

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussion of Ordinance No. 906 - Adopting 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 type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Motion
	<input checked="" type="checkbox"/> Discussion	<input 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 24/7 shelter for single homeless adults to serve the North King County area. A convergence of recent events has created an opportunity for the siting of a shelter much more quickly than was anticipated.

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. Since that time, King County has expressed interest in leasing the property and partnering with the King County Housing Authority for potential acquisition of the property. The facility could serve as an emergency shelter for single adults in the short-term (likely three to five years), and permanent supportive housing in the long-term. These actions would fulfill Council Goal No. 5, Action Step No. 7.

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 the zoning code index criteria for homeless shelters as currently defined in SMC 20.40.405. Tonight's discussion focuses on a proposed interim ordinance that would define an additional type of homeless service, Enhanced Shelter, and temporarily permit that use in the R-48 zoning district.

Tonight, Council will discuss proposed Ordinance No. 906 (Attachment A) which provides for these interim development regulations. Proposed Ordinance No. 906 is currently scheduled to be brought back to Council for potential adoption on October 26, 2020.

RESOURCE/FINANCIAL IMPACT:

Adoption of these interim zoning regulations is not expected to have a financial impact on the City.

RECOMMENDATION

No formal action is required as this is a discussion item. Tonight's discussion is meant to explore interim development regulations in proposed Ordinance No. 906 that would permit the siting of an Enhanced Shelter at The Oaks site in Shoreline and provide an opportunity for Council to ask questions and share feedback. The next step would be to return to Council with proposed Ordinance No. 906 on October 26, 2020 for potential adoption.

Approved By: City Manager ***DT*** City Attorney ***JA-T***

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 serve as a North County Navigation Center (Enhanced Shelter), meaning it would be staffed around the clock, allowing individuals to have a place to leave and access personal belongings as well as accommodating those who may need to sleep during the day due to work or health conditions. 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 Council Action Step specifically 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.

Adoption of the 2020-2022 City Council Goals on April 6, 2020, including this Council Action Step, provided direction to staff to work with other North King County cities and key community stakeholders to begin a process to fill an unmet need for a 24/7 shelter for single adults in North King County. Staff proceeded to invite representatives of these cities and stakeholders to join a North King County Shelter Task Force, which held its first meeting on July 9, 2020.

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 City and Lake City Partners Ending Homelessness have announced plans to work in partnership with King County to turn The Oaks into an Enhanced Shelter for adults experiencing homelessness.

Under the terms of the Department of Commerce Shelter Grant, which would fund the operation of the shelter, the Department of Commerce states that:

“People living unhoused become stably housed when the system is low barrier, trauma informed, culturally responsive and Housing First oriented. People living unstably housed become stably housed when the system is oriented toward problem solving conversations and personal advocacy to help people identify practical solutions based on their own available resources.”

The expectation is that Department of Commerce grantees, including county governments and nonprofits, be leaders in their crisis response systems, facilitating partnership among service organizations and promoting evidence-based, anti-racist practices.

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 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 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. The shelter will be staffed around the clock, allowing individuals to have a place to leave and access personal belongings as well as accommodating those who may need to sleep during the day due to work or health conditions. This operational model also increases the ability to provide case management support focused on housing stability planning. 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.

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>.

As was discussed with Council on August 10th, 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 operate the shelter conflict with Shoreline’s zoning code index criteria for homeless shelters in SMC 20.40.405. Tonight’s discussion focuses on a proposed interim ordinance that would define an additional type of homeless service, Enhanced Shelter, and temporarily permit that use in the R-48 zoning district.

DISCUSSION

Staff is recommending the revisions identified below be implemented through interim development regulations. The interim regulations would be adopted through proposed Ordinance No. 906 (Attachment A), which would be effective for up to six-months and renewable in six-month increments. Interim ordinances such as proposed Ordinance No. 906 are authorized by RCW 36.70A.390 and RCW 35A.63.220 and may be adopted without holding a public hearing, provided one is held within 60 days of adoption of the interim regulations. This expedited adoption would allow King County to begin facility improvements in order to meet the timeline of the Department of Commerce Grant (occupancy by December 31, 2020).

The subsequent public hearing will allow for all interested parties to testify before Council in a formal public hearing. Of course, individuals can comment during public comment on any Council agenda about the potential for the Enhanced Shelter or the proposed interim regulations. The public hearing on these interim regulations has been scheduled for December 7, 2020.

If the Council desires these regulations to become permanent, then the standard development code adoption process of Planning Commission review, Public Hearing, and recommendation prior to City Council consideration would be followed. This would provide additional opportunities for communication with the community.

Current 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.

If the Council desires to continue the partnership with King County and the other agencies to fulfill Council Goal No. 5, Action Step No. 7, the City will need to make Enhanced Shelters an allowed use on this property. As noted above, staff recommends that the City create interim development regulations to allow for the operation of an Enhanced Shelter within the R-48 zoning district with index criteria to address community concerns and the needs of stakeholders.

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 in that district. In this scenario, a conditional use permit could be required to establish an Enhanced Shelter. It is likely that if KCHA were to acquire the property with the intent of redeveloping the property to allow for multiple uses, including permanent supportive housing, a rezone of the property would be necessary.

Proposed Interim Regulations

The following proposed interim development regulations are included as Exhibit A to proposed Ordinance No. 906:

New Definition

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.

Discussion: This definition clarifies that these are around the clock facilities with supportive services in addition to providing basic shelter.

New Entry in Use Table

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
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Homeless Shelter						P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	<u>Enhanced Shelter</u>			P-i					
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	

Discussion: The newly defined use would be classified as temporary lodging and added as a permitted use subject to index criteria (P-i). This means that these uses can be established in these areas as long as they can meet the additional criteria listed later in the Chapter. As well, although the column in the Use Table where Enhanced Shelter is permitted is labeled “R18-R48”, this use would only be allowed in the R-48 zone and not in the R-18 or R-24 zones as noted in the additional criteria section below.

New Index Criteria for Enhanced Shelters

-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.

Discussion: As noted above, while the use table includes multiple zoning districts within a given column, the index criteria would limit the enhanced shelter use to the R-48 zone. Additional criteria would require that it be operated by a responsible party, inspected for life safety concerns, subject to a code of conduct, located within walking distance of frequent transit, fenced along property lines adjacent to residential zones, and subject to a parking plan. These criteria are intended to ensure compatibility with surrounding uses and support the residents with a safe and accessible facility.

The Oaks is not the only property that would meet the location criteria proposed. Staff have identified eight other properties that meet the location restrictions (identified below), though most have other characteristics that would likely make them unsuitable for use as an enhanced shelter, such as existing 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, given that even with the agencies involved with the proposed shelter on Aurora, those agencies had to seek funding from the Department of Commerce to complete facility improvements and to support the financial costs of operating the facility. 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

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.

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.

RECOMMENDATION

No formal action is required as this is a discussion item. Tonight’s discussion is meant to explore interim development regulations in proposed Ordinance No. 906 that would permit the siting of an Enhanced Shelter at The Oaks site in Shoreline and provide an opportunity for Council to ask questions and share feedback. The next step would be to

return to Council with proposed Ordinance No. 906 on October 26, 2020 for potential adoption.

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

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

Section 2. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at 7:00 pm, or soon thereafter, on December 7, 2020, to

take public testimony concerning the interim regulations. Pursuant to the Washington State Governor's Proclamation 20-28, as amended, and City Council Resolution No. 459, the public hearing will take place online using the Zoom Webinar platform.

Section 3. Directions to the City Clerk.

- A. Public Hearing.** The City Clerk is hereby directed to establish a Zoom Webinar on December 7, 2020, and to post information on the City's website informing the public how to attend and/or participate in the public hearing.
- B. 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.
- C. 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.
- D. 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
	<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-

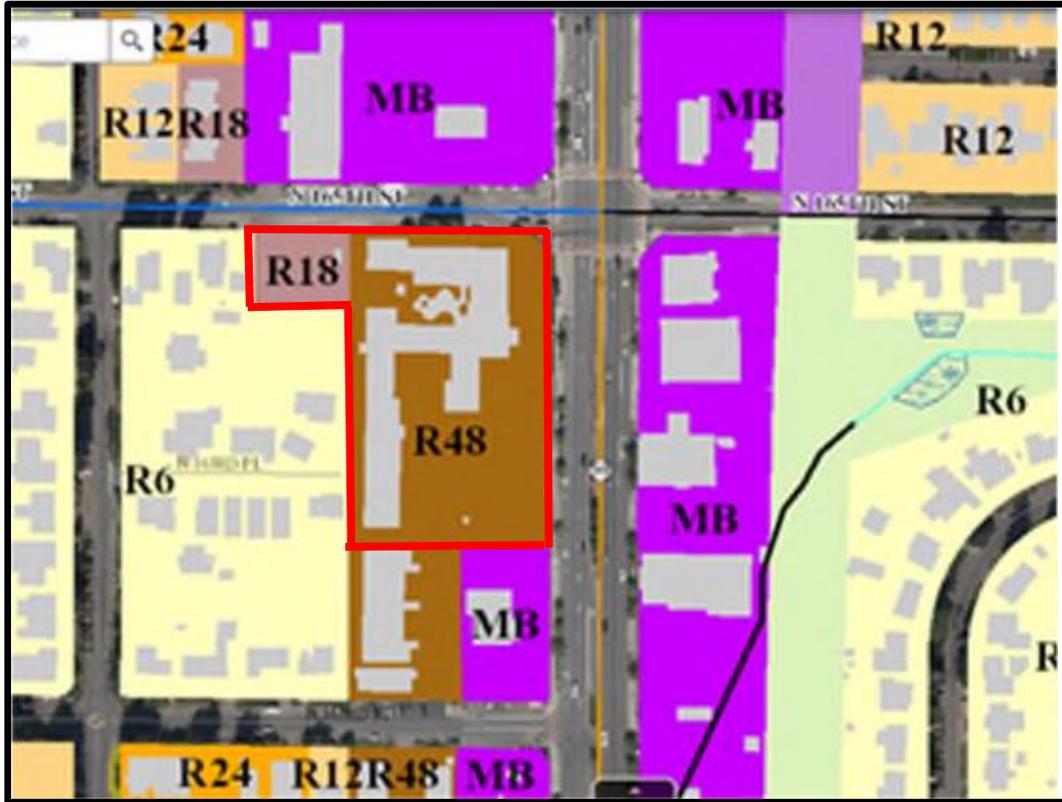
20.40.355 Enhanced Shelter

Enhanced shelters are 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

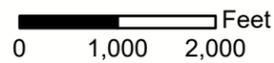
Eligible Tax Parcels
Zoned R-48*

-  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.

