

DSHS – 48 Bed Behavioral Health Community – Approval Criteria

Address: 16015 NE 50th Ave, Vancouver, WA 98686

Parcel: 195925000

Zone: Business Park

Jurisdiction: Clark County

Case Number: PAC-2020-00491

Two years ago, Governor Inslee laid out his vision to provide services in local communities for people with acute mental illness. Serving people in their home communities is essential to this plan. To do this, this transformation requires development of a continuum of services that can prevent or divert people from being committed to the state hospitals and can support people in their recovery after treatment in a hospital is complete. The interest by Governor Inslee and the Legislature is spurred by Washington's rank of 47th in the nation in capacity for appropriate mental health services. Compared to the rest of the country, Washington has a high prevalence of mental illness and low access to care. Within two years, the state will need almost 370 more civil beds than our current capacity.

The state is at the beginning of a major reform of the entire mental health service delivery model. The large state hospitals will evolve into a Center of Forensic Excellence through phased renovation and the construction of new hospitals designed with a new model for mental health care.

Project Description: This project will consist of 90/180 Day Residential Treatment Facilities in three buildings, each with 16 beds, at 16,000 square feet each. Each building will have associated site improvements and parking. The facilities will provide secure civil behavioral health services. A maintenance building of 1,200 square feet will also be constructed on site.

The land use review process for this facility will follow a Type III comprehensive review including Conditional Use and Site Plan Review with SEPA. The requirements and criteria for approval are included in this document.

40.520.020 Uses Subject to Review and Approval (R/A)

C. Approval Criteria – General.

Except for the uses listed in Section 40.520.020(D) [Special Uses], in approving a use, the responsible official shall first make a finding that all of the following conditions exist:

1. The site of the proposed use is adequate in size and shape to accommodate the proposed use;

Response: The parcel size is 20 acres which exceeds the amount needed to accommodate the proposed use. A Boundary Line Adjustment has been done to realign property lines to accommodate the intended 3 building development plus parking and utilities on the western portion of the 20 acres. The eastern portion is set aside with the possibility of future campus expansion. Any future expansion will require it's own land use review permit process.

2. All setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this title are provided;

Response: All the above listed elements have been designed per county municipal code.

3. The proposed use is compatible with neighborhood land use;

Response: The proposed use is Institutional in nature and the zone is Business Park. While nursing and residential care facilities are a permitted use, those that provide mental health and substance abuse are permitted through a CUP. Neighboring uses are large lot single family parcels with farmlands and several schools.

Two of the proposed facilities will provide secure civil behavioral health services and the third building will be able to function as a voluntary step-down unit for individuals transitioning out of the inpatient stay back into the community.

This proposal is also consistent with the Land Use Element of the County Comprehensive Plan, which includes the following text:

Industrial (I) [page – 35 Land Use Element]

Areas within this designation are implemented with Light Industrial (IL), Business Park (BP) and Industrial Railroad (IR) base zones and are intended to provide the community with employment opportunities such as compatible office and attractive new non-polluting industries. Areas designated Industrial also provides for more intensive job related land uses that pay family wages, such as professional offices, research and technology related industries.

- *The Business Park (BP) base zone provides for uses permitted in the business park and is intended to provide for campus like development with higher job densities and family wage jobs than in traditional industrial areas.*

4. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Response: A Traffic Impact Analysis has been prepared for this proposal which responds to this topic. These facilities are not high generators of traffic, however, adjacent streets are required to be brought up to development standards as development occurs and half roadway improvements along the parcel frontage on NE 159th St will be constructed as required by code.

5. The proposed use will have no substantial adverse effect on abutting property or the permitted use thereof; and

Response: Adjacent uses are large lot single family parcels with farmlands. This proposal is designed to manage all stormwater onsite and lighting will be designed to eliminate spillover onto adjacent properties. Traffic is not a high impact component, but access to the site is remote from access to adjacent properties and will not cause traffic backups. A SEPA checklist was created for this project will details all environmental aspects of this proposal.

6. In the case of residential uses, the housing density of the development is consistent with the existing zoning densities, or the general plan, and that all other aspects of the development are consistent with the public health, safety, and general welfare for the development and for adjacent properties.

Response: This is not a residential use and therefore this is not applicable.

40.520.040 Site Plan Review

E. Approval Criteria.

1. If the responsible official finds that a site plan application does or can comply with the applicable approval and development standards, the responsible official shall approve the site plan, or approve the site plan subject to conditions of approval that ensure the proposed development will comply with the applicable standards.

Response: This project will be designed in accordance with applicable codes, standards, and regulations as listed above. In addition, this project is designed to be in compliance with state WAC's and RCW's, Department of Social and Health Services licensing requirements, and is consistent with Clark County's Comprehensive Plan.

2. If the responsible official finds that a site plan application does not comply with one (1) or more of the applicable approval or development standards, and that such compliance cannot be achieved by imposing a condition or conditions of approval, the responsible official shall deny the site plan application.

Response: DSHS is willing to work with the responsible official to coordinate on any conditions that may be needed to bring the proposal into compliance with applicable approval criteria and development standards.

3. If a site plan is subject to a standard(s) over which the responsible official does not have sole jurisdiction, then the responsible official shall not make a final decision regarding the site plan until the related decision(s) regarding the applicable standard(s) has been received.

Response: DSHS is willing to work with the responsible official to coordinate and communicate with other affected jurisdictions.

4. A change of use on a lawfully developed site with nonconforming landscaping and screening shall be brought into compliance with standards in Section 40.320.010, subject to the following:
 - a. An alternate landscaping or screening plan may be approved if:
 - (1) Compliance with requirements in Section 40.320.010 is not reasonably possible due to location of existing structures, topography, life safety concerns, etc.; or

- (2) Requirements for on-site parking, including access drive aisles, will not meet standards in Section 40.340.010; or
 - (3) The required landscaping improvements exceed ten percent (10%) of the value of construction costs of all building and site improvements, except landscaping, for the change in use; however, the minimum requirements under Section 40.520.040(E)(4)(b) shall be met.
- b. At a minimum, outdoor storage areas shall be screened from adjoining properties or public rights-of-way by a six (6) foot fence or wall meeting the F2 standard.

Response: The proposal will include landscaping and screening in compliance with Section 40.320.010. See submitted Landscape Plans.

5. Site Plan Approval Criteria. In addition to other applicable provisions of this code, a site plan application shall comply with the following standards or modifications or variations to those standards permitted by law:
- a. Use and development standards of the applicable base zones and overlay zones in this title;
 - b. Sign standards in Chapter 40.310
 - c. Landscaping and screening design standards in Chapter 40.320;
 - d. Crime prevention guidelines in Chapter 40.330;
 - e. Parking and loading standards in Chapter 40.340;
 - f. Transportation and circulation standards in Chapter 40.350;
 - g. Solid waste and recycling standards in Chapter 40.360;
 - h. Sewer and water standards in Chapter 40.370;
 - i. Stormwater and erosion control standards in Chapter 40.386;
 - j. Critical areas standards in Subtitle 40.4;
 - k. Fire safety standards in Chapter 15.12; and
 - l. Applicable ADA standards.

Response: The proposal will be designed in compliance with these sections of the municipal code. Preliminary drawings have been submitted for Site Plan Review and per the Type III Submittal Checklist.