

## Exhibit 20 - Staff Proposed Conditions

### Conditions of Approval for PLN22-0190:

The following conditions shall be added to the Fircrest MDP as Section 10. CONDITIONS.

1. The MDP is approved based on the development plan as shown in Figure 3.1. Minor amendments to the plan may be amended based on SMC 20.30.353(D) or other minor amendments deemed insignificant by the Director.
2. Walking trails shall be lit at night with low-voltage, pedestrian scale lighting fixtures. Walking trails will be reviewed and approved by the Department at time of permit application.
3. Applicant shall provide a pedestrian trail plan that identifies the type of trail being installed, the timing or phasing of the trail, and the amenities associated with the trail (for example, lighting, signage, benches).
4. No trees are to be removed within the boundary of the historic chapel unless the trees are proved to be hazardous by a licensed arborist and the tree(s) are an imminent hazard to life or structures.
5. Significant tree retention is 80% over the entire area of the Fircrest MDP. Fircrest shall provide the city with a yearly inventory of significant trees to ensure the 80% retention is being met.
6. Water availability certificates must be submitted at the time of permit application to ensure campus infrastructure is adequate to support new buildings.
7. The following project phasing is as follows:

Phase	Project Element	Project Type	Project Phasing	Associated Mitigation
Phase 1	120-Bed Skilled Nursing Facility	Demolition and New Building	2023-2027	Frontage improvements along 15th Ave NE (between 155th Street and Hamlin Park Rd), pedestrian trails, tree replacements.
	ICF Cottages HVAC Improvements	Remodel	2023-2025	N/A
	Laundry Building	New Building	2023-2027	Tree replacement
	Water System Improvements-Phase I	Infrastructure	2024-2025	N/A

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Phase	Project Element	Project Type	Project Phasing	Associated Mitigation
	Building 66 - 1st Floor Remodel	Building Remodel	2024-2025	
	Activities Building	Building Remodel	2025-2029	N/A
Phase 2	SE Corner Private Development #1	New Building	2025-2029	Frontage improvements along NE 150th Street, traffic impact fee, fire impact fee, tree replacement.
	Adult Training Program	Demolition	2026	N/A
	Water System Improvements-Phase II	Infrastructure	2026-2027	N/A
	Boulevard Improvement	Site Access Improvement	2026-2028	Tree replacement
	48-Bed Behavioral Health Facility	New Building	2026-2029	Frontage improvements to NE 150th Street (along southern MDP boundary), tree replacement, traffic impact fee, fire impact fee, pedestrian trails.
	Decentralize Heat System	Building Remodel	2026-2030	N/A
	Interior Vehicular Circulation Improvements	Circulation Improvement	2026-2038	Tree replacement
	Walking Trails	New Pedestrian Facility	2027-2035	N/A
	Water System Improvements-Phase III	Infrastructure	2028-2029	N/A
	Building 66 -Systems Improvement	Building Remodel	2028-2029	N/A
	Maintenance Building	New Building	2028-2031	Tree replacement
	Commissary Building	New Building	2028-2031	Tree replacement
	Phase	SE Corner Private Development #2	New Building	2030-2033

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Phase	Project Element	Project Type	Project Phasing	Associated Mitigation
				fee, fire impact fee, tree replacement.
	Steam Plant (Building #28)	Demolition	2032	N/A
	Warehouse (Building #91)	Demolition	2032-2033	N/A
	Commissary Building (Building #24), Plant Mechanics Shop (Building # 25 & #27), Carpentry and Plumbing Shop (Building #34), Plant Operations (Building #35), & Paint Shop (Building #43)	Demolition	2032-2033	N/A
	4-Bedroom ICF Cottages	New Building	2032-2035	Tree replacement, pedestrian trails.
	Activities Building	Addition	2035-2039	Tree replacement
	ICF Cottages (#52 & #53)	Demolition	2036	N/A
	ICF Cottages (#44 & #45)	Demolition	2036-2037	N/A

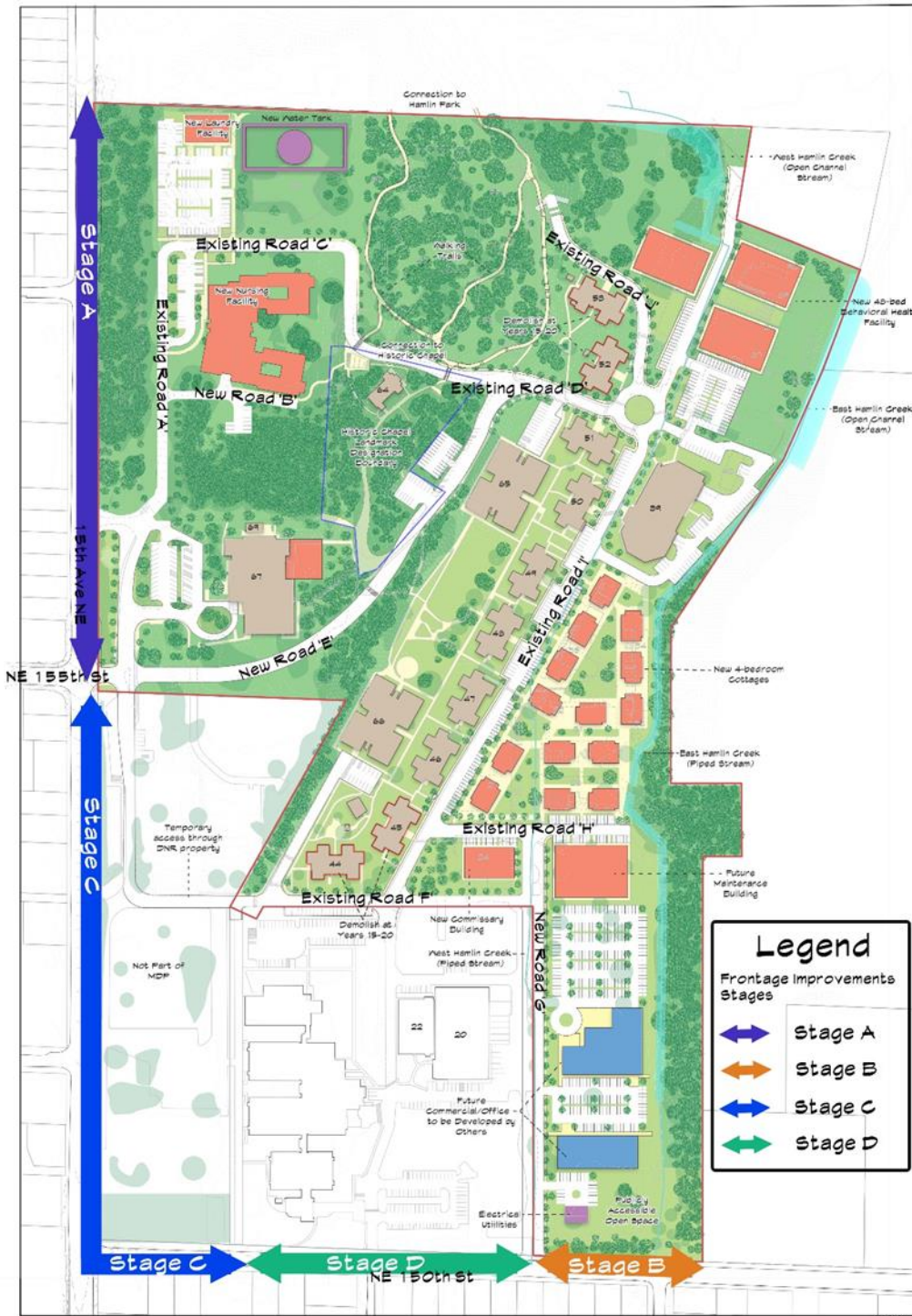
### 8. Frontage Improvement Plan

The City's requirements for frontage and intersection improvements can be found on the attached map and are outlined below. Phase 1 improvements shall be applied for at the same time as the Nursing Facility building and installed before a Certificate of Occupancy will be issued for the Nursing Facility.

Stage	Location	Tied Development	Description of Required Improvements
<b>A</b>	15th Ave NE including the intersection of 15th Ave NE and NE  155th St (All frontage north of the northern lot line identified in the Binding Site Plan PSS23-0112 to	With construction of the Skilled Nursing Facility	A minimum combined width for pedestrians and bicyclists of 10 feet, separated from vehicle traffic by a buffer of at least 3 feet where feasible to avoid impacts to existing rock wall, power poles, and trees. The pedestrian facility must be elevated (sidewalk level). The pedestrian and bike facilities may be combined as an elevated (sidewalk grade) shared use path.

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	the northern MDP boundary.)		All impacted pedestrian facilities need to be improved to meet ADA standards. Intersection improvements to include facilities for bicycle movements, including turns.
	15th Ave NE between northern MDP boundary and Hamlin Park Rd	With construction of the Skilled Nursing Facility	Improvements to match those described above where feasible. Greater flexibility will be allowed in the short segment directly adjacent to City park property. Flexibility may include retention of existing unseparated bike facilities and installation of 4-6' sidewalk
<b>B</b>	NE 150th St (along southern MDP boundary)	With construction of the 48-Bed Behavioral Health Facility or SE Corner Private Development #1, whichever occurs first.	The bike facility will be maintained at existing width at a minimum. Pedestrian facility improvements include a 5-foot amenity zone and 8-foot sidewalk. Sidewalk width may be reduced to 6 feet and amenity zone may be narrowed/omitted in small segments in the interest of preserving existing significant trees or as needed to accommodate other significant site constraints.
<b>C</b>	15th Ave NE an NE 150th St (DNR parcel boundary)	With application of the first building permit.	Binding Site Plan PSS23-0112 - Improvements to match those described in Stage A where feasible. Improvements to be implemented at the time of development (i.e., building permit / site development permits).
<b>D</b>	NE 150th St (DOH site boundary)	At the time of permit issuance of COM23-2337	Permit number ROW23-2339. Improvements to be implemented following the issuance of permits.



Fircrest School Master Plan  
 Concept Site Plan



Shoreline, WA

All improvements shall be designed consistent with applicable City of Shoreline Engineering Development Manual criteria including, but not limited to, pedestrian and street lighting requirements, ADA (including accessible pedestrian signals), and geometric design principles (i.e. sight distance, curb radii, lane widths, lateral clearances).

9. Transportation Demand Management Plan (TDMP): The TDMP shall be included as SECTION 11 – TDMP. The applicant shall provide a general timeline of when specific TDMP measures will be initiated.
10. Fircrest shall construct all new buildings on campus to comply with a State-mandated green building certification program such as LEED or comparable green building rating system.
11. All SEPA Mitigation Measures, as stated in the MDNS issued by DSHS:

### **Traffic and Parking Impacts**

1. Construction Transportation Management Plan (CTMP) – The contractor shall develop a CTMP. The CTMP shall address traffic and pedestrian control during each major phase of construction. It shall confirm truck routes, lane closures, walkway routes and closures, and parking disruptions, as necessary. The CTMP shall also include measures to keep adjacent streets clean daily at the truck exit points (such as street sweeping or on-site truck wheel cleaning) to reduce tracking dirt off site. The CTMP shall identify parking locations for the construction personnel, staff, and fleet vehicles.

2. Non-motorized traffic impacts are mitigated through the construction of the multi-use trail to be constructed on site parallel to 15th Avenue NE during the first phase of the project.

3. DSHS shall contribute to the cost of signal timing optimization and channelization re-striping at the NE 155th Street / 15th Avenue NE intersection (to provide concurrent protected-permitted left-turn phasing) with the construction of the Phase 1 Skilled Nursing Facility. MDP project traffic was estimated to represent up to 11% of the total entering peak hour traffic volumes at this intersection. Payment of up to 11% of the cost of signal optimization and channelization re-striping represents a proportionate contribution to be paid to the City if these improvements are not incorporated into the City's Transportation Impact Fee system.

4. DSHS shall contribute to the cost of signal optimization at the intersection of NE 150th and 15th Avenue NE with the construction of the Phase 2 Behavioral Health Facility. The MDP project traffic is estimated to represent up to 17% of the total

entering peak hour volumes at this intersection. Payment of up to 17% of the cost of signal timing optimization represents a proportionate contribution to be paid to the City if these improvements are not incorporated into the City's Transportation Impact Fee system.

5. DSHS shall contribute to the cost of improvements (e.g., signalization or conversion to roundabout) at the intersection of NE 150th Street and 25th Avenue NE with the construction of the first 25,000 gross square feet of non-residential development in the southeast corner of the site, or construction of the Behavioral Health Facility, whichever occurs first. DSHS shall provide an updated estimate of trip generation to establish the proportion of AM and PM peak hour trips at this intersection, which will establish the contribution portion to the intersection improvements if the improvement is not incorporated into the City's Transportation Impact Fee system.

### **Geotechnical/Construction Impacts**

6. An NPDES Construction General Stormwater permit, if required, is to be obtained prior to clearing, grading, or excavation activities.

7. All imported fill must be clean fill utilizing an approved source.

8. A Hazardous Building Mitigation Report shall be prepared prior to demolition of onsite buildings.

9. Disposal of dangerous building materials are required to be handled according to the laws for the specific type of waste; the requirements of the Puget Sound Clean Air Agency and Department of Ecology. The recommendations outlined in the Hazardous Building Materials Summary Report shall be followed.

10. If during constructions soils are found to be contaminated with arsenic, lead, or other contaminants, extra precaution will be taken to avoid escaping dust, soil, erosion, and water pollution during grading and site construction. Contaminated soil generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC).

11. Comply with recommendations from the geotechnical engineer in the geotechnical report.

### **Historic/Cultural Impacts**

12. Work under the Master Development Plan will be consistent with the programmatic agreement detailed in the Memorandum of Understanding (MOU) to be prepared and agreed upon between the Washington State Department of Social and Health Services, and Department of Archaeology and Historic Preservation.

13. For each project phase, an archeological survey, which includes in-field investigations, will be performed prior to any site development activities.

Conditions of Approval for SPL22-0191: