

DRAFT Potential Locations for Low-Barrier Shelter - July 12, 2013

1ST TIER

(Most amenable owners/lease-holders, least impact)

Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Olympia Court Annex Building Owner: City of Olympia	PORM	909- 8th Ave, Olympia (Adjacent to City Jail & Justice Center)	Paul Hanna, Facilities 753-8256	City-owned; no immediate residential or business neighbors; located in a cluster of services. 1,550 square feet.	Limited space will reduce the capacity and require different staff plan. May interfere with City plans to dispose of property.	60, 62A, 62B, 64, 66, 94

2ND TIER

(Will require negotiating with property owner & addressing impact on neighbors)

Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Professional Arts Bldg Owner: State DES	DB	206-208 11th Ave. SE, Olympia	Chris Lui, Director Jane Rushford, Deputy Leasing Office: 407-2220	On bus line, no residential neighbors; adjacent to United Churches (active in homeless services) 11,000 sq. feet, 2 floors.	State declined to lease to Peoples House; 2 blocks away from new condos and major business arterial	Dash, 12, 13, 68, 603, 605
Old Commission on Hispanic Affairs. Owner: Miller Monroe Properties	PORM	1011 - 10th St SE (off of Eastside)	Bob Miller 360-943-4182	1 story with an attic meeting room, 5078 sq. feet. ADA accessible. Quiet cul de sac of commercial bldgs. Near DT & services. Few immediate neighbors. Good condition	2 massage therapist neighbors. Near ENA. Layout includes open spaces ringed by offices. Owner may not lease.	94, 64, 60
Associates Building (Old City training facility, currently the Powers Ballroom)	GC	825 Legion Way SE (corner of Legion & Pear)	Michael Ewing Inc 206-357-5483	6,104 sq. feet, bi-level: large open meeting site & 2 story offices. Located in emerging campus of homeless shelter & services. Close to downtown.	Located in ENA, owner may not lease. Immediate residential and business neighbors	60, 62, 64, 66

3RD TIER

(Will require significant action, costs, negotiation)

Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Adams Building (Only partially available)	UR	1310 Jefferson Street, SE	Rants 943-8060 (Pat Rants)	On periphery of downtown. 3,376 Sq. Feet, 2 floors. Partially vacant	Unknown interior lay-out. Owner may not lease. Located in SCNA.	Dash, 60, 64, 94, 603, 612

Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Desire Video Building	HDC4	3200 Pacific Avenue	Levi & Sharon Bussanich	3,484 sq. foot open warehouse, 1,978 retail space. No residential neighbors few business neighbors. Going through foreclosure, vacated soon.	Far from downtown & services. Owner may not lease. Neighboring businesses may oppose. Adjacent to the freeway.	66
Free Methodist Church Owner: Free Methodist Church	R6-12	1901 7th Avenue SE, Olympia	Debbie Draper, Coldwell Banker 791-3869	Quiet residential neighborhood. 9,314 square feet; large central hall (former sanctuary); class rooms (potential shelter suites); parking; proximity to bus lines.	E.N.A.; adjacent residential neighbors; 2 blocks from a neighborhood park; 3 blocks from bus lines.	60, 62A, 62B, 64, 66
Jefferson Building Owner: Karl Ruppert (per Assessor's Office)	UR	509 12th Avenue SE	Cycle Real Estate 753-0916 (Dan Pate)	On periphery of downtown. 14,992 Sq. Feet. Currently vacant.	Unknown interior lay-out. Owner may not lease. Located in SCNA.	Dash, 94, 603, 612,
Owner: David Betschart	DB	521 Legion Way SE	David Betschart 456-1194 or 509-775-2957	Very close to downtown. 9,480 sq. feet, 2 floors. Currently vacant. Close to Police Dept to allay safety concerns.	Too close to downtown. Unknown interior lay-out. Owner may not lease.	Dash, 21, 60, 62A, 62B, 64, 66, 94, 411
Owner: Vine Street Investors, LLC	DB	715 8th Avenue SE (Old Drivers License Facility)	943-1136	On periphery of downtown. 4,000 sq. feet, 1 floor. Occupied.	Unknown interior lay-out. (if changed from licensing) Owner may not lease. Too close to DT.	60, 64, 94
Owner: WA State Department of Enterprise Services	DB	1068 Washington Street, SE	Chris Lui, Director Jane Rushford, Deputy Leasing Office: 407-2220	On periphery of downtown. 1,528 sq. feet. Currently vacant.	Unknown interior lay-out. State may not lease. Located in South Capital Neighborhood Assoc. (SCNA) boundaries.	Dash, 12, 13, 68
Owner: Klos Properties	UR	512 - 12 Avenue SE	Klos Properties 943-4182	On periphery of downtown. 4 story bldg., 39,864 sq. feet. Currently vacant	Unknown interior lay-out. Owner may not lease. Adjacent to residential, located in SCNA.	Dash, 60, 64, 94, 603, 612
Salvation Army Owner: Salvation Army	HDC1	1505 4th Avenue E, Olympia	Col. Bill Lum, 352-8596	Newer bldg. One story, 13,400 square feet. On bus line; few business neighbors	E.N.A.; adjacent neighbors; Existing CUP prohibits homeless services or shelter; 10 blocks from downtown.	60, 62A, 62B, 64, 66

Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
The Republic Building	UR	Union and Adams (505 E. Union)	Rants Group 943-8060 (Carolyn Graden or Darrell McQuiston)	On periphery of downtown. 46,448 sq. feet, 3 floors. Currently vacant.	Unknown interior lay-out. Owner may not lease. Adjacent to residential area. Located in SCNA.	Dash, 60, 64, 94, 411
4TH TIER <i>(Will require significant action, costs, negotiation)</i>						
Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Bailey Motel Owner: Circadia Management LLC	HDC4	3333 Martin Way E, Olympia	455-1740 (Disconnected)	50 Units. 26,157 square feet. Set-up as residential SRO's. May still have the indoor heated swimming pool. Bus line; located on arterial.	New owner may not lease. Property in deteriorated condition; some residential neighbors behind property.	60, 62A, 62B
Capital City Studios (former church, former cinema, vacant) Owner: TOC Holdings	HDC1	911 - 4th Avenue E	Ted Mullins 705-0242	Available. Located in a hub of shelter & services. Located on a major arterial. Few residential neighbors. Five blocks from downtown.	Severely deteriorated, long vacant. Located in ENA, located near premium beer & wine stores.	21, 60, 62A, 62B
Holly Motel Owner: Holly Motel (owners live on site)	HDC4	2816 Martin Way E, Olympia	943-3000 (\$60 nightly / \$250 Weekly)	38 Units. Set-up as residential SRO; bus line; located on arterial; 15 blocks to downtown.	Property is deteriorated; some residential neighbors behind property; Owner may not lease.	60, 62A, 62B, 64
Motel 6 Owner: Motel 6 Operating LP	UNK	400 Lee Street SW, Tumwater	754-7320 (\$50 nightly / \$353 weekly)	118 units, split between 2 bldgs. 32,736 square feet. Set-up as residential SRO; Bus line; far from downtown.	Owner may not lease; Tumwater location would present an Unknown public review process.	13
Olympia Inn Owner: Mahesh & Nirmala Mungra	DB	909 Capitol Way SE, Olympia	352-8533 (\$61 nightly / \$287 Weekly)	27 units. 10,364 sq. ft.; Set-up as residential SRO (Single-Room Occupancy) \$61/night & \$287/week. Central location.	Central location on major business arterial. Owner may not lease.	Dash, 12, 13, 68, 603, 605
Quality Inn Owner: Chandra Holdings	DB	1211 Quince St SE, Olympia	943-4710 (\$88 nightly / \$479 weekly)	For Sale - \$3,950,000. 62 Units 2 Bldg. # 1 - 8,864 sq. feet & 20 units; Bldg. #2 - 20,400 sq. feet & 42 units. Set-up as residential SRO; located on arterial, 7 blocks to DT.	Impact on motel business. May have negative impact on adjacent businesses. Owner may not lease	60, 64, 94

Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Sunset Life Building (Capital Recovery Center) Owner: William Perkins	DB	522 Franklin St SE, Olympia	704-7170	Owner will lease. Former social service location; located in DT, adjacent to YMCA, Close to services	Numerous businesses and immediate neighbors strongly opposed. May negatively impact proposed development.	Dash, 12, 13, 21, 60, 62A, 62B, 66, 64, 66, 68, 94
5TH TIER <i>(Not currently viable due to numerous challenges)</i>						
Property Name / Owner	Zone	ADDRESS	CONTACT INFO/COSTS	AMENITIES	CHALLENGES	BUS LINES
Vacant MBE Offices (former Minority & Women's Business - state agency) Owner: Joe Illing	DB	406 Water St	Joe Illing 867-1011	Owner will lease. Located in a hub of shelter & services. Located between 2 major arterial. 5,564 sq. feet, single floor	Numerous DT businesses and immediate neighbors strongly opposed. Located across from City's planned Isthmus Park. May negatively impact adjacent businesses.	3 blocks to transit center
Wonder Bakery Outlet Owner: Esan Trust, Florida Corporation	UNK	105 X Street SW, Tumwater	Esan Trust, Florida	Former retail space. \$3,873/month, 7,156 square feet., \$6.50 per sq. foot. Located on an arterial. Adjacent to BHR addiction services facility.	Owner may not lease. Unknown CUP process for shelter. Close proximity to arterial businesses & adjacent residential.	13