



SITE RECOMMENDATIONS ONE-STOP ASSISTANCE CENTER FOR THE HOMELESS

**City Commission Meeting
March 26, 2007**

#061074

SITE SEARCH AND EVALUATION CRITERIA

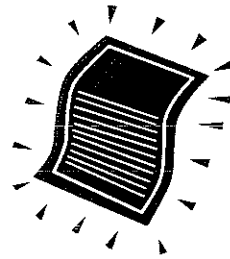
More than 125 sites, public and private, in all areas of City identified and reviewed based on the following:

- Approved Site Selection Criteria**
- Services to be provided, including personal care services and meal distribution**



FATAL FLAWS

- **Renovations Too Expensive**
- **Inadequate Space for Meal Distribution and Social Interaction**
- **Inadequate Buffers to Protect Existing Residential Neighborhoods**
- **Purchase and/or Lease significantly higher than budget**

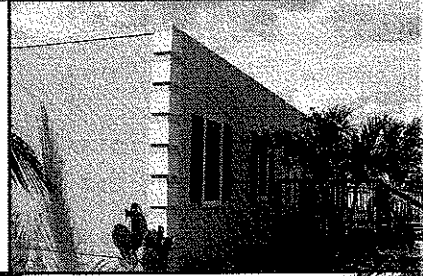


TWO APPROACHES

- **Initial Approach identified existing facilities to lease**
- **Alternate Approach identified vacant land for placement of a Modular Building**
- **Benefits of Alternate Approach**
 - ✓ **Potential for Campus**
 - ✓ **Modular can be built to Program Needs**
 - ✓ **Adequate size for Services**
 - ✓ **Adequate Buffer and Attractive Setting**
 - ✓ **Annual Cost Differences Minimal**

MODULAR BUILDINGS

- **20-30 Year Life Cycle**
- **Built to State Standards**
- **90 Days to Delivery**
- **Turn-Key Service Option**
- **Attractive & Efficient**
- **Built to Program Requirements**
- **Options to Lease or Purchase Direct**

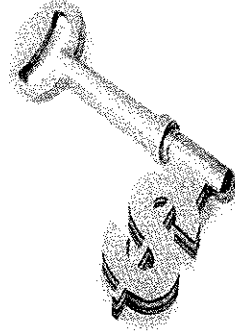


REZONING PROCESS

- **All Sites Require Rezoning**
- **No Zoning Category which permits all One-Stop Center services**
- **If Privately Owned and Leased, best approach will require rezoning to Planned Development**
- **If Publicly Owned, may still require rezoning. All sites will need ordinance to specify uses**

FUNDING

- **Current annual operating budget for lease is \$67,000**
- **Current capital fund is \$100,000**
- **Renovation and/or site development costs not specifically determined**
- **Costs can often be included in lease or purchase but will likely exceed current budget**
- **Approval contingent upon confirmation of costs and funding**



SITE RECOMMENDATIONS

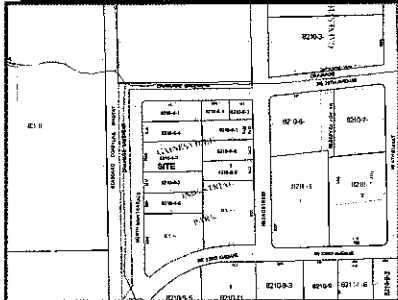
- **Two Recommended Sites:**
 - ➔ **Leased Facility**
 - ➔ **Campus Site**
- **Four Alternative Sites**



LEASED SITE: 3335 N. MAIN TERRACE

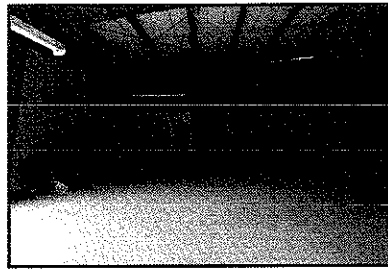
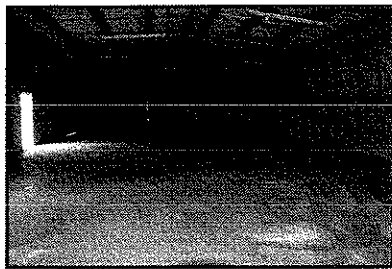
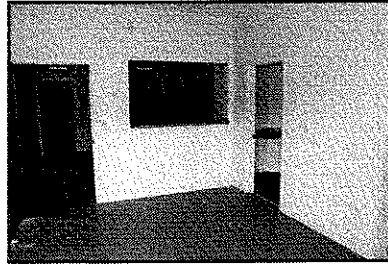
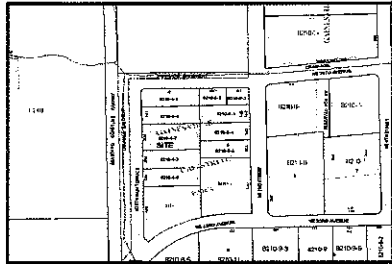
- Lease with or without Option to Purchase
- Two Buildings:
4000 S/F Office & 3000 S/F Warehouse
12,000 S/F Warehouse & 350 S/F Office
- Industrial Zoning
- 2.67 Miles from Downtown
- .4 Miles to RTS Stop
- Asking \$895,000 to Purchase or \$6800 rent plus \$705 taxes per Month to Lease

SITE EVALUATION



- **Primary Advantages:**
 - ✓ Space for Program Services
 - ✓ Not in proximity to Residential Areas
 - ✓ Expansion Potential
- **Primary Disadvantages**
 - ✗ Renovations for laundry & showers
 - ✗ Lack of outdoor space and visual buffers

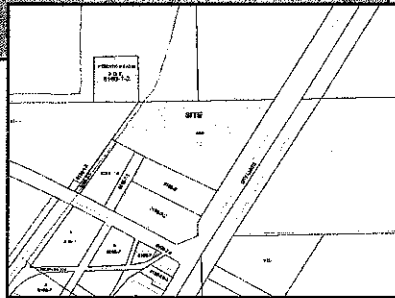
3335 N. MAIN TERRACE



CAMPUS SITE: NORTH WALDO ROAD

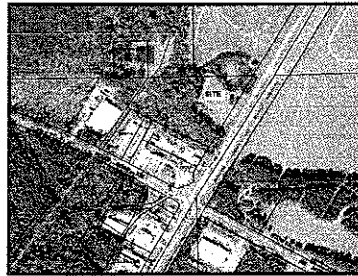
- **City-owned Property**
- **12.8 Acres**
- **Currently used as City Tree Farm**
- **Zoned Airport Facility**
- **Not in “Clear Zone” for Airport**
- **3.5 Miles from Downtown**
- **RTS stop across street; additional stop can be located at site**

SITE EVALUATION



- **Primary Advantages:**
 - ✓ Permanent Location for Campus Development
 - ✓ Not in Proximity to Residential Areas
 - ✓ Adequate Buffering
 - ✓ Attractive Outdoor Setting
- **Primary Disadvantages**
 - × Opportunity Cost

NORTH WALDO ROAD

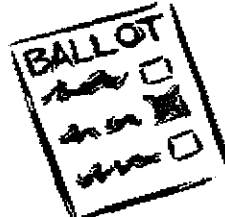


RECOMMENDED SELECTION PROCESS

- Following presentation and questions for staff, determine if only the two recommended sites will be considered.
- Eliminate all alternative sites or amend recommended sites if needed.
- If only two sites will be considered, proceed to public input. If additional sites are considered, conduct ranking process.

RECOMMENDED SELECTION PROCESS

- Following public input, each Commissioner submit a vote for top site.
- City Clerk will tally votes and announce site with majority vote.
- City Clerk ask for a motion to approve selected site, subject to conditions as listed in
Agenda Item.



NEXT STEPS



- **QUESTIONS FOR STAFF**
- **DETERMINATION OF SITES THAT WILL BE CONSIDERED AND ELIMINATION OF OTHERS**
- **RANK VOTING (IF NEEDED)**
- **PUBLIC INPUT**