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Compass Health has 3-phase plan to address homelessness

By [JOURNAL STAFF](#)

Compass Health has filed a proposed land-use application for its \$26 million first phase to redevelop its Broadway Campus in downtown Everett. The three-phase project will provide permanent supportive housing, behavioral health care and integrated medical care in an effort to fight regional homelessness.

Compass also announced it has received \$1.5 million from New York City-based Primary Care Development to support ongoing design and early development work to transform the look and function of the 3300 block of Broadway. Compass says the project will help individuals transition out of homelessness by providing low-barrier access to housing while they receive other services and support they need.



Rendering from Environmental Works [\[enlarge\]](#)

The first phase will provide 82 units of permanent housing and 10,000 square feet of ground floor space for supportive programs.

“Lawmakers, community and business leaders, and behavioral health providers agree that modernizing our state’s behavioral health system through community-based care is the most effective solution to address the complex issues of homelessness and behavioral health,” said Tom Sebastian, CEO of Compass Health in a news release. “We are working ahead of the curve to expand our capacity at a meaningful scale, enabling us to improve the lives of more people and support an efficient and effective regional response to these issues.”

The first phase includes a 47,200-square-foot, five-story building at the corner of Lombard Avenue and 33rd Street. It will add 82 units of permanent supportive housing in four floors of wood-frame construction over ground floor amenities that connect visually with the street frontage. The building will double Compass Health’s housing capacity in Snohomish County.

The ground floor will include more than 10,000 square feet for programs to support residents, along with other mental health and homelessness services, including peer support, homeless outreach and housing stabilization.

Compass expects to break ground this fall. Completion is slated for late 2020 or early 2021.

Here is the project team: Lotus Development Partners (development manager), Environmental Works (architect), BNBuilders (general contractor), Harmsen (civil engineer), Swensen Say Faget (structural engineer), Sider & Byers (mechanical and electrical engineer) and Thomas Rengstorf (landscape design).

Funding for the first phase comes from public and private sources, including Snohomish County, the state Department of Commerce, the state Housing Finance Commission and Federal Home Loan Bank of Des Moines.

The second phase will include a building for behavioral health prevention and early intervention to replace Compass Health’s 70-year-old Bailey Center building on Broadway. So far, this phase has

received nearly \$4 million in state Department of Commerce Behavioral Health funding, and the state Legislature's proposed budget dedicates another \$3.5 million from its Building Communities Fund. Additional public resources and private funding will be raised through a capital campaign.

The third phase is in early design. It will likely focus on integrating behavioral health services with a primary health care clinic and pharmacy, in addition to supporting other services.