



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Motion 16217

Proposed No. 2022-0314.1

Sponsors McDermott

1 A MOTION acknowledging receipt of the Aurora Isolation
2 and Quarantine Site Alternative Use Plan as required by the
3 2021-2022 Biennial Budget Ordinance, Ordinance 19210,
4 Section 119, Proviso P2.

5 WHEREAS, the 2021-2022 Biennial Budget Ordinance, Ordinance 19210,
6 Section 119, appropriated moneys for the facilities management internal service fund and
7 included Proviso P2, requiring executive transmittal of a plan for alternative use of the
8 Aurora isolation and quarantine site, receipt of which is to be acknowledged by the
9 council by motion;

10 NOW, THEREFORE, BE IT MOVED by the Council of King County:

11 The receipt of the report, Attachment A to this motion, as described in this motion

Motion 16217

- 12 and required under the 2021-2022 Biennial Budget Ordinance, Ordinance 19210, Section
13 119, Proviso P2, is hereby acknowledged.

Motion 16217 was introduced on 9/6/2022 and passed by the Metropolitan King County Council on 9/27/2022, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

7E1C273CE9994B6...
Claudia Balducci, Chair

ATTEST:

DocuSigned by:

8DE1BB375AD3422...
Melani Pedroza, Clerk of the Council

Attachments: A. Aurora Isolation and Quarantine Site Alternative Use Plan, July 2022

Aurora Isolation and Quarantine Site Alternative Use Plan

July 2022



King County

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II. Proviso Text

Ordinance 19210, Section 119, Department of Executive Services, Facilities Management Internal Service, P2.¹

Of this appropriation, \$400,000 shall not be expended or encumbered until the executive, after determining that the North Seattle/Aurora isolation and quarantine site is no longer needed for the county's response to coronavirus disease 2019, transmits a plan for alternative use of the site and a motion that should acknowledge receipt of the plan and a motion acknowledging receipt of the plan is passed by the council. The motion should reference the subject matter, the proviso's ordinance number, ordinance section and proviso number in both the title and body of the motion.

The plan shall include, but not be limited to, the following:

- A. Information on whether use of the site can be extended, the costs associated with extending the use of the site including any lease costs and lease terms should a lease be established with the city of Seattle, the current owners of the property;
- B. Details as to how the site can be repurposed as a hygiene center, respite site and sanitation station for individuals experiencing homelessness, which shall include the estimated capital or tenant improvement costs associated with repurposing the site;
- C. Details as to how the site could be used for future isolation and quarantine needs should a need arise in the future.

The executive should electronically file the report and motion required by this proviso no later than March 31, 2021², with the clerk of the council, who shall retain an electronic copy and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the budget and fiscal management committee, or its successor.

¹ Ordinance 19210 [\[LINK\]](#)

² Date changed to July 31, 2022 in Ordinance 19307 [\[LINK\]](#)

III. Executive Summary

During the COVID-19 pandemic, the Facilities Management Division (FMD) worked in partnership with the Department of Community and Human Services (DCHS), and Public Health – Seattle & King County (Public Health), to locate and open Isolation and Quarantine (I&Q) facilities throughout King County. FMD worked with the city of Seattle to use the City's Aurora property, located on N 128th Street, as an Isolation and Quarantine site.

Ordinance 19210 contained a budget proviso that requested the Facilities Management Division to transmit a plan for alternative use of the North Seattle/Aurora I&Q site, including:

- Whether the use of the site can be extended
- Costs associated with extending the use of the site
- Details on how the site can be repurposed as a hygiene center, respite site and sanitation station for individuals experiencing homelessness
- Estimated capital costs or tenant improvement costs
- Details on how the site could be used for future isolation and quarantine needs

In March 2022, King County, partnering with the Clean the World Foundation³, launched a mobile shower service at several locations across the region to support basic hygiene needs for people experiencing homelessness. This program brings clean water, soap, and washing facilities that reduce the risk of infection and illness like COVID-19. Currently, the mobile shower visits sites in North Seattle, downtown Seattle, South Seattle, and South King County.

In June 2022, with relatively stable COVID-19 hospitalization and death rates reflecting fewer severe cases of COVID-19, King County made the decision to transition to a more traditional and sustainable model of isolation and quarantine.

Due to the reduced need for I&Q locations, the site was reviewed to determine the highest and best use for this location. Based on this review, the site was identified as best used to provide shelter and services for people experiencing homelessness.

FMD and DCHS, working in partnership with the city of Seattle, have developed a plan to utilize the Aurora site for a Micro Modular Enhanced Shelter, a location that provides pre-fabricated, modular, small, individual shelters and supportive services for 55 residents. The estimated site development cost is \$2.6 million and construction is anticipated to take from eight to twelve weeks.

FMD and DCHS are working with partners at the city of Seattle to negotiate an agreement for long term use of this site, and costs associated with continued use of this site. Negotiations are ongoing and anticipated to be completed by the end of August 2022.

FMD, in partnership with DCHS, recommends that the site be utilized as shelter to provide services for some of the over 11,000 people experiencing homelessness on any given day in King County, in alignment with current need for emergency shelters.

³ Clean the World Foundation [[LINK](#)]

IV. Background

Department Overview: The Department of Executive Services (DES) provides internal services to King County agencies and departments, and public facing services directly to King County residents. The divisions and offices that make up DES include the Business Resource Center, Finance and Business Operations Division, Office of Emergency Management, Facilities Management Division, Fleet Services Division, Inquest Program, King County International Airport-Boeing Field, Office of Risk Management Services, and Records and Licensing Services Division. The Facilities Management Division (FMD) oversees and maintains King County's real estate assets and provides safe and secure environments for County service delivery.

Key Historical Conditions: Isolation and quarantine (I&Q) centers provide a safe, clean, and comfortable place to stay for people who cannot safely self-quarantine or isolate in their own home, or do not have a home. I&Q centers serve two vital functions: they make it easier for individuals to endure challenging situations and they also slow the spread of COVID-19.

King County's Isolation and Quarantine facility in Kent was the first such civilian site in the United States when it opened on March 10, 2020⁴. FMD worked in partnership with Department of Community and Human Services (DCHS) and Public Health – Seattle & King County (Public Health), to locate and open Isolation and Quarantine facilities throughout King County. FMD worked with the city of Seattle to use the City's Aurora property, located on N 128th Street, as an Isolation and Quarantine site.

Key Current Conditions: With relatively stable COVID-19 hospitalization and death rates, reflecting fewer severe cases of COVID-19, King County transitioned to a more traditional and sustainable model of isolation and quarantine, moving from emergency hoteling to a new model scaled to meet the ongoing needs of our community. This shift includes a new program to ensure King County residents have a safe, stable, and comfortable place to isolate and quarantine.

Partnering with the Clean the World Foundation⁵, in March 2022 King County launched the mobile shower at several locations across the region to support basic hygiene needs for people experiencing homelessness. The mobile shower, purchased with American Rescue Plan funds, is part of [key strategic initiatives laid out in 2021](#) to support people experiencing homelessness. This program brings clean water, soap, and washing facilities that reduce the risk of infection and illness like COVID-19. Currently, the mobile shower visits sites in North Seattle, downtown Seattle, South Seattle, and South King County. The program is slated to expand locations throughout the year.⁶

Report Methodology: FMD worked in consultation with DCHS and Public Health to develop this alternative use plan for the Aurora Isolation and Quarantine (I&Q) site located on 128th St. in the city of Seattle. This included gathering information from the City to determine options for extending King County use of the site, working with DCHS to develop plans for future use of the site, and working with Public Health to identify potential future isolation and quarantine needs for the site.

⁴ King County Public Health website [\[LINK\]](#)

⁵ Clean the World Foundation [\[LINK\]](#)

⁶ King County Executive News March 24, 2022 [\[LINK\]](#)

V. Report Requirements

A. Information on whether use of the site can be extended, the costs associated with extending the use of the site including any lease costs and lease terms should a lease be established with the city of Seattle, the current owners of the property.

FMD and DCHS are actively working with the city of Seattle to finalize a long-term agreement for this site. These discussions include identifying potential uses of the site, operational plans, and costs. Negotiations are ongoing and anticipated to be completed by the end of August 2022.

B. Details as to how the site can be repurposed as a hygiene center, respite site and sanitation station for individuals experiencing homelessness, which shall include the estimated capital or tenant improvement costs associated with repurposing the site.

This site was reviewed to repurpose it as a hygiene center by DCHS and FMD. Specifically, DCHS and FMD analyzed whether a hygiene center model similar to the Jefferson Day Center should be placed at the Aurora location.

Upon review of the site and the local needs, it was determined that the greatest need in this neighborhood is for shelter and wrap-around services, including help securing permanent housing and accessing medical, mental health, and substance abuse treatment, for people experiencing homelessness. This is because there is a low density of support services in the area that might otherwise attract individuals who need only need a hygiene center. Instead, it was determined that the best use of the site is to provide housing and more comprehensive services.

FMD and DCHS, working in partnership with the city of Seattle, are developing a plan to utilize the Aurora site for a micro modular enhanced shelter, providing shelter and supportive services for 55 residents. Micro modular enhanced shelter is a location providing supportive services as well as pre-fabricated, modular, small, individual shelters. The shelter will consist of 45 single occupancy (64sf) insulated pallet shelters with raised beds, heating, and cooling, and five double occupancy (100sf) shelters that can accommodate two adult family members.

The site development will include re-use of a portable building on the site with offices and restrooms for 24/7 staffing and security; restrooms and showers, including several that are ADA compliant; a laundry facility; and a community building for hot food service and a lounge area with books, board games, and a communal TV. There will also be a fenced dog run, raised garden boxes, and storage containers for use by the residents. The estimated site development cost is \$2.6 million. Under the anticipated timeline, driven by procurement processes, staffing resources, and construction, the planned project should be completed by October 2022, at which time the site will transfer to the newly formed Regional Housing Authority for long term management. This timeframe could be extended due to the continued impact of COVID-19 and the challenged labor market.

C. Details as to how the site could be used for future isolation and quarantine needs should a need arise in the future.

Should it be necessary to return the Aurora site to an isolation and quarantine site, healthy occupants could be relocated to convert the site to an isolation and quarantine facility. Notably, due to relatively stable COVID-19 hospitalization and death rates, King County transitioned away from the around-the-clock comprehensive care coordination that was being provided to a more traditional model of I&Q in which Public Health – Seattle & King County is continuing to provide care through a new mobile I&Q team, as well as designated lodging throughout the County. The new model is scaled to meet the ongoing community needs. It includes four smaller locations for lodging, supported by a mobile isolation and quarantine care team.⁷ Services are tailored to support people experiencing homelessness or unstable housing conditions and are open to anyone who cannot safely isolate or quarantine at home.

The Mobile Isolation and Quarantine Care Team includes:

- Nurses and behavioral health staff
- In-person and phone-based COVID recovery care and care coordination
- Intake from 8:00 a.m. to 5:30 p.m., 7 days per week via the King County COVID-19 Call Center
- Transportation at beginning and end of placement, and necessary medical appointments during the client’s stay (including a methadone provider)
- Food, clothing, supplies, and laundry
- Care coordination and discharge planning
- Support for accessing prescribed medications
- Initiation of buprenorphine treatment, via Downtown Public Health Center – Pathways

Lodging options include:

- Two adult family homes, both located in south King County, with a 24/7 caregiver on site
- Hotel rooms in north Seattle (just off Aurora) and in Renton
- Placements are based on availability and services needed
- Services are free, and no ID is required
- Service/emotional support animals welcome
- Families with children and couples welcome

More information can be found on the PH [website](#) and on the [DCHS blog](#) .

VI. Conclusion

The Aurora location was originally developed for COVID-19 response as an I&Q site, with a potential future option to utilize this site for a hygiene center when it was no longer needed as an I&Q site. As the pandemic has evolved, future plans for this site have been re-evaluated to ensure they align with current emergency shelter needs.

The partnership formed between King County and Clean the World provides access to hygiene center services throughout King County, including at a site in north Seattle. This partnership further creates the opportunity to repurpose the Aurora site to provide shelter and services for people experiencing

⁷ King County Public Health website [[LINK](#)]

homelessness. The planned project should be completed by October 2022 and the site will transfer to the newly formed Regional Housing Authority for long term management.

Any plan for the continued use of the Aurora site requires an agreement with the city of Seattle for continued provision of County services on this site. FMD, in partnership with DCHS, continues to work with the city of Seattle to finalize an agreement for this site.

Certificate Of Completion

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Claudia Balducci
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 Council Chair
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Melani Pedroza
 melani.pedroza@kingcounty.gov
 Clerk of the Council
 King County Council
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