



Transforming lives

**SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
Fircrest School Master Development Plan**

Name of Applicant & Lead Agency: Washington State Department of Social and Health Services

Location of Proposal: Fircrest School is located at 15230 15th Ave NE, Shoreline, WA 98155 on King County tax parcel 1626049010 in SW Qtr Section 16, Township 26, Range 4.

Description of Proposal: A Master Development Plan has been prepared by the Washington State Department of Social & Health Services (DSHS) to support the redevelopment of the campus.

The site is currently being used as a residential rehabilitation center providing support to about 200 people with intellectual and developmental disabilities in a residential setting. Many of the buildings date back to the 1940s. These buildings were originally designed to serve previous uses and the buildings have been incrementally modified to serve their current functions. Current building layouts do not promote the efficient and effective use of the spaces for existing and future operations. Most buildings require updating to conform to current building codes and to increase the efficient use of the structure.

Proposed development in this Master Development Plan includes the following:

- Demolish the six existing "Y" buildings (skilled nursing facilities) and construct a new 120-bed skilled nursing facility.
- Site and construct a new 48-bed (47,310 sf) behavioral health hospital facility.
- Demolish four of ten existing Intermediate Care Facility (ICF) buildings and construct 14 new 3-4 bed ICF/ID cottages to provide for a total of 152 ICF/ID beds (resident capacity of 133 residents to remain unchanged).
- Demolish the existing six Adult Training Program (ATP) buildings and relocate the ATP into other existing buildings.
- Construct a new laundry building.
- Construct a new maintenance building.
- Construct a new commissary building.
- Complete new internal circulation roadways.
- Expand surface parking within the site.
- Construct an addition (7,355 sf) to the existing activities building.
- Construction of a larger office building (85,000 sf) and a smaller general office building (28,320 sf) with a 5,000-sf daycare facility.
- Removal of the existing off-leash dog area and creation of publicly accessible open space within the southeast corner of the campus.

The proposed developments in the Master Development Plan will not increase the number of residents in the skilled nursing facility and the ICF cottages. The construction of the new behavioral health facility

will introduce three 90 to 180-day treatment facilities serving up to 48 patients at time. The 90 to 180-day facility is an involuntary in-patient facility for individuals who have been civilly committed to receive mental health treatment in a secure acute care environment for a period of 90 to 180 days. This will increase the residential population of the Fircrest School Campus to approximately 248 residents.

The proposal also includes frontage improvements along 15th Avenue NE and 150th Street, and a network of pedestrian trails across the site, including forested trails in the northern portion of the site providing a connection to Hamlin Park.

Vehicular access to the site will occur from two locations—the primary main campus access would remain from the existing signalized access driveway on 15th Avenue NE opposite NE 155th Street. The new development at the southeast corner would be accessed from a new driveway on NE 150th Street located approximately 290 feet west of 20th Avenue NE. The eastern most driveway on NE 150th Street would be removed; the western access located opposite 17th Avenue NE and providing access to the Department of Health parcel would remain but would no longer connect internally to the Fircrest Campus. An existing gated access on 15th Avenue NE approximately 350 feet north of NE 155th Street will be retained but remain gated with access limited to emergency and/or maintenance vehicles.

Public and Agency Comments: This SEPA Threshold Determination is based on the public record, including comments received from agencies, tribes, neighbors, and other interested parties via publications, and postings conducted by DSHS. DSHS most recently issued a public notification of the SEPA notice of consultation on December 8, 2022, requesting the submittal of comments by January 9, 2023. DSHS received 18 public comments and six agency comments from the following agencies: Snohomish County Public Works, Duwamish Tribal Services, North City Water District, Save Shoreline Trees Advisory Board, Shoreline Preservation Society, and Thornton Creek Alliance. A summary of the public comments and agency comments is available on the project website.

THRESHOLD DETERMINATION:

In reaching the Threshold Determination, the Responsible Official reviewed the completed environmental checklist, environmental information on file with DSHS and public/agency comments, relying on the information therein to exercise substantive authority under the Washington State Environmental Policy Act, pursuant to RCW 43.21C.060. This Mitigated Determination of Nonsignificance (MDNS) is issued under the Washington Administrative Code (WAC) 197-11-340(2) and WAC 197-11-350 and pursuant to the criteria and procedures of WAC 197-11-300 through 197-11-340 and 197-11-390. The Responsible Official has determined that the proposal does not have a probable significant adverse impact with adherence to local, state, federal regulations and the practices described in the MDNS.

The lead agency will not act on this proposal for 16 days from issue date (issue date: November 22, 2023). Comments must be submitted by 5:00 pm on December 8, 2023. There is no agency appeal of this MDNS; appeals are governed by RCW 43.21C.075.

Documents pertaining to this SEPA consultation, including the full SEPA Determination, are available for review on the project website at <https://www.dshs.wa.gov/dda/fircrest-school-project>.

Please submit your written comments by 5:00 pm, December 8, 2023 to Wayne Carlson, FAICP // Consulting Environmental Planner, at fircrestschoolSEPA@dshs.wa.gov or at PO Box 45848, Olympia, WA 98504.