

Fircrest School Master Development Plan

March 6, 2024

Exhibit 18 - 1



Transforming lives

Introductions - DSHS

- **Megan DeSmet** *Director of Facilities Developmental Disabilities Administration**
- **Larry Covey** *Director of the Office of Capital Programs**
- **Ramanjeet Singh** *Superintendent-Fircrest School*
- **Aaron Goddu** *Director of Community Transition – Behavioral Health Administration*
- **Lisa Pemberton/Tyler Hemstreet** *Communications-Office of the Secretary*
- **Harvey Perez** *Deputy Assistant Secretary-Facilities, Finance, and Analytics*
- **Tony Bowie** *Residential Treatment Facilities Executive Officer – Behavioral Health Administration*
- **Susan Copeland** *Residential Treatment Facilities Deputy Executive Officer – Behavioral Health Administration*

* Denotes presenters

Introductions

- **AHBL**
 - Wayne Carlson FAICP, LEED AP
 - Helen Stanton, Project Planner
- **Herrera Environmental**
 - Jeff Parsons PHD, PE
- **Makers Architecture**
 - Katie Saunders, PLA, ASLA
- **Heffron**
 - Tod McBryan, PE



Fircrest School

- In operation since 1959.
- Serves about 200 people with intellectual and developmental disabilities.
- Offers a certified training center and a skilled nursing facility for people who have unique medical needs. Both programs are partially funded and regulated by the Centers for Medicare and Medicaid Services.
- Employs about 800 state workers.



Master Planning Timeline

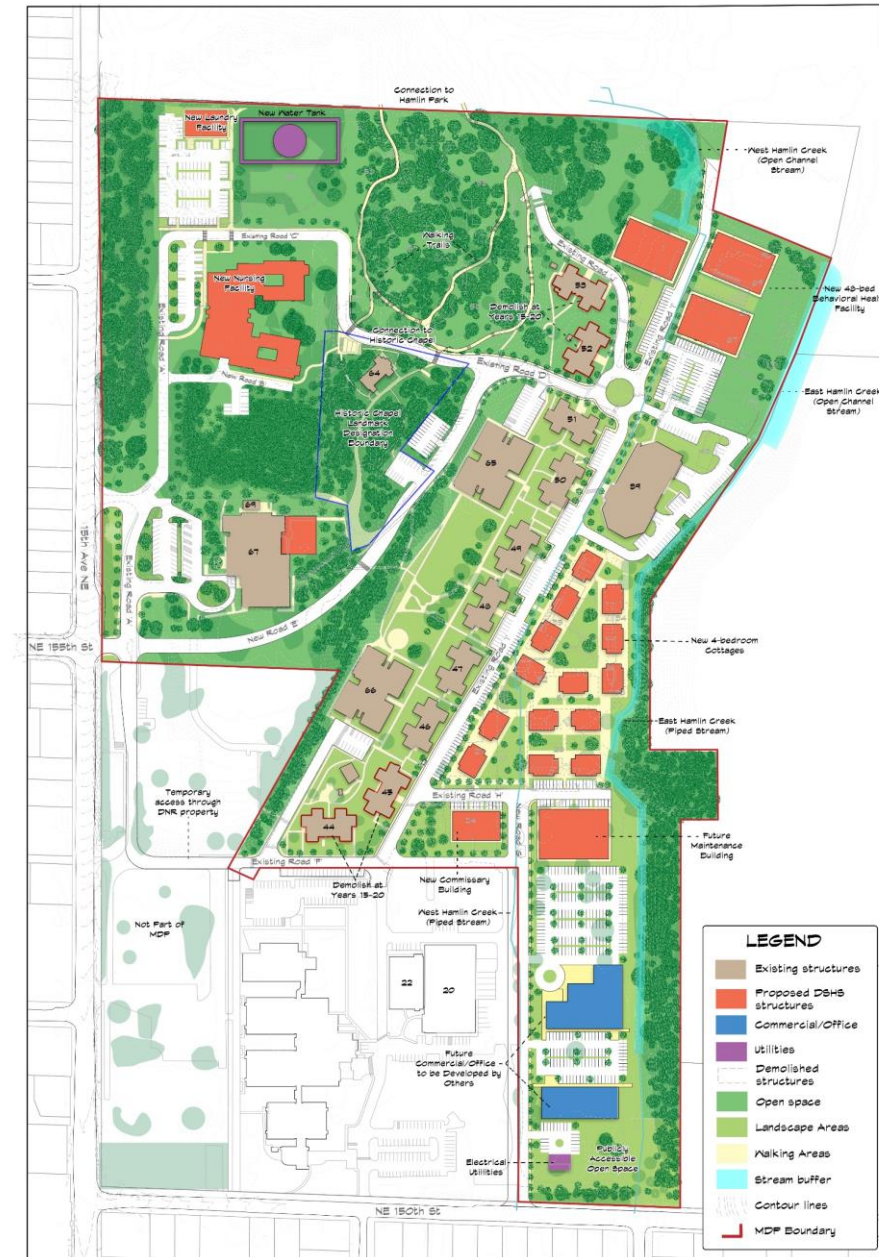
Master Planning is a Journey

- Earliest known formal master plan was 1993
- 2007/2008 Legislative funding-Highest and Best Value
- 2017 Internal Master Planning effort
- 2018 Master Development Plan
 - 2019 – Moratorium City of Shoreline to define residential treatment facilities
 - 2020 – Break due to COVID
 - 2021 (late) – relaunched the MDP for consideration by the City of Shoreline



Master Development Plan

- Master Development Plan (MDP) is a 20-year plan
- Master Development Plan significant projects
 - Skilled Nursing Facility
 - Behavioral Health Facility
 - Intermediate Care Facility (ICF) Cottages
 - Commercial / Civic Developments

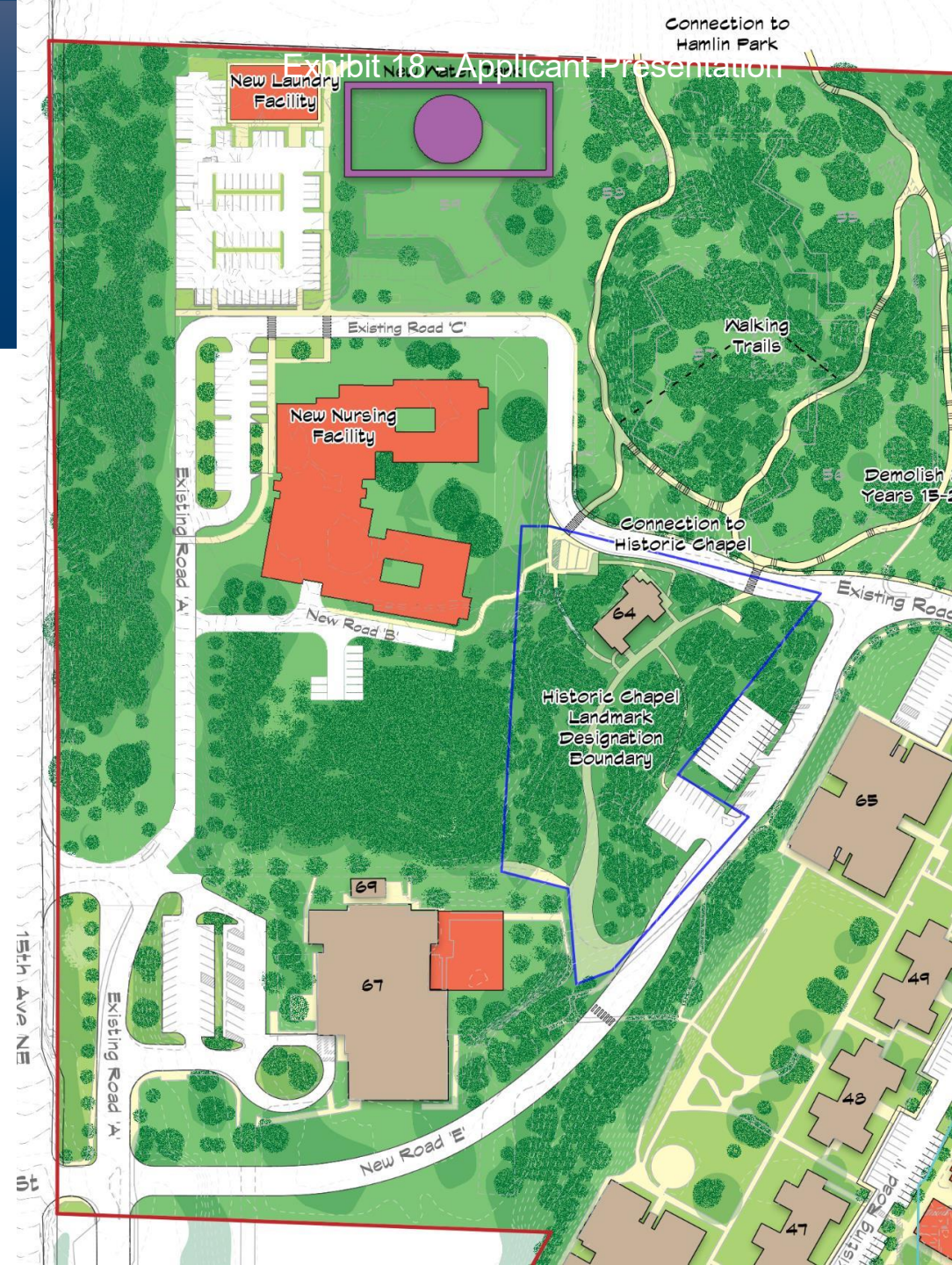


Skilled Nursing Facility

Northwest Quadrant:

- New Skilled Nursing Facility in conjunction with a new laundry facility
- Demolition of the existing Nursing Facility
- Water storage tank
- Expansion of the Activities Building (67)

Note-the blue line in this image includes a surveyed boundary for the recognized Historical Chapel.



Skilled Nursing Facility

Skilled Nursing Facility

- Funded through capital bonds and a Public-Private Partnership
- Serve 120 residents needing the highest of care
- Includes: housing, staff areas, clinical areas, meeting/training space, open and welcoming front door for loved ones and guardians
- 3 story structure (approximately 120,000 SF)
- Limit floor plate lessening impact on adjacent environment
- LEED Silver building with a Zero Net Energy-Capable



Behavioral Health Facility

Northeast Quadrant

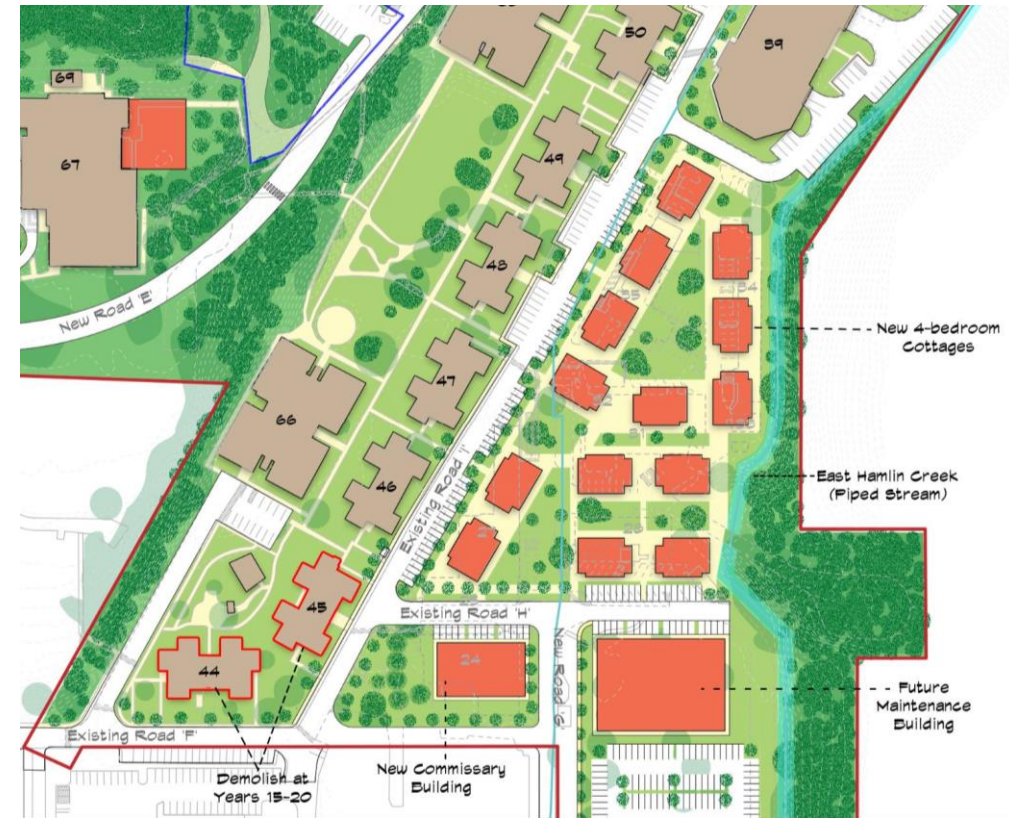
- Constructs a 48 bed Residential Treatment Facility (Special Use Permit)
 - Provide mental health services
 - Planned to be the 3rd state owned and operated facility
 - Serving civilly committed individuals for behavioral health treatment
- Demolishes two Intermediate Care Facilities (ICF)
- Demolishes the Adult Training Program (ATP) buildings



ICF Cottages

Central Quadrant

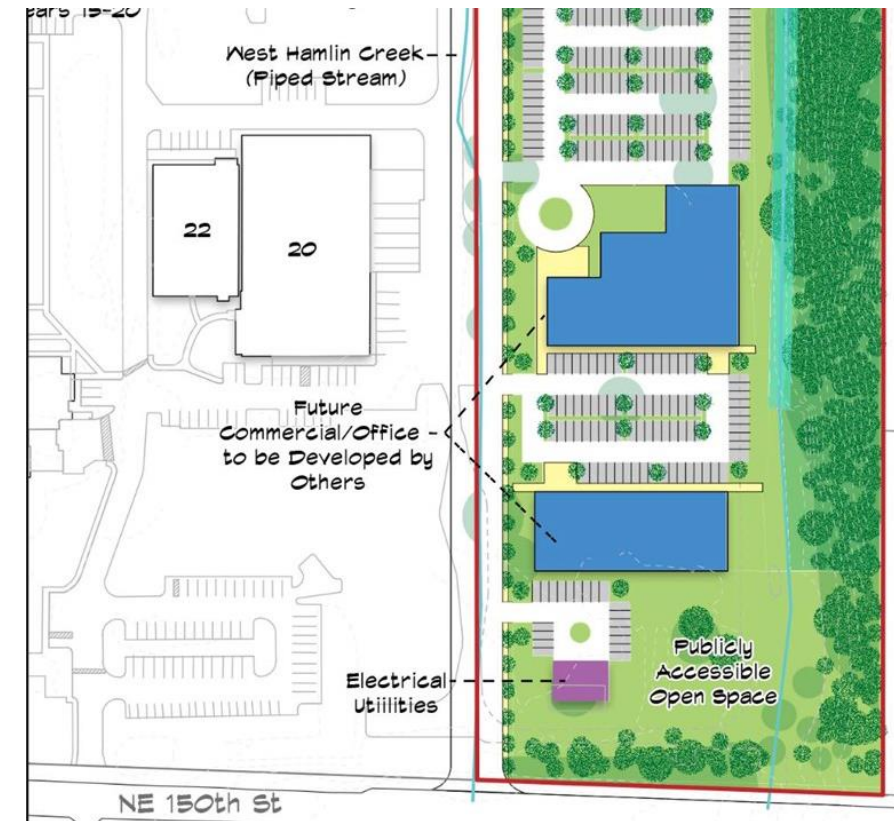
- Demolishes existing 1940's era maintenance facilities
- 14 new 4-bed cottages
- New Maintenance Building



Commercial / Civic Development

Southeast Quadrant

- DSHS is exploring potential opportunities for commercial and civic uses in the southeast corner of the campus
- This portion of the campus could be leased and developed by others
- Publicly accessible open space



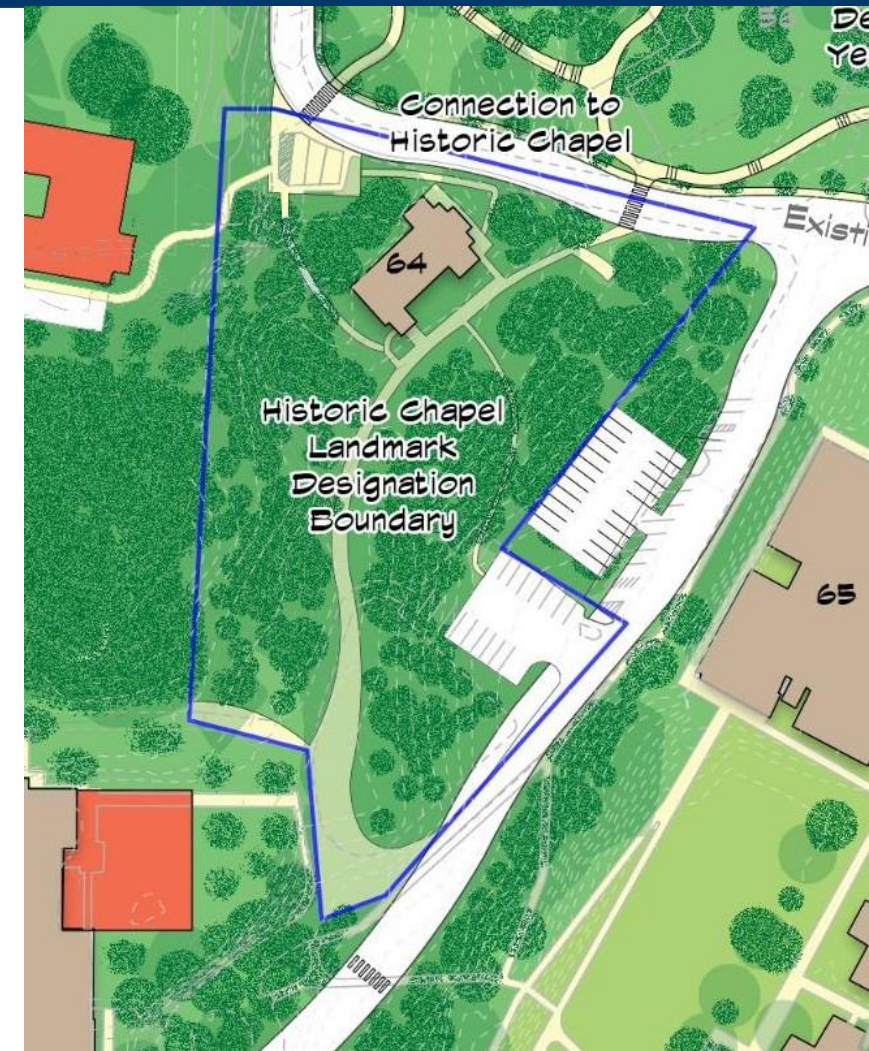
Design Principles

- Historic Preservation
- Tree Preservation
- Recreation/Internal Walking Paths
- Safety & Privacy



Historic Preservation

- Preservation of Historic Naval Chapel and area within landmark designation boundary
- Memorandum of Understanding with Department of Archaeology and Historic Preservation (DAHP and DSHS)
- Interpretive signage



Tree Preservation

- Minimizing native tree loss
- Retain approximately 80% of significant trees including all the trees in the landmark designation boundary
- Tree replacement for removed trees



Recreation/Internal Walking Paths

- Internal campus trail system
- Nature trail connection to Hamlin Park
- Recreation trails in forested areas surrounding Historic Naval Chapel



Safety & Privacy



- Campus is a residential facility and resident safety is a priority
- Residential buildings setback from public rights-of-way for Fircrest residents' privacy and safety
- Minimize impacts to surrounding uses

MDP Application Process

- Public Engagement
- Master Development Plan and Special Use Permit submittal
- SEPA Environmental Review

Public Engagement

- **Community Meetings**

- October 30, 2018
- September 17, 2019

- **Stakeholder Meetings**

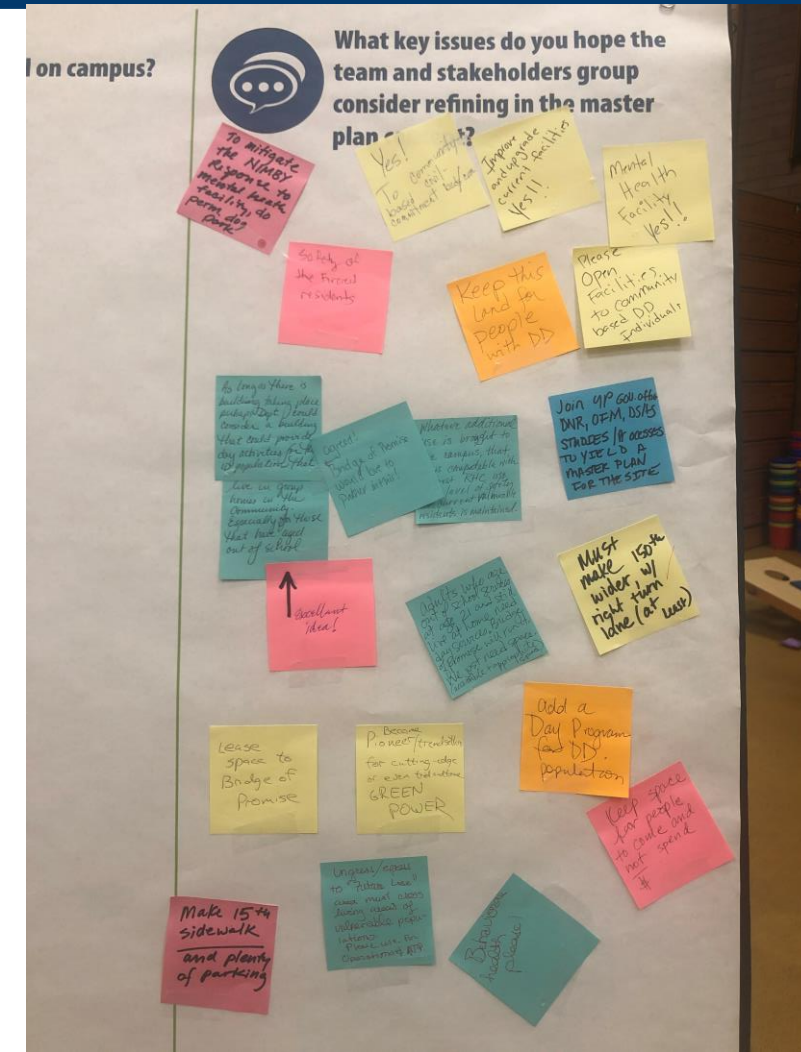
- October 9, 2018
- November 13, 2018
- August 19, 2019

- **Early Community Input Meeting**

- March 8, 2022

- **Neighborhood Meeting**

- May 4, 2022



Application Timeline

- **September 29, 2022:** Master Development Plan submitted to the City of Shoreline
- **April 24, 2023:** City of Shoreline sent review comments
- **November 17, 2023:** Resubmittal of Master Development Plan and comment response letter to City of Shoreline
- **December 19, 2023:** Meeting between DSHS and City of Shoreline to discuss frontage improvements
- **December 20, 2023:** Second resubmittal of Master Development Plan to City of Shoreline
- **March 6, 2024:** Public Hearing

SEPA Environmental Review

DSHS lead agency

- **December 8, 2022:** Published the **Notice of SEPA Consultation** and SEPA Environmental Checklist.
- **November 22, 2023:** DSHS issued **Mitigated Determination of Non-Significance (MDNS)** and revised SEPA Environmental Checklist.
- **Notice of Action** given under RCW 43.21C.080 that DSHS took action on the MDNS. The Notice of Action was published twice in the Seattle Times (December 28, 2023 and January 4, 2024).
- The appeal period ended January 26, 2024.
- **No appeals were filed.**

Master Development Plan Permit Application

Master Development Plan

- **Critical Areas Report**, prepared by Herrera Environmental Consultants, Inc., June 2022
- **Report of Geotechnical Engineering Services**, prepared by GeoDesign, Inc., March 2021
- **Landslide and Erosion Hazard Assessment**, prepared by South Sound Geotechnical Consulting, February 2022
- **Stormwater Site Plan Report**, prepared by AHBL, Inc., May 2022
- **Transportation Technical Report**, prepared by Heffron Transportation Inc., June 2022. Updated July 13, 2023.
- **Tree Survey**, prepared by KPFF, March 2023

Conclusion

- Thank you to City staff, all of the stakeholders involved, and the public for their involvement in the development of the Master Development Plan
- Seeking approval of the Master Development Plan and Special Use Permit in accordance with staff's recommendation in the staff report