



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

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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.

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							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.