	West Wing Shelter	531392			40				0	0	40		40
Evergreen Treatment Services	LEAD Expansion Program - ES	531392			1				0	0	1		1
Friends of Youth	The Landing	531296			20				0	20	20		20
Friends of Youth	Youth Haven Shelter HOPE	539033				4					4		4
Friends of Youth	Youth Haven Shelter RHY	530084				4					4	0	4
Harborview Medical Center	Medical Respite	531392			34				0	0	34		34
Hopelink	Avondale Park Shelter	531296	32	8			0	0			32		32
Hopelink	Kenmore Shelter	539033	33	11			0	0			33		33
Hospitality House	Hospitality House (Burien)	539033			9				0	0	9	0	9
Immanuel Community Services	Recovery Program	531392			15				0	0	15		18
Lake City Partners Ending Homelessness	North King County Winter Shelter	531392										30	30
Lifelong	Medical Priority for Emergency Bednights	539033			14				0	0	14		14
Lifewire	Lifewire Shelter	539033	55	10	0		0	0	0	0	55	0	55
Low Income Housing Institute (LIHI)	Lake Union Village	531392			22				0	0	22		22
Low Income Housing Institute (LIHI)	Myers Way Encampment	531392			41				0	0	41		41
Low Income Housing Institute (LIHI)	True Hope Tiny House Village	531392	57	11	26		0	0	0	0	83		83

Low Income Housing Institute (LIHI)	Whittier Heights Village	531392			15				0	0	15		15
Mamma's Hands	House of Hope I and II	539033	18	6	0		0	0			18		18
Mary's Place	Burien Shelter	539033	185	40			0	0			185		185
Mary's Place	Family Diversion Center	531392	50	14			0	0			50		50
Mary's Place	Julia's Place Shelter	531392	20	5			0	0			20		20
Mary's Place	Mary's Place Emergency Family Shelter	531392	48	16			0	0			48		48
Mary's Place	Mary's Place Family Center Shelter	531392	120	30			0	0			120		120
Mary's Place	Northshore Shelter	539033	70	20			0	0			70		70
Mary's Place	Popsicle Place - Scattered Sites	531420	3	1			0	0			3		3
Mary's Place	Shoreline Shelter	531420	40	13			0	0			40		40
Mary's Place	White Center Shelter	539033	70	23			0	0			70		70
Multiservice Center (MSC)	MSC Emergency Shelter	530726	64	15			0	0			64	0	64
Muslim Housing Services	Women's Emergency Shelter	539033			6				0	0	6		6
Neighborhood House	HSPS ES Voucher	531392	2	1			0	0			2		2
New Beginnings	Home Safe	531392	34	11	3		0	0	0	0	37	0	37
New Horizons	Cedar Street Shelter	531392			24				0	24	24		24
New Horizons	Nest Shelter	531392			15				0	15	15		15
Nexus Youth and Families (Auburn Youth Resources)	Arcadia Shelter	530054			12				0	12	12		12
Nexus Youth and Families (Auburn Youth Resources)	SKYS - South King County Youth Shelter [HOPE]	530054				6					6		6
Nexus Youth and Families (Auburn Youth Resources)	SKYS - South King County Youth Shelter [RHY/BCP]	530054				4					4		4
Renton Ecumenical Association of Churches (REACH)	Emergency Response Shelter	531302	55	12			0	0			55		55
REST	REST Shelter	531392			7				0	0	7		7
ROOTS	ROOTS Young Adult Shelter	531392			45				0	45	45		45
SHARE_WHEEL	Nites Bunkhouse	531392			18				0	0	18		18
SHARE_WHEEL	SHARE Consolidated Shelters	531392			106				0	0	106		106
SHARE_WHEEL	WHEEL Women's Shelter	531392			40				0	0	40	0	66
Snoqualmie Valley Shelter Services	Snoqualmie Valley Winter Shelter	539033					0	0	0			22	22
Snoqualmie Valley Shelter Services	Snoqualmie Valley Winter Shelter - Family Voucher	539033										9	9
Solid Ground	Broadview Emergency Shelter	531392	43	10			0	0			43	0	43
Solid Ground	Solid Ground Family Shelter	531392	40	10			0	0			40	0	40
The Salvation Army	Cascade	531392			9				0	0	9		9
The Salvation Army	City Hall Shelter	531392			75				0	0	75		75
The Salvation Army	City Hall Shelter - 5th Ave	531392			100				0	0	100		100
The Salvation Army	Harborview Hall - Medical Set-aside	531392			5				0	0	5		5
The Salvation Army	Harborview Hall Shelter	531392			81				0	0	81		81
The Salvation Army	Jefferson and 4th Shelter	531392			50				0	0	50		50
The Salvation Army	King County Admin - Winter Response	531392			50				0	0	50		50
The Salvation Army	Pike Street - City of Seattle MODVSA - CSE Beds	531392			3				0	0	3		3
The Salvation Army	Pike Street Shelter - CoS HSD	531392			26				0	0	26		26
The Salvation Army	Pike Street Shelter - Emergency	531392			1				0	0	1		1
The Salvation Army	Pike Street Shelter - Farestart	531392			4				0	0	4	0	4
The Salvation Army	TSA eBEDS	531392			2				0	0	2		2
The Salvation Army	William Booth Shelter - FareStart	531392			20				0	0	20		20
The Salvation Army	William Booth Shelter - HSD City of Seattle	531392			23				0	0	23		23
The Salvation Army	William Booth Shelter - King County	531392			45				45	0	45	0	45
The Sophia Way (Single Women only)	Eastside Women's Shelter/Helen's Place	530084			30				0	0	30		30

The Sophia Way	Sophia's Place	530084			21				0	0	21		21
Union Gospel Mission (King)	Extended Care	531392			33				0	0	33		33
Union Gospel Mission (King)	Guest Services	531392			177				0	0	177	0	177
Union Gospel Mission (King)	Hope Place	531392	194	36			0	0	0	0	194	0	194
Union Gospel Mission (King)	KentHope Womens Shelter (NP)	530726			30				0	0	30		30
Union Gospel Mission (King)	Mens Recovery Program (Men's Shelter)	531392			144				0	0	144		144
Union Gospel Mission (King)	Phinney Ridge Winter Shelter	531392										20	20
Valley Cities Counseling and Consultation	Sundown Night Shelter	530054			40				0	0	40		40
Vine Maple Place	Vine Maple Place	539033	68	14			0	0			68		68
Virginia Mason Medical Center	Bailey-Boushay House Shelter	531392			50				0	0	50		50
YouthCare	HOPE Center	531392				14					14		14
YouthCare	South Seattle Shelter	531392			5	0			0	5	5		5
YouthCare	South Seattle Shelter - Transition	539033			15				0	15	15		15
YouthCare	The Adolescent Shelter	531392				10					10	0	10
YouthCare	Young Adult Shelter	531392			5				0	5	5		5
YouthCare	Young Adult Shelter - Transition	531392			15				0	15	15		15
YWCA - KC (Single Women only)	Angelines Enhanced Night Shelter [13.120]	531392			75				0	0	75		75
YWCA - KC	East Cherry Emergency [14.623]	531392	54	12			0	0			54	0	54
YWCA - KC	SIS Late Night Shelter [14.627]	531392	58	17			0	0			58		58
YWCA - KC	Willow Street Enhanced Emergency [14.625]	531392	119	35			0	0	0		119		119
YWCA - KC	YWCA Auburn Emergency [34.621]	530054	8	2			0	0			8		8
YWCA - KC	YWCA Downtown DV Shelter [14.622]	531392	43	17			0	0	0	0	43		43
YWCA - KC	YWCA Renton Emergency [33.621]	531302	12	4	0		0	0			12		12
Organization Name	Project Name	Geo Code	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Veteran Beds HH w/ Children	Youth Beds HH w/ Children	Veteran Beds HH w/o Children	Youth Beds HH w/o Children	Year-Round Beds	Total Seasonal Beds	Total Beds
			1,684	432	3,164	42	-	-	75	156	4,845	171	5,093

Geo Codes

530054	Auburn
530084	Bellevue
530514	Federal Way
530726	Kent
531296	Redmond
531302	Renton
531392	Seattle
531420	Shoreline
539033	King County - unincorporated or jurisdiction without its own geo-code

20.20.018 E definitions.Enhanced Shelter

A low-barrier, 24 hour a day facility intended to provide adults experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

20.40.120 Residential uses.**Table 20.40.120 Residential Uses**

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Multifamily		C	P	P	P	P-i	P	P
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
GROUP RESIDENCES									
	Adult Family Home	P	P	P	P				
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Residential Care Facility	C-i	C-i	P-i	P-i				
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	<u>Enhanced Shelter</u>							<u>P-i</u>	
	Homeless Shelter						P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use

S = Special Use

C = Conditional Use

-i = Indexed Supplemental Criteria

-E-

20.40.355 Enhanced Shelter

Enhanced shelters are allowed subject to the below criteria:

- A. It shall be operated by state, county, or city government, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter;
- B. It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy;
- C. It shall develop and enforce a code of conduct acceptable to the City that articulates the rules and regulations of the shelter. These rules shall include, at a minimum, prohibitions against criminal activities, such as theft and threats or acts of violence, and the sale, purchase, possession, or use of alcohol or illegal drugs within the facility or on the facility grounds;
- D. It shall be located with frontage on a principal arterial and within ¼ mile of a transit stop with frequent all-day service as defined by King County Metro Transit;
- E. A solid, 6-foot tall fence shall be provided along all property lines that abut residential zoning districts; and
- F. Submittal of a parking plan acceptable to the City prior to occupancy.
- G. It shall not be located within 5,000 feet of another Enhanced Shelter.

**MEMORANDUM OF AGREEMENT
FOR THE OPERATION OF AN ENHANCED SHELTER
WITHIN THE CITY OF SHORELINE, WASHINGTON**

This **MEMORANDUM OF AGREEMENT** ("Agreement") is dated as of _____, 2020 ("Effective Date"), and entered into by and among the City of Shoreline, a Washington municipal corporation ("Shoreline" or "the City"), King County, a Washington municipal corporation ("King County"), and Lake City Partners Ending Homelessness, a Washington non-profit corporation ("Lake City Partners"). Shoreline, King County, and Lake City Partners may be referred to individually as "Party" or collectively as "Parties."

WHEREAS, like many other regions of the United States, King County has seen a rapid and troubling growth in the homeless population over the past several years, a condition that has been difficult to address given the high cost of housing in the region and the shortage of emergency, transitional, and affordable housing available to serve this population; and

WHEREAS, as a result, King County cities, including Shoreline, have experienced increased incidents of unlawful and unsafe camping activity in and upon portions of the public rights-of-ways, parks, and other public facilities ("Public Property") not intended for those uses and in violation of local ordinances; and

WHEREAS, use of Shoreline Public Property in this manner creates health and safety risks to homeless persons due to traffic hazards, exposure to weather, inadequate sanitation, and other conditions detrimental to their well-being, and negatively impacts the health, safety, and general welfare of the larger community by degrading the environmental and physical condition of the Public Property, creating traffic hazards, and increasing risks associated with the spread of disease and frustrating the public purpose for which such Public Property is dedicated; and

WHEREAS, in furtherance of the public, safety, and well-being of the homeless and all residents in the City of Shoreline, and to return and preserve Shoreline Public Property for its intended purpose, the Parties have worked together cooperatively and in good-faith towards addressing homelessness; and

WHEREAS, the Parties desire to establish an Enhanced Shelter that makes resources available to serve homeless individuals with the goal of providing supportive housing such that homeless individuals utilizing those resources may transition from temporary facilities into long-term, stable housing solutions; and

WHEREAS, King County has applied for certain grant funds under the Washington State Department of Commerce's Shelter Program Grant, and intends to utilize those grant funds, along with other available funding, for the future operation of an Enhanced Shelter intended to serve the unsheltered homeless population currently residing with the City of Shoreline and other North King County cities; and

WHEREAS, the United States Secretary of Health and Human Services, the Governor of Washington state and King County Executive have each declared a state of emergency as a result of coronavirus disease 2019 (COVID-19) outbreak and confirmation of person-to-person spread in Washington state; and

WHEREAS, many existing shelters and other sites that traditionally housed persons experiencing homelessness are not suitable for the conditions required under COVID-19, lacking adequate space and ventilation to allow for social distancing necessary to combat the COVID-19 pandemic and associated community transmission and are insufficient to protect and promote public health; and

WHEREAS, King County and Shoreline have a mutual interest in facilitating a deintensification non-congregate shelter care facility for individuals experiencing homelessness who are not able to isolate or quarantine in their own homes during the COVID-19 pandemic with related support uses; and

WHEREAS, King County is considering whether to contract with Lake City Partners to manage and operate an Enhanced Shelter, as defined below, within Shoreline that follows public health best practices; and

WHEREAS, the Parties desire to memorialize terms and conditions relating to the operation and maintenance of an Enhanced Shelter, and other related matters in furtherance of the common purpose of addressing homelessness;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

I. PURPOSE

The purpose of this Agreement is to set forth parameters, processes and procedures related to how the Parties intend to address issues related to operation and management of an Enhanced Shelter in the City of Shoreline. This Agreement is also meant to comply with the requirement set forth in SMC 20.40.355(G), as adopted by City of Shoreline Ordinance No. 906 and amended by City of Shoreline Ordinance No. 913, which requires King County, as the primary funding organization, and Lake City Partners, as the shelter operator, to enter into an agreement to address Enhanced Shelter operational issues of concern.

II. DEFINITIONS

“Enhanced Shelter” means a 24-hour a day facility intended to provide individuals experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing.

III. TERM AND TERMINATION

- A. The term of this Agreement commences on the date executed by all the Parties and shall continue until June 30, 2023, unless extended or terminated by the Parties in accordance with this Agreement.
- B. This Agreement may be extended by mutual, written agreement of the Parties which shall be appended to this Agreement.
- C. This Agreement may be terminated by any Party if any other Party fails to comply with any material provisions of the Agreement, in whole or in part, for default as provided for in this Agreement.

IV. USE, MAINTENANCE, AND OPERATION OF ENHANCED SHELTER

A. ENHANCED SHELTER OPERATION

- 1. Operator. King County intends to contract with a separate provider for operation of an Enhanced Shelter and, together with Shoreline, has identified Lake City Partners as the likely shelter operator. King County and Shoreline are actively considering the former Oaks at Forest Bay Nursing Home (The Oaks), located at 16357 Aurora Avenue North as the Enhanced Shelter site. The facility would serve the North King County area as an Enhanced Shelter for adults for the term of this Agreement.
- 2. Responsibilities. As the shelter operator, Lake City Partners will be responsible for reaching out to local service providers to share information about the shelter and provide information related to which clients are eligible to be served and how to make a referral. The Parties currently understand that the local agencies most likely to make referrals to this program include Lake City Partners Outreach; Shoreline Police and Fire Departments; local hospitals; Therapeutic Health Services; International Community Health Services; Hopelink and local faith communities that work with individuals experiencing homelessness.
- 3. Priority. Because occupancy rates tend to be high, the standard approach used by other shelters in King County is that they notify referring agencies when they have an open space or when they know a bed will soon be vacated. The referring organizations will send over a referral form with information regarding the individual they are working with. If more than one referral is made, Lake City Partner's staff will consider both the location of the household (individual or couple) experiencing homelessness as well as the level of need for the service; *e.g.*, those with health conditions that are being exacerbated by being outdoors. Those with severe health conditions will be prioritized in every case, while those who are currently located in Shoreline will be given the next level of priority. Shelter staff will use a standard set of screening/intake questions before confirming a bed for any given individual.

4. Maximum Residential Capacity. The maximum residential capacity of the Enhanced Shelter shall be 60 people.

B. STAFFING PLAN

Prior to operation, Lake City Partners shall submit to the City the proposed staffing plan for the City's review and comment. In general, the Parties understand that the staffing for the Enhanced Shelter will be supported by a staffing plan that will ensure that there will be a minimum of three trained, professional staff onsite at all times. In addition, Lake City Partners anticipates that the onsite program would include positions such as a full time Program Director, a Licensed Mental Health Specialist, a Registered Nurse, Housing Outreach staff and Housekeeping and Facility Maintenance. Overall Administrative support will be provided by the Executive Team of Lake City Partners including the Executive and Deputy Directors, Volunteer Coordinator, and Administrative Services Office. Lake City Partners retains the right to adjust specific positions as needed to safely and effectively run the program, provided that it may not adjust the minimum requirement of three professional staff members on the premises at all time. Prior to making an adjustment to the approved staffing plan, Lake City Partners shall provide the City a reasonable opportunity to review and comment on the proposed change(s) prior to implementing such changes.

C. SHELTER OPERATIONAL DATA AND PERFORMANCE METRICS

Lake City Partners shall provide project-level reports of County-wide Homelessness Management Information System (HMIS) intake and exit data to the City when requested. Project Intake forms are attached to this Agreement as Exhibit A, and Project Exit forms are attached to this Agreement as Exhibit B. Such reports shall be provided upon request.

Lake City Partners are to submit quarterly reports to Shoreline that shall document, at a minimum, the following:

1. Number of individuals served;
2. Location of where an individual stayed the night before entering the Shelter;
3. General Demographics;
4. Number of Intakes;
5. Number of Exits;
6. Summary of Exit destination.

D. EMERGENCY CALLS FOR SERVICE

Shoreline shall document the average number of 911 (Police and Fire) dispatched calls for service to the Oaks Facility per month for the two years prior to March 2020, to create a baseline average. Shoreline will also track 911 (Police and Fire) dispatched calls for service to the Oaks Facility beginning on the first date of Enhanced Shelter program operations. If said monthly dispatched calls for service are experienced beyond a 25% increase over the baseline average, King County and Shoreline will work with Lake City Partners to reduce the calls to below the threshold level.

The Parties shall evaluate the nature of the calls for service to determine whether additional resources, beyond those anticipated through staffing identified above, are needed to address mental health, police response or other specific needs.

E. GOOD NEIGHBOR PLAN

King County and Lake City Partners shall comply with the Good Neighbor Plan in relation to litter, noise, security procedures, and other potential issues of concern. The Good Neighbor Plan is attached to this Agreement as Exhibit C.

F. ADDRESSING NUISANCE VIOLATIONS

The City has a Chronic Nuisance Property Ordinance (SMC 9.30) which outlines specific conditions that constitute public nuisance activities. King County and Lake City Partners understand and agree that should the Enhanced Shelter be determined a chronic nuisance property as set out in that Chapter, the City may take action to abate the nuisance pursuant to SMC 9.30.050, provided that reasonable notice is given in accordance with this Agreement. King County and Lake City Partners agree that abatement may specifically include the ability to order that the Enhanced Shelter use be discontinued if the City reasonably determines that steps to cure the nuisance will not be sufficient to adequately protect health and safety. If Lake City Partners or King County fail to address any written demand by the City to correct a violation within the cure time stated in the demand, which shall not be more than 45 days or less than 10 days, the City may order the Enhanced Shelter use be discontinued until such violations(s) are corrected.

All Parties shall comply with all applicable federal, state, and local laws. Nothing in this Agreement shall be construed to limit the authority of the City of Shoreline to adopt and apply codes, ordinances, and regulations under its police power for the public health, safety, and general welfare to the operation and management of the Enhanced Shelter addressed by this Agreement.

King County or Lake City Partners may appeal any written demand issued to Shoreline's Hearing Examiner by filing a written appeal with the Shoreline City Clerk within fourteen (14) calendar days of the date of the demand. An appeal hearing shall be conducted as provided in SMC 20.30 Subchapter IV and the Hearing Examiner Rules of Procedure.

G. CHANGES TO SHELTER OPERATOR

Any proposed change to the shelter operator, which at the time of execution of this Agreement is expected to be Lake City Partners, shall be made by King County and will require prior approval of the Shoreline City Council and shall only be approved if the operator is deemed capable and agrees to the terms and conditions of this Agreement, which decision shall be in the sole discretion of the Shoreline City Council. If a new shelter operator is approved by the Shoreline City Council, King County agrees to substitute in the new Operator into this Agreement and if necessary to execute a new Memorandum of Agreement which must be entered into among the Parties that would be in a similar format to this Agreement.

V. REPRESENTATIVES AND NOTICE

A. REPRESENTATIVES

For the purposes of administering this Agreement, the following individuals shall be the representatives for their respective agencies:

City of Shoreline: Bethany Wolbrecht-Dunn, Community Services Manager

King County: Janice Hougen, Special Projects Lead Program Manager III

Lake City Partners: Melanie Neufeld, Executive Director

B. NOTICES

Any notice required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given personally, by registered or certified mail, return receipt requested, by facsimile or by a nationally recognized overnight courier service. All notices shall be effective upon the date of receipt.

City Manager
City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133
(206) 801-2700

Director, Department of Community and Human Services
King County
401 5th Avenue, Suite 400
Seattle, WA 98104
(206) 363-9105

Executive Director
Lake City Partners Ending Homelessness
3120 NE 125th Street
Seattle, WA 98125
(206) 361-4630

VI. DISPUTE RESOLUTION, DEFAULT, REMEDIES

The provisions contained in this Agreement depend upon timely and open communication and cooperation among the Parties. In this regard, communication of issues, changes, or problems that arise should occur as early as possible in the process. Each Party shall work cooperatively and in good faith toward resolution of issues in a manner that ensures adequate time for each Party to consider and address the issues.

A. DISPUTE RESOLUTION

1. Any disputes or questions of interpretation of this Agreement that may arise among the Parties shall be governed under the Dispute Resolution provisions in this Section unless a specific procedure is addressed elsewhere in this agreement. The Parties agree to exercise their best efforts to promptly resolve any disputes that may arise through this dispute resolution process.

2. The Parties agree to use their best efforts to resolve disputes arising out of or related to this Agreement using good faith negotiations by engaging in the following dispute escalation process should any such disputes arise:

a. Level One – The Designated Representatives as identified in this Agreement shall meet to discuss and attempt to resolve the dispute in a timely manner. If they cannot resolve the dispute within ten (10) calendar days after referral of that dispute to Level One, a Party may refer the dispute to Level Two.

b. Level Two – Lake City Partners' Executive Director, King County Department of Community and Human Services Director or Designee, and the City's City Manager or Designee shall meet to discuss and attempt to resolve the dispute in a timely manner.

3. If the dispute is not resolved within ten (10) calendar days after referral of that dispute to Level Two, the Parties are free to pursue any remedies otherwise available to them in law or equity. At all times prior to resolution of the dispute, the Parties shall continue to perform under this Agreement in the same manner and under the same terms as existed prior to the dispute.

B. NOTICE OF DEFAULT

No Party shall be in default under this Agreement unless it has failed to perform under this Agreement for a period of thirty (30) calendar days after written notice of default from any other Party. Each notice of default shall specify the nature of the alleged default and the manner in which the default may be cured satisfactorily. If the nature of the alleged default is such that it cannot be reasonably cured within the thirty (30) day period, then the defaulting Party shall initiate reasonable actions to cure within the thirty (30) day period; provided, however, such default shall not be deemed a cure unless and until the defaulting Party diligently pursues such cure to completion. Nothing in this section is intended to limit Shoreline's ability to pursue enforcement remedies that may be available pursuant to SMC Chapter 9.30 (Chronic Nuisance Property), as otherwise specified in this Agreement.

C. REMEDIES

Any Party hereto has the right to exercise any and all remedies, singly or in combination available in equity or law, consistent with the dispute resolution and notice of default sections of this Agreement, if applicable, in the event that any Party violates any provision of this Agreement. The Parties agree that specific performance is available for any provision that reasonably lends itself to such remedy.

D. CUMULATIVE REMEDIES

In determining which remedy or remedies for a Party's violation are appropriate, a court may take into consideration the nature and extent of the violation, the remedy needed to prevent such violations in the future, whether the party has a history of previous violations of the same or similar kind, and such other considerations as are appropriate under the circumstance. Remedies are cumulative; the exercise of one shall not foreclose the exercise of others.

E. FAILURE TO ENFORCE

No Parties hereto shall be relieved of any of their obligations to comply promptly with any provision of this Agreement by reason of any failure of another Party to enforce prompt compliance, and one Party's failure to enforce shall not constitute a waiver of rights or acquiescence in the other Party's conduct.

VII. INDEMNITY AND INSURANCE

A. INDEMNIFICATION

Lake City Partners and King County shall defend, indemnify, and hold each other and the City of Shoreline, and their respective officers, officials, employees and volunteers harmless from any and all claims, damages, injuries, liabilities, actions, fines, penalties, costs and expenses of whatsoever kind and nature including but not limited to bodily injury, property damage, COVID-19 claims, and attorney fees ("Indemnified Claims") arising out of or related to the indemnifying Party's negligent acts or omissions in performance of this Agreement, except to the extent injuries and damages are caused by the negligence of another Party or the City of Shoreline.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Parties, their officers, officials, employees, and volunteers, each Party's liability hereunder shall be only to the extent of its own negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes each Party's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

B. INSURANCE

Lake City Partners shall maintain the types and amounts of liability insurance as specified below, or a fully funded self-insurance program, for the protection and handling of its liabilities, including injuries to persons and damage to property. Upon request by Shoreline and/or King County, and within five (5) business days of such request, Lake City Partners must provide a certificate of insurance or a letter of self-insurance, evidencing such coverage.

1. Professional Liability, Errors or Omissions insurance, appropriate to the activities being performed, with limits of liability not less than \$1,000,000 per claim and in the aggregate.

2. Commercial General Liability insurance at least as broad as Insurance Services Office (ISO) Form CG 00 01 and shall cover liability arising from premises, operation, stop-gap independent contractors, and personal injury and property damage with a limit of no less than \$1,000,000 each occurrence and \$2,000,000 general aggregate.

3. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be written on ISO Form CA 00 01 or a substitute form providing equivalent liability coverage with combined single limits of liability not less than \$1,000,000 for bodily injury, including personal injury or death and property damage per accident.

4. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

5. Employer's Liability or "Stop-Gap" coverage in the amount of \$1,000,000 each occurrence and shall be at least as broad as the protection provided by the Worker's Compensation policy Part 2 (Employer's Liability) or, in states with monopolistic state funds, the protection provided by the "Stop-Gap" endorsement to the General Liability policy.

Shoreline and King County shall be included as additional insureds for full coverage and policy limits on all liability policies (excluding Worker's Compensation and Professional Liability). Lake City Partners shall submit to Shoreline and King County a copy of the insurance certificate(s) and all required endorsement(s) prior to performing any work under this agreement.

If Lake City Partners maintains higher insurance limits than the minimums shown above, Shoreline and King County shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by Lake City Partners, irrespective of whether such limits maintained are greater than those required by this Contract or whether any certificate of insurance furnished to Shoreline and King County evidences limits of liability lower than those maintained by Lake City Partners.

King County maintains a fully funded Self-Insurance program for the protection and handling of its liabilities including injuries to persons and damage to property. King County does not purchase Commercial General Liability insurance and is a self-insured governmental entity; therefore, King County does not have the ability to name an entity as an additional insured.

If King County no longer maintains a fully funded self-insurance program for the protection and handling of its liabilities, King County shall obtain insurance of the types and limits described above during the term of this Agreement and extensions. These policies are to contain, or be endorsed to contain, provisions that 1) King County's insurance coverage shall be primary insurance with insurance or insurance pool coverage maintained by Shoreline as excess of King County's insurance (except for professional

liability insurance); and 2) King County's insurance coverage shall not be cancelled during the term of this Agreement.

VIII. GENERAL PROVISIONS

A. RECORDS

King County and Shoreline acknowledge that they are local agencies subject to Washington's Public Records Act, chapter 42.56 RCW, and, as such, this Agreement and records arising from the performance of this Agreement are public records subject to disclosure unless an exemption applies. The City and King County will retain this Agreement and all records related to this Agreement consistent with the records retention schedule for contracts/agreements issued by the Washington Secretary of State pursuant to chapter 40.14 RCW.

B. COMPLIANCE WITH APPLICABLE LAWS

King County and Lake City Partners agree to comply with all applicable federal, state, and local laws, rules, and regulations, including those pertaining to nondiscrimination, and agrees to require the same of any subcontractors providing services or performing any work related to the Agreement.

During the performance of this Agreement, no Party shall, in hiring or employment made possible or resulting from this Agreement, engage in unlawful discrimination against any employee or applicant for employment because of sex, age (except minimum age and retirement provisions), race, color, creed, national origin, citizenship or immigration status (except if authorized by federal or state law, regulation, or government contract), marital status, sexual orientation, honorably discharged veteran or military status, the presence of any sensory, mental, or physical handicap or the use of a trained dog guide or service animal by a person with a disability, unless based upon a bona fide occupational qualification. This requirement shall apply to but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied or subjected to discrimination in receipt or the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age (except minimum age and retirement provisions), citizenship or immigration status (except if authorized by federal or state law, regulation, or government contract), marital status, sexual orientation, honorably discharged veteran or military status, the presence of any sensory, mental or physical handicap, or the use of a trained dog guide or service animal by a person with a disability.

During the performance of this Agreement, King County and Lake City Partners shall be knowledgeable of, remain current, and comply with all applicable health and safety guidelines, recommendations, and orders related to the COVID-19 public health emergency issued by the Public Health Department for King County, Washington State Department of Health, and/or US Center for Disease Control until such time as the public health emergency is no longer occurring.

C. JURISDICTION AND VENUE

This Agreement shall be interpreted pursuant to the laws of the State of Washington and any judicial action arising from this Agreement shall be in King County Superior Court. In any action or proceeding to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to recover its reasonable costs, expenses, and attorneys' fees incurred in such action or proceeding.

D. NON-WAIVER OF RIGHTS AND REMEDIES

No term or provisions of this Agreement shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the Party claimed to have waived or consented. Any consent by any Party to, or waiver of, a breach by the other Party, whether expressed or implied, shall not constitute consent to, waiver of, or excuse for any other different or subsequent breach.

E. FORCE MAJEURE

Neither party shall be liable to the other or deemed in breach or default for any failure or delay in performance under this Agreement during the time and to the extent its performance is prevented by reasons of Force Majeure. For the purposes of this Agreement, Force Majeure means an occurrence that is beyond the reasonable control of and without fault or negligence of the party claiming force majeure and which, by exercise of due diligence of such party, could not have been prevented or overcome. Force Majeure shall include natural disasters, including fire, flood, earthquake, windstorm, avalanche, mudslide, and other similar events; acts of war or civil unrest when an emergency has been declared by appropriate governmental officials; acts of civil or military authority; freight embargoes; epidemics; quarantine restrictions; labor strikes; boycotts; terrorist acts; riots; insurrections; explosions; and nuclear accidents. A party claiming suspension or termination of its obligations due to force majeure shall give the other party prompt written notice, but no more than two (2) working days after the event, of the impediment and its effect on the ability to perform; failure to provide such notice shall preclude recovery under this provision.

F. SUCCESSORS OR ASSIGNS

No Party shall assign, transfer or encumber any rights, duties or interests accruing from this Agreement without the written consent of the other Parties.

G. NO THIRD-PARTY BENEFICIARIES

This Agreement is entered into by and among the Parties hereto and is not intended to confer any rights or remedies upon any other persons or entities.

H. EXECUTION OF AGREEMENT – COUNTERPARTS

This Agreement may be executed counterparts, all of which shall be regarded for all purposes as an original.

I. NO REQUIREMENT OR APPROVAL TO PROCEED

This Agreement is made in contemplation of the former Oaks at Forest Bay Nursing Home site being utilized as a potential Enhanced Shelter site, it is not intended to either signify

approval or require that any Party proceed with the operation of a shelter at this or any other location. Nothing in this Agreement shall be construed to limit any discretionary decision whether to proceed with or authorize operation of the Enhanced Shelter contemplates by this Agreement.

J. ENTIRE AGREEMENT

This Agreement contains the entire agreement among the Parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this Agreement, shall be deemed to exist or bind any of the parties hereto. The Parties may request changes in this Agreement. Proposed changes which are mutually agreed upon shall be incorporated by written amendment to this Agreement.

K. SEVERABILITY

Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon Shoreline and King County, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

L. CAPTIONS

The titles of sections or any other parts of this Agreement are for convenience only and do not define or limit the contents.

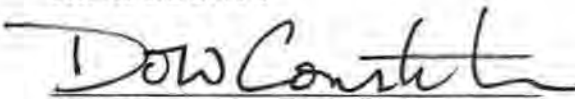
IN WITNESS WHEREOF, each person executing this Agreement on behalf of a Party represents and warrants that he or she is fully authorized to execute this Agreement on behalf of the Party for which he or she is signing on the date indicated next to their signatures.

CITY OF SHORELINE

Debbie Tarry, City Manager

Date

KING COUNTY



Dow Constantine, King County Executive

12.28.20

Date

LAKE CITY PARTNERS ENDING HOMELESSNESS

Melanie Neufeld, Executive Director

Date