



Pierce County Council

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Pierce County Council Tuesday Study Session

MEETING AGENDA August 24, 2021 – 12:00 p.m.

1. Call to Order
2. Review of Today's Council Meeting Agenda
3. External Boards and Commissions
4. Chair's Topics
 - a. American Rescue Plan Act
5. Other Business
 - a. Evaluating Underutilized Space for Sheltering – Bill Vetter, Senior Legislative Analyst PCC
6. Adjournment

Meetings are held in hybrid format with in-person and remote attendance. To attend and/or comment remotely call 253-215-8782 and use Web ID 976-6178-7423, or use Zoom link <https://piercecountywawa.zoom.us/j/97661787423>. Find meeting schedules, agendas and legislation at piercecountywawa.gov/council.

Dave Morell, Vice Chair
District No. 1

Amy Cruver
District No. 3

Marty Campbell, Executive Pro Tempore
District No. 5



Derek Young, Chair
District No. 7

Hans Zeiger
District No. 2

Ryan Mello
District No. 4

Jani Hitchen
District No. 6

Pierce County Council

AMENDED MEETING AGENDA

August 24, 2021

3:00 p.m.

930 Tacoma Avenue South – Room 1045
Tacoma, WA 98402

Voice: (253) 798-7777 – FAX: (253) 798-7509 – Toll-Free: (800) 992-2456 – TTY: 711
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Web ID 976-6178-7423

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance to the Flag**
To be followed by a Moment of Silence in tribute to our men and women in the Military
- IV. Approval of Agenda**

PUBLIC PARTICIPATION IN COUNCIL MEETINGS

Comment on Legislation: The public may address any ordinance or resolution on the agenda for final consideration through **in-person or remote attendance**. To comment remotely use the phone number or Zoom link listed at the top of the agenda. Public comment on other items on the agenda is at the discretion of Council. Council may impose a time limit on speakers. All comments must be directed to the Chair, not members. Those who disrupt the orderly conduct of the meeting, or who fail to comply with Council rules governing public participation (PCC 1.28.050 C) will lose their time to speak and could be removed at the discretion of the Chair.

Citizens' Forum: This is the opportunity for the public to address Council on issues of significance affecting Pierce County government that are not on the day's agenda. **Comments will be accepted in person or remotely using the phone number or Zoom link at the top of the agenda.** Comments are limited to three minutes, unless changed by Council. All comments must be directed to the Chair. Comments cannot support or oppose a campaign or ballot measure, as outlined in RCW 42.17A.555. Audio equipment is available for the hearing impaired. Contact the 253-798-7777 for assistance. Guest WiFi is available.

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V. Consent Agenda

No final action on any Ordinance will be taken under this Section.

a. Approval of Minutes

1. The minutes of the July 13, 2021, regular Council Meeting
2. The minutes of the July 22, 2021, special District 6 Council Meeting

b. Action on Ordinances (refer, set date of hearing) Resolutions

1. [Proposal No. 2021-73](#), An Ordinance of the Pierce County Council Providing Economic Relief for Pierce County Sewer Customers; and Continuing the Suspension of Certain Penalties and Interest Assessed on Late Sewer Payments Originally Authorized Pursuant to Emergency Ordinance No. 2020-44 and Extended in Ordinance Nos. 2020-93 and 2021-24.

Sponsored by: Councilmembers Amy Cruver and Dave Morell

Council contact person: Kate Adams

Department contact persons: Planning and Public Works – Kip Julin
and Jane Vandenberg

For re-referral to the Rules and Operations Committee

Date of final Council hearing: September 7, 2021

2. [Proposal No. 2021-75](#), An Ordinance of the Pierce County Council Amending Section 8.88.440 of the Pierce County Code, "Boating Advisory Commission"; Establishing an Annual Meeting of the Commission for Purposes of Providing an Annual Report and Recommendation on Matters Relating to Boating Conditions and Safety.

Sponsored by: Councilmembers Dave Morell, Amy Cruver, and Jani Hitchen

Council contact persons: Tom Swanson and Mike Kruger

Department contact person: Sheriff/Law Enforcement – Lauren Wallin

For referral to the Public Safety Committee

Date of final Council hearing: September 21, 2021

3. [Proposal No. 2021-76](#), An Ordinance of the Pierce County Council Authorizing the Prosecuting Attorney to Commence Condemnation Proceedings (After 180 Days From the Date the County Presents the First Formal Offer) to Acquire Real Property for County Road Project (CRP) 5853, Entitled 112th Street South, C Street South to A Street South and Providing Notice to Affected Property Owners of Record of the Final Action Specifically Relating to the Following Properties: Tax Parcel Numbers (TPN) 0319043065 and 0319043113.

Sponsored by: Councilmember Derek Young

Council contact person: Hugh Taylor

Department contact person: Planning and Public Works - Leticia Neal

For referral to the ~~Rules and Operations Committee~~ Economic and Infrastructure
Development Committee

Date of final Council hearing: October 5~~1~~2, 2021



4. [Proposal No. 2021-77](#), An Ordinance of the Pierce County Council Declaring Certain County-Owned Real Property as Surplus, Located at 7909 McKinley Avenue, Tacoma, Washington (Commonly Referred to as "7909 McKinley Ave"), and Consisting of Land and Improvements on Tax Parcel 0320273050; and Authorizing the County Executive to Pursue Disposal of the Property, Pursuant to Pierce County Code 2.110.

Sponsored by: Councilmember Derek Young

Council contact person: Paul Bocchi

Department contact persons: Facilities – Steve Wamback and Rick Tackett; and Sheriff/Law Enforcement – Tony Messineo and Franz Helmcke

For referral to the Rules and Operations Committee

Date of final Council hearing: September 21, 2021

c. Action on Resolutions

1. [Proposal No. R2021-151](#), A Resolution of the Pierce County Council Confirming the Reappointment of One Existing Member (Paul Herrera) and Appointment of Two New Members (Joshua Penner and Irene Rosen) to the Pierce County Veterans Advisory Board.

Sponsored by: Councilmembers Dave Morell and Hans Zeiger

Council contact person: Susan Long

Department contact person: Veterans Bureau – Robert Sheetz

For final consideration

2. [Proposal No. R2021-152](#), A Resolution of the Pierce County Council Authorizing the Pierce County Executive to Enter Into a Co-Sponsorship Between Pierce County Solid Waste Surface Water Management and Forterra on an Existing Recreation and Conservation Office for the Salmon Recovery Funding Board Grant Award for the Acquisition of a Floodplain Property.

Sponsored by: Councilmember Ryan Mello

Council contact persons: Paul Bocchi and Hugh Taylor

Department contact person: Planning and Public Works – Rebecca Lee

For referral to the Rules and Operations Committee

Date of final Council hearing: September 14, 2021

3. [Proposal No. R2021-153](#), A Resolution of the Pierce County Council Authorizing the Pierce County Executive to Enter into a Mutual Aid and Assistance Agreement Between Pierce County Planning and Public Works and the Washington Water/Wastewater Agency Response Networks (WA WARN).

Sponsored by: Councilmember Jani Hitchen

Council contact person: Hugh Taylor

Department contact persons: Planning and Public Works – Miranda Heimbuch and Dana Larsen

For referral to the Economic and Infrastructure Development Committee

Date of final Council hearing: October 12, 2021



4. [Proposal No. R2021-157](#), A Resolution of the Pierce County Council Appointing Four Members to the Pierce County Districting Committee.

Sponsored by: Councilmember Derek Young

Council contact person: Jeff Cox

For referral to the Rules and Operations Committee

To be heard in the Rules and Operations Committee on August 30, 2021

Date of final Council hearing: August 31, 2021

d. Action on Grant Applications/Awards

e. Approval of Final Settlements and/or Appeals

f. Other Items

1. A motion to rescind the August 31, 2021, final Council hearing date and reset the final Council hearing date to September 21, 2021, for the following Proposal:

[Proposal No. R2021-140](#), A Resolution of the Pierce County Council Amending Resolution No. R2019-123 to Increase the Size of the Rocky Creek Estuary Project; Authorizing the Pierce County Executive to Negotiate the Purchase of the Additional Conservation Futures Project Parcel; and Authorizing the Director of the Finance Department to Expend Funds for the Purchase Thereof.

VI. Messages from Executive/Judges/Prosecuting Attorney

1. A message from the Executive transmitting the following Ordinance, which was approved and signed on August 17, 2021:

[Ordinance No. 2021-78](#), An Emergency Ordinance of the Pierce County Council Temporarily Allowing the Planning and Public Works Department to Suspend Established Timelines and Expiration Dates Associated with Development Permit Applications and Approvals Described in Pierce County Code Chapter 1.22, "Pierce County Hearing Examiner Code," Title 18, "Development Regulations – General Provisions," Title 18A, "Development Regulations – Zoning," and Title 18F, "Development Regulations – Land Divisions and Boundary Changes" in Response to Economic Impacts and Service Disruptions Resulting from the COVID-19 Pandemic; and Declaring an Emergency.

2. A message from the Executive transmitting the following Ordinances, which were approved and signed on August 19, 2021:

[Ordinance No. 2021-52](#), An Ordinance of the Pierce County Council Authorizing the Prosecuting Attorney to Commence Condemnation Proceedings (After 180 Days From the Date the County Presents the First Formal Offer) to Acquire Real Property for County Road Project (CRP) 5675, Entitled 198th Avenue East, 120th Street East to 144th Street East and Providing Notice to Affected Property Owners of Record of the Final Action Specifically Relating to the Following Properties: Tax Parcel Numbers (TPN) 7000421440, 7000421450, 7000421540, 7000421550, 7000421560, 7001440860, and 7000230740.



[Ordinance No. 2021-55](#), An Ordinance of the Pierce County Council Granting a Nonexclusive Franchise to Parkland Light and Water Company, for Location of Waterlines on Certain County-Owned Rights-of-Way; and Authorizing the County Executive to Execute Said Franchise

[Ordinance No. 2021-56](#), An Ordinance of the Pierce County Council Granting a Nonexclusive Franchise to Peninsula Light Company, Inc. of Pierce County, for Location of Electric Lines on Certain Rights-of-Way; and Authorizing the County Executive to Execute Said Franchise.

[Ordinance No. 2021-57](#), An Ordinance of the Pierce County Council Granting a Nonexclusive Franchise to Elmhurst Mutual Power and Light Company, of Pierce County, for Location of Electric Lines on Certain Rights-of-Way; and Authorizing the County Executive to Execute Said Franchise.

[Ordinance No. 2021-68](#), An Ordinance of the Pierce County Council Ratifying an Amendment to the Memorandum of Agreement Reached with Council 2, Washington State Council of County and City Employees, American Federation of State, County, and Municipal Employees (AFSCME), AFL-CIO Local 3752LT Correctional Lieutenants (Local 3752LT), Extending the 2018–2020 Labor Agreement to December 31, 2021.

[Ordinance No. 2021-71](#), An Ordinance of the Pierce County Council Establishing a Business Accelerator Program with a Focus on Supporting Black, Indigenous, and People of Color (BIPOC) Communities; Finding that the Economic Development Department has Complied with a Proviso to the 2020-2021 Pierce County Budget; Authorizing the Expenditure of Certain Funds; and Establishing Reporting Requirements.

VII. Proclamations, Awards, and/or Appointments to Boards and Commissions

1. [Proposal No. R2021-150](#), A Resolution of the Pierce County Council Celebrating the Honorable Judy Rae Jasprica for 30 Years of Service and Commitment to Pierce County, Washington.
For final consideration
2. [Proposal No. R2021-144](#), A Resolution of the Pierce County Council Proclaiming August 31, 2021 as “Overdose Awareness Day” in Pierce County, Washington.
For final consideration



VIII. Ordinances

IX. Resolutions

1. [Proposal No. R2021-132](#), A Resolution of the Pierce County Council Authorizing the Pierce County Executive to Execute an Interlocal Agreement for the Establishment of a Regional Coalition known as the South Sound Housing Affordability Partners (SSHAP).

Sponsored by: Councilmembers Ryan Mello and Jani Hitchen
Council contact persons: Joseph van Dyk and Mike Kruger
Department contact person: Human Services – Bryan Schmid
Committee recommendation: Do Pass at Community Development
on August 16, 2021

For final consideration

2. [Proposal No. R2021-145](#), A Resolution of the Pierce County Council Setting the Date of an Evening District No. 4 Council Meeting for Wednesday, September 8, 2021, at 6:00 p.m. at University Place City Hall Chambers, 3609 Market Place West – Suite 200, University Place, Washington.

Sponsored by: Councilmember Ryan Mello
Council contact person: Susan Long

For final consideration

X. Other Business/Announcements

XI. Citizens' Forum (3 minute time limit – see page 1 of this Agenda)

XII. Adjournment

Note: If for any reason this meeting is canceled, all Agenda items shall be continued to the next regular meeting of the Council.



MEMORANDUM

TO: Pierce County Council
FROM: Bill Vetter, Sr. Legislative Analyst
DATE: August 24th, 2021
SUBJECT: *Evaluation of Underutilized Space for Homeless Sheltering*

On November 18th, 2019, the Council passed Ordinance No. R2019-86s, adopting the 2020-2021 biennial budget with the following proviso:

"PROVIDED, up to \$50,000 shall be made available to the Pierce County Council to conduct an evaluation of underutilized space in the Urban Growth Area of Pierce County, the Pierce County Jail, as well as the top two locations identified by the City of Tacoma, for potential use as a facility for providing services, including but not limited to shelter, meal, health, and treatment services, for individuals experiencing homelessness."

Pursuant to the ordinance, the Council authorized a contract with DLR Group, of Seattle to conduct the analysis. As outlined in the contract, the objectives of the study included:

1. Evaluate space in the Pierce County Jail for conversion to emergency or other types of shelter space for individuals experiencing homelessness.
2. Propose characteristics and requirements for identifying alternative properties in the UGA of the County and City of Tacoma for conversion to emergency or other shelter beds for individuals experiencing homelessness.
3. Compare cost and feasibility of repurposing space in the Jail with cost and feasibility of two sample properties in the UGA, and one sample property in the City of Tacoma.

The study team, including DLR architectural and engineering staff and Pierce County Council staff, conducted interviews with Human Services, Facilities Management and Sheriff's Department staff; made site visits to the Pierce County Jail, Remann Hall, and other properties; and developed criteria to evaluate the sites under study and rough estimates of costs. The study framed the analysis in a comparison of two Pierce County properties and two site "types" for consideration using the criteria of accessibility, services, type of occupant, operations and environment.

We appreciate the cooperation and contributions of the Human Services Department, Facilities Management, and the Sheriff's Department in conducting the study.

PIERCE COUNTY

Evaluating Underutilized Space for Homeless Sheltering

AUGUST 9, 2021



Design Team

Pierce County: Bill Vetter, Project Manager, Pierce County Council
Heather Moss, Director, Human Services
John Barbee, Community Services Program Manager
Mike Blair, Chief of Staff, Sheriff's Department
Karl Imlig, Pierce County Director of Facilities Management

DLR Group: Lori Coppenrath, Principle in Charge
Diana Brown, Project Manager
Steve Schmitz, Architect
Joe Llona, Mechanical Engineer
Dave Giamalis, Electrical Engineer



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EXECUTIVE SUMMARY

Objectives

The purpose of this study is to address the following objectives:

1. Evaluate feasibility in the Pierce County Correctional facility for conversion to emergency or other types of shelter space for individuals experiencing homelessness.
2. Review and provide the feasibility of re-purposing alternative Pierce County properties to emergency or other types of shelter space for individuals experiencing homelessness.
3. Propose characteristics and requirements for identifying alternative facility types, specifically hotels and warehouses, in the Urban Growth Area (UGA) of the County and City of Tacoma for potential purchase and conversion to emergency or other types of shelter space for individuals experiencing homelessness.

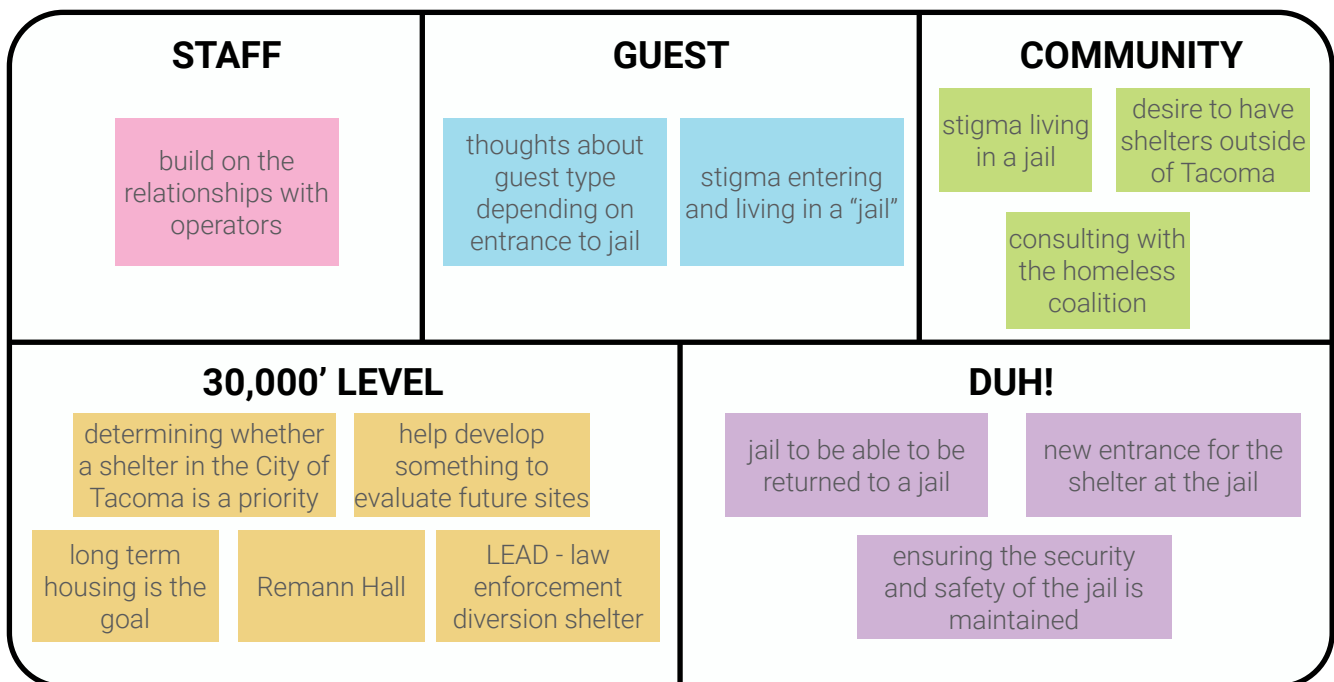
The team had several meetings with Pierce County representative from Human Services, Community Services, Facility Management, and the Pierce County Sheriff’s Office. These meeting were focused on the Pierce County Correctional facility (PCC), but also included other properties, including those owned by Pierce County and theoretical properties to purchase.

Project Goals

The design team conducted an early vision setting session with the County to focus on the goals for implementing a shelter within PCC to include focus on shelter staff, shelter guests, and community. goals include:

- Ensuring the safety and security of the jail is paramount to the project.
- Being able to return PCC to a jail function when needed.
- Build on Pierce County’s current relationship with shelter operators.
- Debunking the stigma of entering and living in a jail building both from a shelter guest and for the community.
- Strong desire to target opportunities for shelters outside of the City of Tacoma in the Urban Growth Area (UGA).
- Supporting the County’s current interest in a Law Enforcement Assisted Diversion (LEAD) program.
- Strong goal of determining transitional and long-term housing needs and solutions.
- Evaluating Remann Hall for future evolution of program.

MAIN GOALS ESTABLISHING THE VISION FOR THIS PROJECT



Criteria

With these goals in mind, we conducted additional meetings with several County Council members to understand the County's current efforts and future goals related to individuals experiencing homelessness.

Next, the team toured both PCC and Remann Hall to review the space and the existing documents and developed strategies for a potential shelter in each of these facilities. This, along with review two other facility types, hotels and warehouses/big boxes, the following study evaluates the feasibility and the potential shelter program opportunities for these four facilities. The following is a summary of the criteria reviewed for each and their ranking on a scale of 1 – 5, with 5 being very feasible and 1 being more challenging to implement and summary table for each facility.

Accessibility

ADA compliant approaches, fully accessible fixtures, thresholds, entrances, and services. Barriers to entry provide alternate accessible routes, and emergency evacuation provides area of rescue and emergency communication devices. Residents are provided with separate entrances if shared with another program.

Services

Residents are provided individual or shared sleeping areas with the following: personal item storage, electricity for charging devices, an operable window or adjustable shading device. Residents share community resources such as: laundry facilities, kitchen or server, a computer or business center, private telephone room, health room or first aid station, monitored storage room, communal day room or lounge, recreation room or outdoor rec yard, balcony or direct access to shared outdoor area.

Occupants

The number of occupants is suitable for the size and layout of the building. A large open bunk room may suit one type of program, but is inappropriate for others. Occupancy requires adequate plumbing fixtures, corridor widths, emergency exiting, door widths, fire / life safety equipment, storage and administrative space (see administration), parking (if applicable), and other services.

Administration

Administration covers the operation and day-to-day requirements of operating resident housing. A front desk or information station with basic computing equipment, private offices or conference rooms, confidential records storage, printing, staff restroom or shower, lockers, maintenance and janitorial, and back-of-house operations and waste disposal.

Environment

Service connections such as power, sewer, internet, etc. One or more entrances for pedestrians versus services or back-of-house. Daylighting, program spaces, and outdoor access for shelter guests.

Relative Cost

Because the cost of improvements greatly depend on the type of shelter program planned for each facility, speed of construction, services provided, and location, the costs are included as relative costs to provide Pierce County with an approximate understanding of the initial costs associated with implementing a shelter. Because the County would need to purchase a hotel or a warehouse for those models, the initial cost would be the purchase. Costs approximately range from \$1M to \$15 M in capital costs from minor alterations up to major infrastructure work.



EXECUTIVE SUMMARY

Equally Weighted Criteria

Our analysis was driven by factors that are applicable to any whole building survey. The above factors, plus Infrastructure & Cost are provided as basic guidelines, and are taken as observational data from experience both on and offsite. Natural variation between identical models in different parts of the County is to be expected. Fields listed are for macro study, and may not include all allowances, for simplicity of formulating the tables shown on the following pages.

Criteria Description

Accessibility		
Description		Public transit, sidewalks, pedestrian-friendly and ADA compliant approaches, signalized intersections and alternative transportation modes
Scale	5	At least one frequent transit line with connections to multiple nodes.
	3	At least one transit line with 60 minute or better headways. Streets are accessible
	1	No transit, but street is paved and has sidewalks
Services		
Description		Grocery stores, pharmacies, or convenience stores. Multiple diverse smaller businesses and restaurants, other business types.
Scale	5	Multiple services nearby.
	3	Some services nearby, with others accessible via transit or other modes.
	1	Few/no services nearby, with access dependent on auto or alternative modes.
Occupants		
Description		Occupant comfort and space quality, adequate amenities and staff spaces. Life safety code requirements.
Scale	5	The building is suitable for the size and layout of the shelter
	3	The building requires some renovation to meet the shelter type.
	1	The layout or existing condition is not suitable and will need major modifications.
Operation		
Description		Day-to-day operation and facilitation of the shelter by staff and case managers.
Scale	5	Well suited, no challenges
	3	Suitable, some deficiencies or challenges
	1	Challenging, may require separate approvals or variances
Environment		
Description		Service connections such as power, sewer, internet, etc. One or more entrances for pedestrians versus services or back-of-house
Scale	5	Well connected, all primary requirements met
	3	Suitable connections, some services must be brought in or built
	1	Challenging, may require extensive improvements

Based on the summary tables on the following page, PCC is the least viable facility to convert to a shelter, while the other three facilities provide more viability for sheltering individuals experiencing homelessness.

One option that was not included in this study but could be a viable option for the County is a greenfield site. This type of site offers a flexible solution of either building from the ground up or placing modular buildings on the site. Either of these options could meet any of the shelter models listed in the above tables.

Once the County has determined the type of shelter(s) needed to support the community, this analysis should help guide the County's decision making process to determine what type(s) of building/facility the County should invest in.

Summary by Site

Site PC New Corrections Bldg	Criteria						Totals 30 Max	Comments	Relative Cost
	Accessibility	Services	Occupants	Operation	Environment	Facility			
Emergency Overnight Shelter	2	3	3	2	4	3	17	Fewest services requirements.	\$\$\$
Day Use Housing	1	2	3	2	3	3	14	Requires open access and ADA improvements	\$\$\$
Young Adult Housing	1	1	4	1	1	2	10	Requires same as above. Recreation and open space limited.	\$\$\$\$
Family Housing	1	1	1	1	1	2	7	Not suitable.	\$\$\$\$
Behavioral Health	1	1	1	1	1	1	6	Not suitable.	\$\$\$\$\$

Site Remann Hall Bldg	Criteria						Totals 30 Max	Comments	Relative Cost
	Accessibility	Services	Occupants	Operation	Environment	Facility			
Emergency Overnight Shelter	2	3	5	4	3	3	20	Less accessible than a centrally located shelter. Minimal updates to infrastructure.	\$\$
Day Use Housing	3	4	5	4	4	3	23	Good amount of smaller group rooms and active spaces. Minor updates and ADA needs.	\$\$
Young Adult Housing	4	4	5	4	4	5	26	Generous activity space and rec areas. Minor updates and ADA needs.	\$\$
Family Housing	3	3	4	4	4	4	22	Family dining, laundry, and sanitation investment. Large update and ADA requirement.	\$\$\$
Behavioral Health	1	2	3	2	2	3	13	Lack of dedicated behavioral space, potentially suitable with classroom and health investment.	\$\$\$\$

Site Hotel Model	Criteria						Totals 30 Max	Comments	Relative Cost
	Accessibility	Services	Occupants	Operation	Environment	Facility			
Emergency Overnight Shelter	4	5	5	5	4	4	27	Individual rooms may be oversized for overnight occupation.	\$\$\$
Day Use Housing	5	4	5	5	4	4	27	Good amount of smaller group rooms and active spaces. Minor updates and security needs.	\$\$\$
Young Adult Housing	5	4	5	5	3	5	27	Same as above, Activity and recreation may be offsite.	\$\$\$
Family Housing	3	2	4	3	2	4	18	Family dining, laundry, and sanitation investment. Daycare and other services proximity important.	\$\$\$
Behavioral Health	3	3	3	3	3	3	18	Potential for behavioral space, but may require additional program space.	\$\$\$

Site Box Retail Concept	Criteria						Totals 30 Max	Comments	Relative Cost
	Accessibility	Services	Occupants	Operation	Environment	Facility			
Emergency Overnight Shelter	5	5	5	5	4	4	28	Individual rooms may be oversized for overnight occupation.	\$\$\$\$
Day Use Housing	5	4	5	5	3	4	26	Good amount of smaller group rooms and active spaces. Minor updates and security needs.	\$\$\$\$
Young Adult Housing	5	4	5	4	3	5	26	Same as above, Activity and recreation may be offsite.	\$\$\$\$
Family Housing	4	2	4	3	2	3	18	Family dining, laundry, and sanitation investment. Daycare and other services proximity important.	\$\$\$\$
Behavioral Health	3	2	3	3	2	2	15	Lack of dedicated behavioral space, potentially suitable with classroom and health investment.	\$\$\$\$

Summary by Shelter Type

Shelter Type	Building Type				Scale
	PC New Corrections	Remann Hall Bldg	Hotel Model	Box Retail Concept	
Emergency Overnight Shelter	17	20	27	28	26-30 Best
Day Use Housing	14	23	27	26	21-25
Young Adult Housing	10	26	27	26	16-20 Good
Family Housing	7	22	18	18	11-15
Behavioral Health	6	13	18	15	5-10 Poor

PIERCE COUNTY JAIL



CRITERIA	COMMENT
Transit	PC Transit #1, 45, 57 Bus Line, Light Rail
Grocery, Pharmacy, Etc.	Safeway, The Broadway Farmers Market
Public Services	Tacoma Medical Center, Pierce County District Probation
Parks & Rec.	Wright Park, Neighbors Park, Frost Park, Tacoma Center YMCA
Zoning	City of Tacoma: DMU – Downtown Mixed-Use District

The Pierce County Corrections (PCC) New Jail model is based on the concept of conversion of one or more discrete housing units within the facility to transitional short-term or emergency overnight shelter beds. The model is guided by a limited set of spaces confined to specific portions of an active corrections facility.

The Pierce County Corrections ‘New Jail’ building is centrally located within the County downtown campus within Tacoma. It is within a dense commercial & institutional hub with access to diverse services, transportation, and recreation.

The housing model anticipates utilizing one or several housing units inside the corrections facility as open shelter bunk rooms. The rooms may be somewhat more flexible due to the reduced internal population density compared with its corrections use in order to provide adequate separation, storage, and accessibility to the occupants.

Assessment

DLR Group engineers, architects, and program experts were invited to tour PCC New Jail in order to assess the conditions of the facility, providing insight into the current layout and its suitability for a homeless shelter in various forms.

The main scope of our investigation covered several detention housing units and their associated common areas and services within the building. These units consist of a main level accessible to detainees and staff members from a primary secure corridor, and a mezzanine level which is accessible to visitation rooms the public may visit. The primary housing areas are broken into ‘L’ shaped dormitories split between each level and separated from the primary living room by a mesh guard. The living room is a high-ceilinged common space with fixed seating, view screens, and staff stations with access to an exterior-facing recreation room. Administrative areas including a health station, small office, and storage were observed. The facility does not provide an alternative means of accessible egress between the public mezzanine level and the secure detention corridors, creating a separation that is not currently suitable for disabled or otherwise handicapped occupants.

The primary public entrance and elevator lobby is currently the only functional side entrance that could be utilized as shared entry into the building for shelter purposes, however an emergency stair is available for further investigation. Strict separation of uses and additional security procedures and staffing of the lobby during shelter operations would be necessary to accommodate individual freedoms.

A second, smaller area with potential to be converted into homeless shelter housing was observed in another part of the building with direct access to the public right-of-way, which could serve as another viable shelter option, however at a reduced scale due to spatial constraints. It would be inefficient to operate both areas simultaneously due to separation of areas within the larger PCC campus.

Full study is recommended to assess the condition of the building envelope, systems, and accessibility needs for any future use or occupation. Based on these limited observations, PCC New Jail building is deemed to be a challenging but capable facility able to reposition in a limited manner from detention housing.



PCC - Living Room and 2-Tier Dorm Area

Proposed Models

The design team favors an emergency overnight homeless sheltering model in the proposed re-purposing of the existing housing pods at PCC. With further study and refinement, there is potential for additional models to be successful at this facility.

Emergency Overnight Housing

An emergency overnight shelter is the highest and best candidate model for implementation at PCC. The current layout, as well as the relatively difficult prospect for alterations and expansions of the current facilities beyond their original platform, is complicated by the adjacent active institutional housing occurring simultaneously elsewhere in the facility. Occupants of this type of shelter are provided limited services and access is restricted to allow for daily sanitation and security risk checks to proceed as needed. With the public lobby as the primary entrance and exit from this model, it is anticipated that occupants will be best served at designated times, while limiting the use of the primary elevator to these floors during this period.

Benefits

The layout of PCC allows for several iterations to suit an emergency shelter model.

The housing units are spacious enough for up to 18-20 unencumbered beds to be situated around an 'L' shaped housing corridor, with potential allowable area for additional beds depending on washroom maximum capacities met.

Primary common areas may be further partitioned to allow for different functions, such as program or group activity spaces.

Housing pods are adjacent and may utilize common pass-thru access points without compromising detention corridor security.



The facility is currently designed to house larger populations that may tax the utilities in other types of facilities, but are designed for the frequency of use.

Providing a shelter with a facility that has durable finishes and materials, as well as durable plumbing fixtures and a protected fire sprinkler is essential. The jail has all of these features without having to upgrade or renovate for this.

Daylighting, acoustic comfort, and view to the outside provide both health and mental health benefits. Large windows in the outdoor recreation area and along the corridor allow for daylighting and views, while acoustical baffles in the living room help to control noise within that area.



PCC - Circulation Corridor



PCC - Outdoor Recreation

Challenges

Aside from aforementioned privacy requirements, the more critical path to occupancy in this shelter model is accessibility. Stemming from the primary public lobby, alternative access via stairwell or elevator is necessary, requiring additional security involving electronic monitoring.

Conversion would involve rearranging furnishings, erecting temporary privacy screens, and upgrading toilet and washroom facilities for privacy, among other demands.

Administrative services and communal facilities will be limited without further upgrading of convenience utilities, allowing for staff operations and occupant activities.

There is not access to a kitchen or food service options, such as warming trays or ovens. Food would need to be brought in, increasing the circulation of people through the facility.

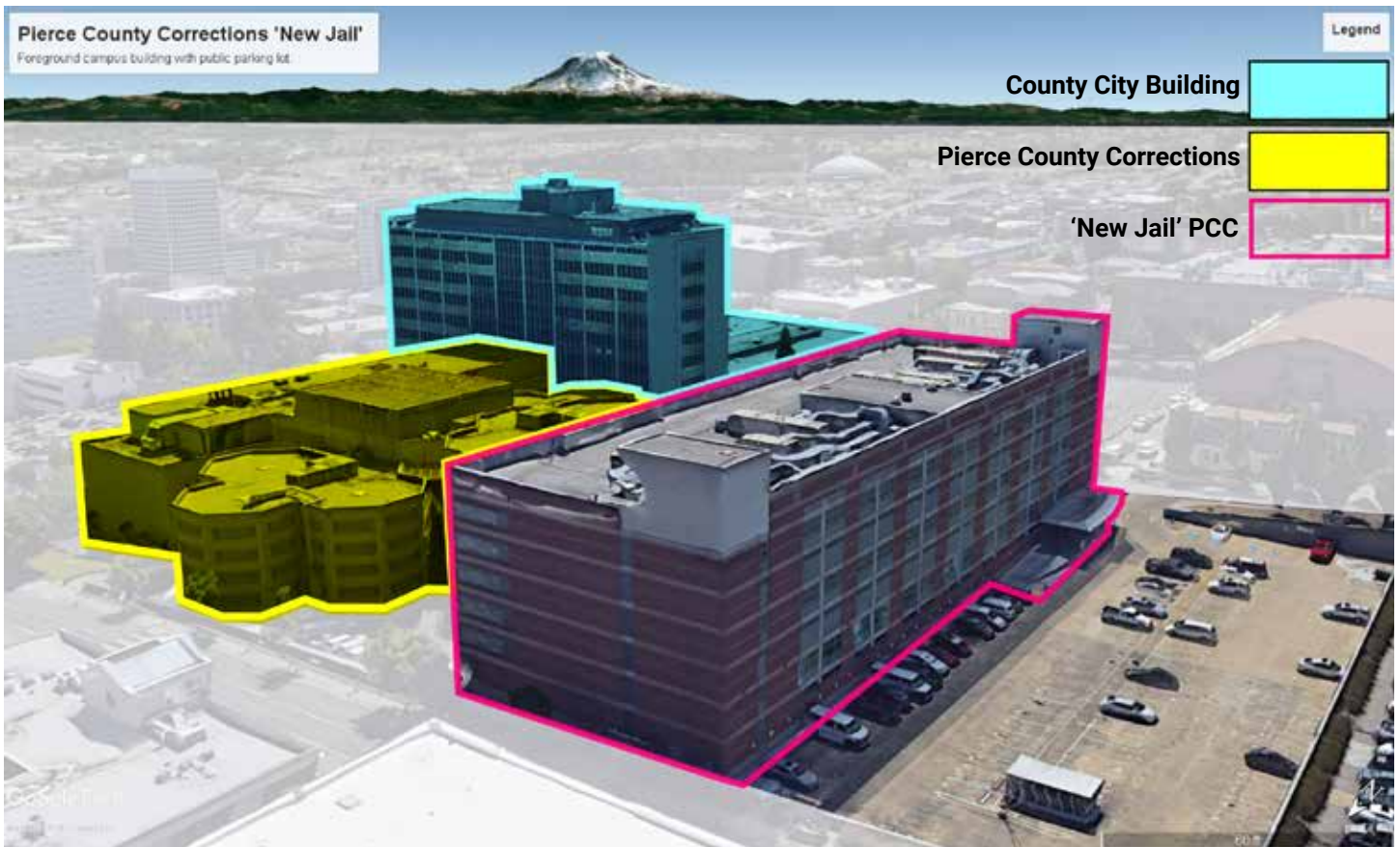
Laundry facilities, both for staff and shelter guests, would be challenging, as there is not a facility that can be utilized on site or close by. Facilities would need to be renovated into the space.

Shared utility shafts and plumbing stacks within the building pose additional concerns, due possible access issues with adjacent occupancies.

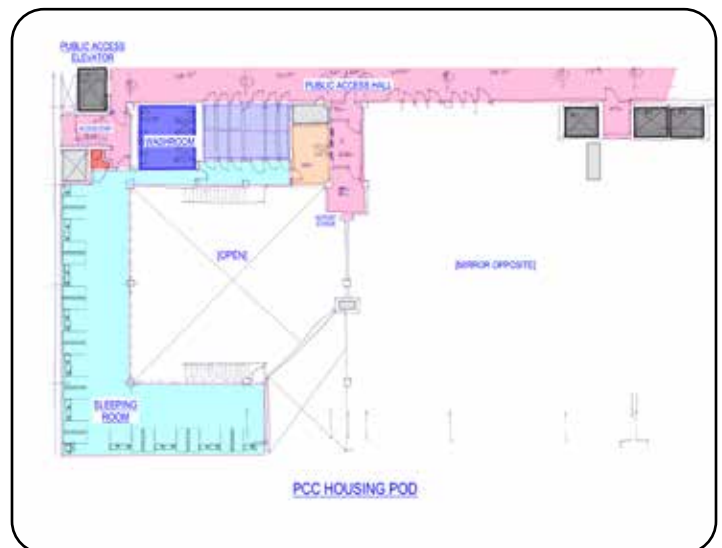
Working within a secure facility is always challenging and increases the cost of any construction, as the contractor loses time during their shift for check-in and check-out and escorting. This also costs the County additional operational cost due to the need for escorting. There is also a complication that if work will be done in the jail for the shelter, would this be overnight or allowed during the day.



PCC - Living Room



Pierce County Correctional Aerial



PCC plan diagrams show primary & mezzanine levels. Access from the public lobby is attained through the mezzanine, due to operational security this elevator is not provided to the primary level. Possible considerations for use involve alternative means of access from the mezzanine to the primary floor. Further development of this model is recommended.

REMANN HALL - PIERCE COUNTY JUVENILE DETENTION CENTER



CRITERIA	COMMENT
Transit	PC Transit #1 Bus Line
Grocery, Pharmacy, Etc.	Grocery Outlet, Dollar Tree, Goodwill
Public Services	Work Release Program, Vocational spaces
Parks & Rec.	Morgan Family YMCA, Jefferson Park, Memorial Park, Scott Pierson Trail
Zoning	City of Tacoma: C-2 General Community Commercial District

The Remann Hall models are based on the concept of repositioning several disused buildings in the Pierce County Juvenile Detention Center as homeless shelter resource space and sleeping wings. These models are best-use cases that follow other successful conversions of institutional housing in recent years.

Owned and operated by Pierce County, Remann Hall is a functional campus located in the West End neighborhood of Tacoma, an important local corridor that is well situated along major transit infrastructure as well as regional commerce and service sectors.

Based around two existing housing wings and their shared administrative building with attached common spaces, the facility is ideally prepared for several housing models, including 24 hour day-use housing, family housing, or young adult housing. The County would be able to provide open bunkroom suites, shared or private family rooms, or even individual rooms catering to the most vulnerable clients. With additional room on the current campus, this site could become a community resource center shared with the adjacent neighborhoods.

Assessment

DLR Group engineers, architects, and program experts were invited to tour Remann Hall in order to assess the conditions of the facility, providing insight into the current layout and its suitability for a homeless shelter in various forms.

The primary Juvenile Detention wings visited were in the I/J sections of the facility, having not been used for detention purposes in several years. Each wing is centered around a long double-loaded corridor with open and closed housing suites and support rooms located on either side. The housing rooms each have fixed glass windows and high ceilings, with some rooms facing an outdoor courtyard. The service rooms included various storage, custodial, and clinical space readily useful to any shelter model. A large administrative cluster is directly adjacent to the I/J wings, including laundry facilities, large recreation room, commercial kitchen and dining, and a shared outdoor courtyard with privacy fence.

A full study is recommended to assess the condition of the building envelope, systems, and accessibility needs for any future use or occupation. Based on the limited observation time of the review team, Remann Hall is deemed to be a highly capable facility readily able to reposition from detention housing.



Remann Hall - Dorm Entrance from parking lot



Remann Hall - Dorm Room

Proposed Models

The design team favors several homeless sheltering models in the proposed re-purposing of the existing I/J wings of Remann Hall. With further study and refinement, there is potential for one or several of these models to be implemented simultaneously at this facility.

Day Use Housing

A 24-hour shelter allows for occupants to come and go at any hour of day, with a secure check-in and possibly additional steps to allow freedom for occupants to find work, attend counseling, or any number of normative activities that do not require their being on campus. Remann Hall is already laid out in such a way as to be suitable for this type of short-duration sheltering, where a person may be housed for up to several weeks in semi-private dormitories or single bunk rooms with a limited set of furnishings for sleeping, storage, and hygiene.

Young Adult Housing

Similar to a 24-hour use shelter, Young Adult Housing serves a demographic of eighteen to mid-twenties adults in vulnerable populations requiring additional resources. Individuals may be attending higher education or vocational trainings and need access to a computer lab or hotel-style office center for resume building or educational courses. In this model Remann Hall provides simple semi-private housing which can be further sub-divided by inexpensive temporary partitions, additional security for personal belongings, and access improvements for disabled patrons.

Family Housing

The third and final recommended model, Family Housing serves adults and their dependent children in private or shared suite type housing. Services provided to this model of housing are generally higher than other types, allowing for services such as a children's play area, nursing room, kitchenette or communal pantry with prep space, and potentially other needs.

Benefits

The layout of Remann Hall allows for several housing conversion to allow for most shelter models.

The housing units are spacious enough to provide congregate style dorms, but allows for privacy and smaller dorm rooms that result in less conflict within a shelter.

Primary common areas may be further partitioned to allow for different functions.

There are potential option for program and recreation spaces. These spaces provide both large open areas for multiple uses, but are private from public view, which allows the shelter guests to "hang out" in these spaces as if it was their own backyard.

The building condition has been well maintained, and could be developed into a shelter relatively quickly.



Remann Hall - Exterior Courtyard



Remann Hall - Individual Cell with Bathroom Shown

REMANN HALL - PIERCE COUNTY JUVENILE DETENTION CENTER

Challenges

The facility is currently in use as a juvenile courts and custody facility, with the office spaces adjacent to the housing pods currently occupied.

The conversion would involve upgrading toilet and shower facilities for both ADA and additional privacy, among other demands, such as water and sewer capacities.

Accessibility access to the facility is limited, which makes entry and exit points challenging.

The site is lacking parking for it's current function, the addition of a shelter may tax the parking and vehicle circulation around the site.

There is no clear existing entry-point that would allow the shelter to monitor access and activities around the shelter. Exterior cameras would be needed to bolster security around the facility.



Example of possible sleeping room configuration in overnight shelter model

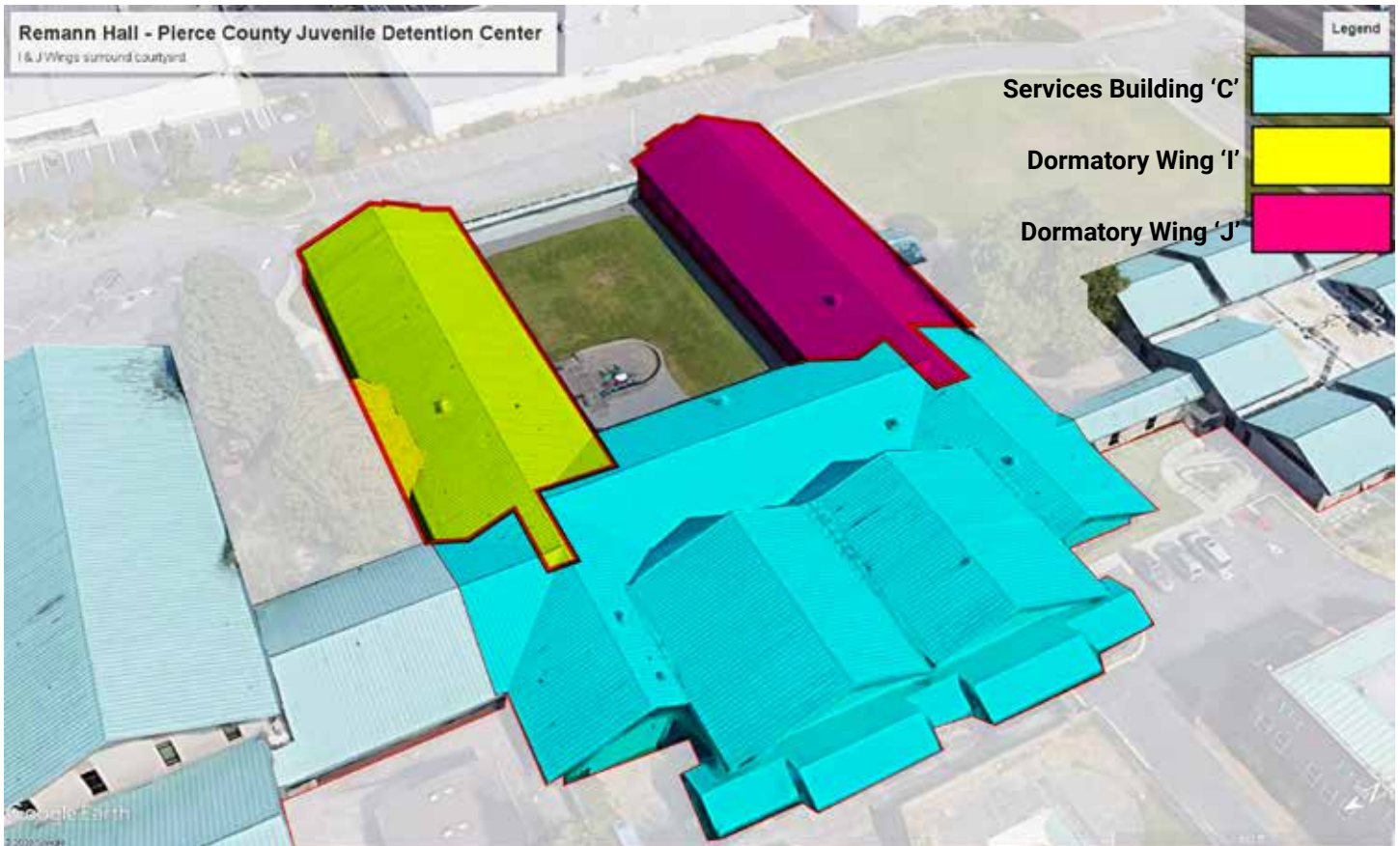
I & J WINGS - FLOOR PLAN
1" = 20'-0"



REMANN HALL - PIERCE COUNTY JUVENILE DETENTION CENTER



Remann Hall Pierce County Juvenile Detention Center - Aerial



Remann Hall Pierce County Juvenile Detention Center - Inset Aerial

HOTEL/MOTEL MODEL

The Hotel Model is based on the premise of purchasing a hotel within Pierce County to convert it into a homeless shelter. This model has been utilized successfully by many communities. This model works well, as hotels are already equipped to house individuals in approximately the appropriate size to effectively operate a shelter. This type of facility is move in ready, with the proper infrastructure and life safety code measures that are required to house individuals.

Depending on the hotel purchased, they provide the County with an opportunity to provide individual rooms with bathroom and shower facilities for each client, as well as laundry facilities, and potentially program and administrative spaces to allow a shelter to provide wrap around services for the shelter client.

Benefits

Hotels are a natural option for a shelter, as they are mostly move in ready. The rooms can be used as single or double occupancy, and can even work well as a family shelter.

Shelters use a lot of water. Hotels offer the unique opportunity to provide bathroom and shower facilities on an individual basis. Shelters also require laundry facilities, a must for staff, and an option for residence.

Because hotels provide housekeeping services to guest, these laundry facilities can be utilized by staff for washing guest linens and potentially other items as needed. Ideally, residential laundry would also be offered to guest, but is not required.

Hotels may come with courtyards or common spaces that allow guests to congregate or utilize these spaces as a "living room" or a "backyard."

Security within a shelter is paramount for the operator. Hotel's typically have entry points that would provide the operator with the opportunity to monitor the access of residence and ensure that those entering the shelter belong there. Several newer hotels may also have a security camera system, which is highly recommended for shelter operation.

Some hotels provide food service to guest within the hotel. This is a benefit, as the shelter will need to provide some food service to their clients. The opportunity to have a food prep or serving area is a benefit to the operator.



Hotel - Typical Guest Room



Hotel - Typical Guest Bathroom



Motel - Exterior

The configuration of the rooms and amenities within the room (furnishings, desks, sitting areas) provide sufficient space for the guest to be comfortable throughout the day to stay in their room and provides some privacy if they wish. This is in lieu of a dorm setting, where it is difficult to get privacy spaces in the shelter.

Hotels not only provide ample space that can be used as shelter, there is also plenty of paved exterior space to provide parking, as well as additional conveniences for the shelter, such as property storage, bicycle parking and storage, smoking areas, and resident and potentially pet outdoor spaces.

Individual living spaces, such as housing at hotels have been shown to lead to more successful outcomes and better mental wellness among shelter guest.

Challenges

Hotels will require a longer permitting process for the conversion to a homeless shelter, as a Change in Use permit is needed. The building will now be used to house residence for a longer time than a hotel would. Most jurisdictions will require a Conditional Use permit.

Hotels may not have all the space required to provide adequate wrap around services, programs, and administrative spaces. Depending on the hotel purchased, it may just be hotel rooms with no conference or administrative rooms.

Residential spaces require a fire sprinkler per code. Hotels typically are required to have a fire sprinkler, however, this was not always the case and may lead to requiring to install a new fire sprinkler for the shelter.



Hotel - Typical Guest Room



Hotel - Exterior Courtyard

WAREHOUSE / BIG BOX MODEL

The Warehouse Model is based on converting a large space, whether that's a warehouse or a big box store, to a homeless shelter. This model provides a large amount of room to configure the space as needed for the shelter operator. It allows for program and administrative spaces, as well as configuring rooms that can be sized appropriating for whatever sheltering program needed (individual, family, etc).

This type of facility may have some of the infrastructure (electrical, lighting, HVAC) but may not have the life safety code measures required to house individuals, therefore a thorough code review will need to be performed, such as review of the sprinkler system and exiting locations and sizes. These facilities may have restroom facilities, but this will need to be evaluated to retrofit for showers and both water and sewer capacity. They may have infrastructure for food service, but laundry facilities would need to be added.

Although this type of facility is not move-in ready, it could be converted into a shelter relatively quickly and potentially fairly inexpensive. Partitions or partial height walls could be used to provide rooms that allow privacy between guests. This would allow the use of a central HVAC system and overall sprinkler system without having to much renovation.

Administrative and counseling offices, if the space doesn't have these, would be the only spaces that would be constructed of permanent walls.

Guest storage would need to be developed and maintained on premise, as individual "rooms" do not have the privacy and security needs to store guest's belonging in the room.

Laundry facilities would also need to be added to accommodate both staff needs (linens, towels, etc) but also guest needs for laundering their garments.

Benefits

Warehouses should allow for ample space for housing, programs, and administrative spaces.

Warehouse spaces not only provide a large space that can be renovated for a possible shelter, there is also ample paved exterior space to provide parking, as well as additional conveniences for the shelter, such as property storage, bicycle parking and storage, smoking areas, and resident and potentially pet outdoor spaces.

Security within a shelter is paramount for the operator. Warehouse's typically have entry points that would provide the operator with the opportunity to monitor the access of residence and ensure that those entering the shelter belong there.



Warehouse - Bathroom / Shower



Warehouse - Individual Room Configuration



Warehouse - Dorm Room Configuration

Challenges

Warehouses will require a longer permitting process for the conversion to a homeless shelter, as a Change in Use permit is needed, which typically would require a Conditional Use permit, as the building will now be used to house residence.

Shelters use a lot of water, along with challenges with sanitary sewer. Bathroom counts for shelters, per code, are 1 toilet, sink, and shower for each 8 occupants, along with staff bathrooms and likely showers. Shelters also require laundry facilities, a must for staff, and an option for residence. With this much water use; most warehouses do not have water capacity. This can be overcome, but instead, this may limit the number of occupants in the shelter because of the water capacity.

Residential spaces require a fire sprinkler per code. Depending on the warehouse, this may or may not be a concern. Warehouse stores typically are required to have a fire sprinkler, however, this was not always the case, and may lead to requiring to install a new fire sprinkler for the shelter.

Warehouse grocery stores may come with the challenge of large industrial refrigerators. While these refrigerators may be beneficial for potential food service within the facility, refrigerants are not allowed anywhere around sleeping spaces. This requires fire wall construction around these spaces to ensure the safety of residence within the facility.



Warehouse - Gender Neutral Bathroom / Shower Layout



Warehouse - Shelter Staff or Guest Laundry

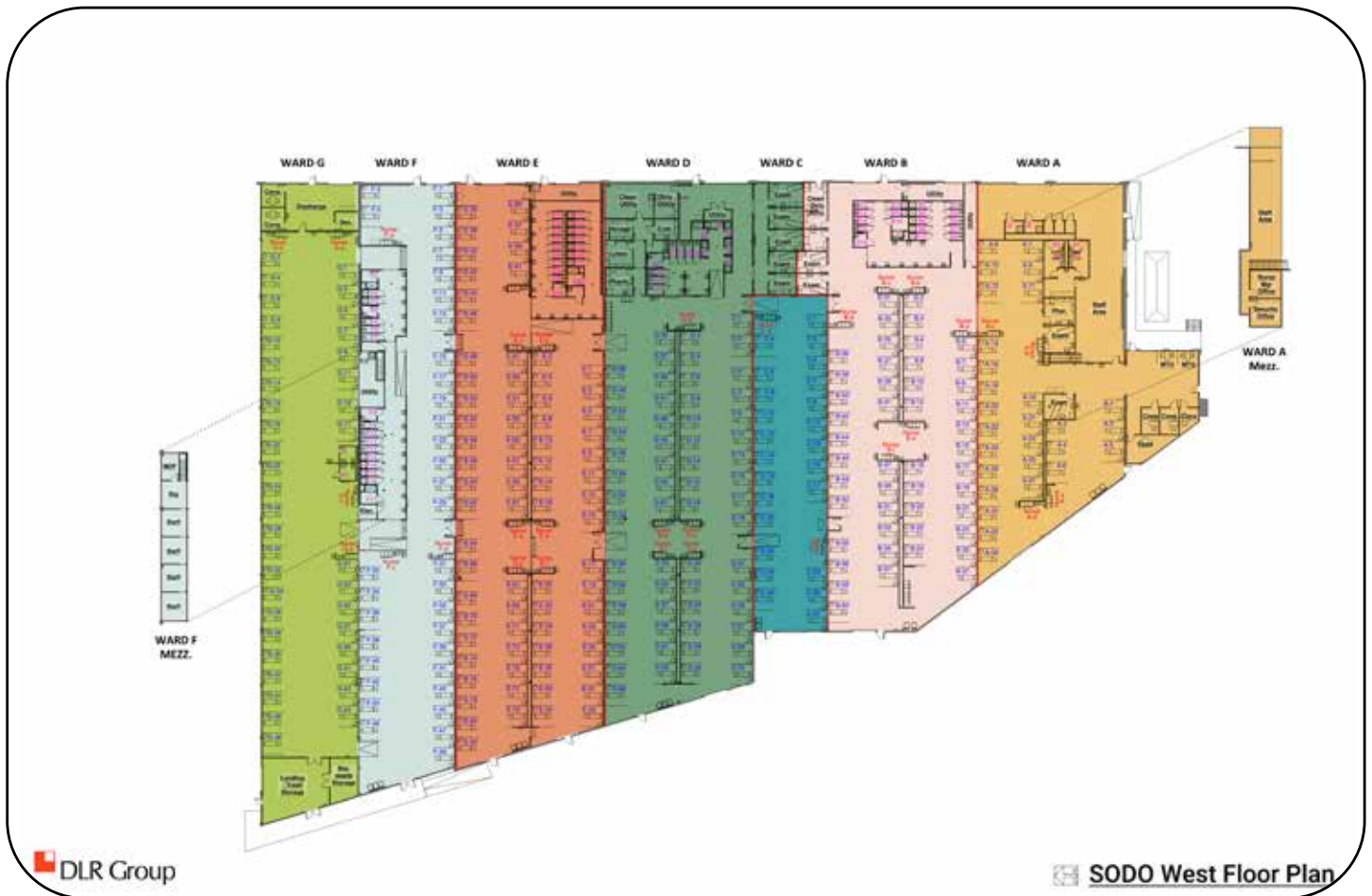


Warehouse - Shelter Guest Property Storage



Warehouse - Shelter Guest Property Storage

WAREHOUSE / BIG BOX MODEL



Example of sleeping room configuration in an emergency shelter model

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