



Clark County Preferred Option-Alternative #6

Summary of Approach

Clark County was selected as the preferred alternate due to the lack of local 90 to 180-day civil commitment beds and Evaluation and Treatment facilities. While other regions have projects planned, or are in the process of development, the Clark County region is still lacking adequate beds. The project will provide necessary resources to address that need. One item that should be addressed soon is the absence of local Evaluation and Treatment facilities in Clark County. Currently these patients are transported up the I-5 corridor to Kirkland to treatment. This creates a hardship for families wanting to visit their loved ones during the treatment. Research has shown that individuals that have access to their family members, have better outcomes following treatment.

Land Acquisition

DSHS is exploring the option of purchasing property as a method to reach out to additional communities where longer stay behavioral health facilities may provide the highest use. While DSHS currently operates campuses statewide, expansion of services at existing sites to include 90-180 day civil commitment facilities is proving more challenging than anticipated. For example, at Western State Hospital and Fircrest School, a complex and difficult Master Plan must be approved prior to the use being accepted by the local cities.

DSHS has studied several sites that follow in this section. While the demand is high for 90- to 180-day civil commitment facilities and Evaluation and Treatment facilities, these developments are susceptible to unanticipated local community resistance so the property purchase must be approached strategically.

Once a suitable piece of property is found, a due diligence period is established with the land owner. It is ideal if a six-month period can be established so that land use approvals can be obtained prior to closing on the property. During the due diligence stage zoning is confirmed, environmental reports, Alta surveys, and a title report are completed. Often the land purchaser will have a backup property online as well. This helps ensure a timeline can be maintained, if an issue comes up that blocks the approval for a specific site or land transaction.

Community engagement is important in the land purchase option. It is recommended that a community meeting be held with local residents prior to land use submittals to identify and mitigate community concerns. The behavioral health services are not understood by the general public. It is good to inform them of the actual services provided, and the profile of individuals who will be treated at these facilities. It is best if the city or county government leaders where the site is located are on board with the location as well.

Properties studied were prioritized that had good access to major transportation networks, such as freeways and major arterials and within a three-mile radius of local hospitals.

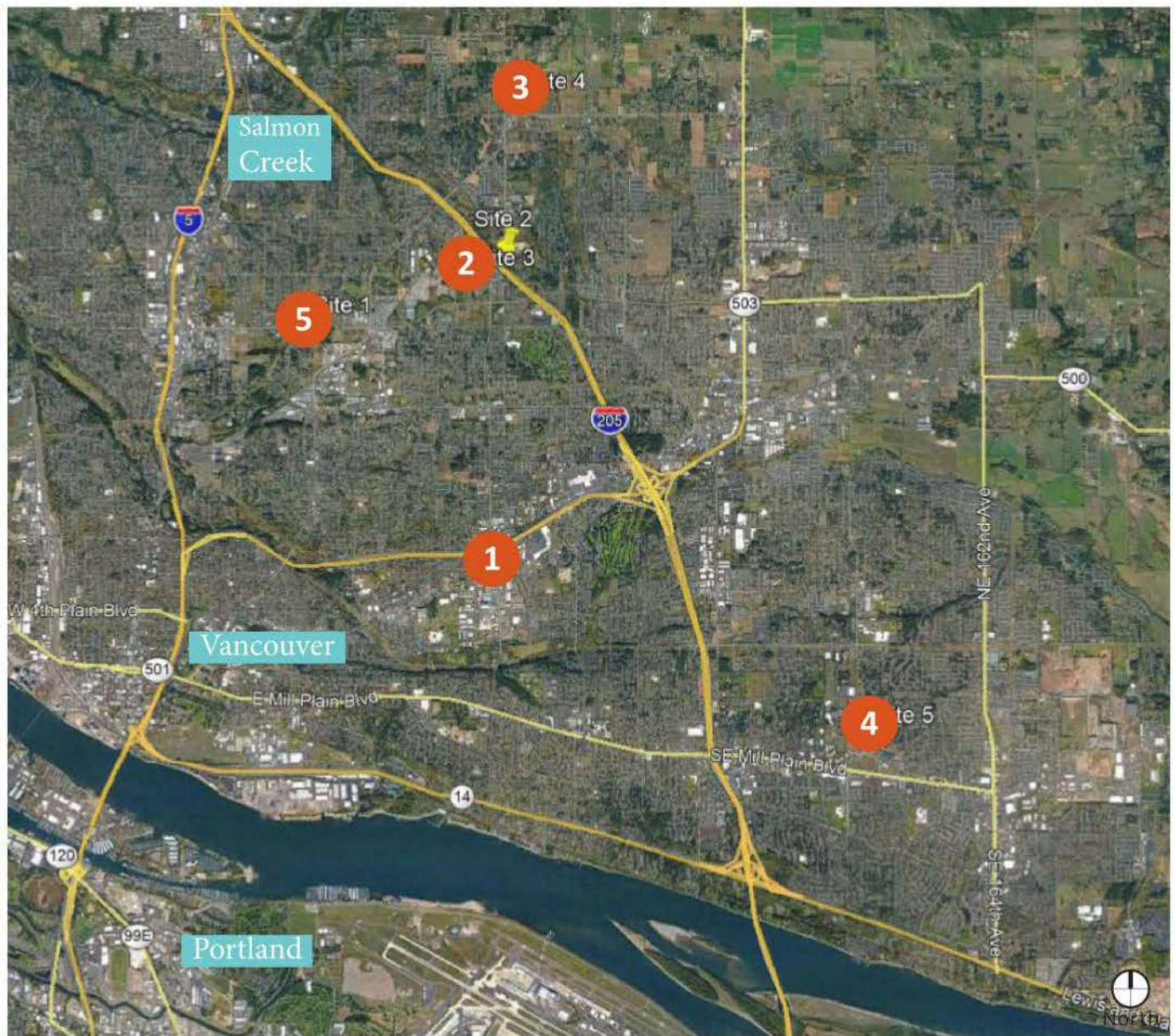
Site Options - Clark County

Site Overview:

The Clark County site alternative is centrally located in Vancouver, WA was selected for the following reasons:

- Southwest Washington is currently under served by existing behavioral health assets. There is limited in-patient mental health resources in the greater Clark County area.
- Land use approvals can be obtained in a reasonable time frame.
- County officials appear to be accepting of the new service to be added to their community.

- Identified sites are close to public transportation allowing convenient access and family members to participate in the treatment/transitional process.
- Ability to draw staff from the metropolitan Portland area.
- The preferred site is flat and has access to utilities. As opposed to state-owned sites, the utility connections shouldn't require major infrastructure upgrades.
- Access to parking is nearby.
- Ability to create a behavioral health center with community partners.



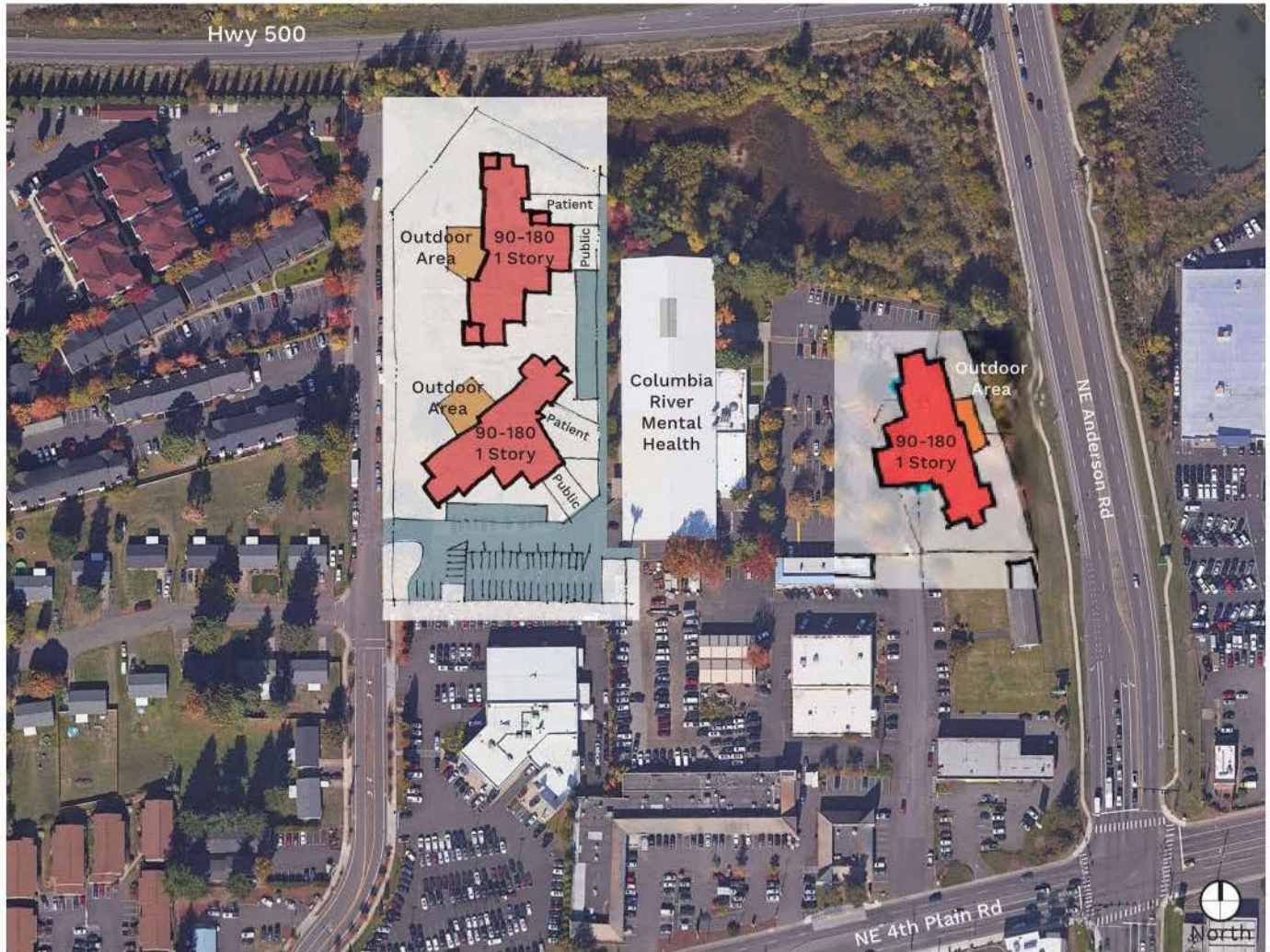
Aerial Photo

Map Data: Copyright 2019 Google

Site Options - Clark County

Site One: NE 4th Plain Blvd

This layout assumes that Columbia River Mental Health subdivides their existing parcel and makes 2.7 acres available for DSHS to purchase. This is the west side of the site adjacent to NE 66th Avenue. Approximately 30 new parking stalls would be created and an existing 45 stalls would be re-purposed for the new 48-bed facility. The north building would be a 16-bed, 90-180 day facility approximately 17,661 SF, the south building would be a 16-bed, 90-180 day facility approximately 17,661 SF, and the third building to the east would be a 16-bed step-down facility approximately 17,661 SF. There is an adjacent property that contains several buildings with private buildings with leases. A partial purchase of this property may allow for additional program flexibility.



Aerial Photo

Map Data: Copyright 2019 Google

Pros and Cons

Pros

- Opportunity to create a behavioral health campus with a range of in-patient and out-patient services.
- Housing nearby creates a unique pathway for mental patients to return to the community
- Ability to work with community partners
- Near Highway 500, which gives access to three area hospitals nearby

Cons

- Tight site
- Parcel split required

Site Two NE 88th and NE 62nd

The site consists of approximately 5.71 Acres at an undisclosed price. The zoning is for General Commercial which includes uses such as Industrial, Retail, and Commercial. There is no on-site utility information listed in the public listing literature.

The size and location are good for a 48 bed facility. However, the property configuration may result in parking being separated by a roadway. Adjacency to a future Catholic High School is also not desirable.



Aerial Photo

Map Data: Copyright 2019 Google

Pros and Cons

- | Pros |
|---|
| <ul style="list-style-type: none"> • Within 2 minutes of I-205 • Approximately 4 miles to I-5 Freeway • Sufficient acreage |

- | Cons |
|---|
| <ul style="list-style-type: none"> • Configuration of site is challenging; north parcel would likely only work for parking • Existing road separating property is not desirable • Close to Seton High School |

Site Options - Clark County

Site Three: NE 119th and 72nd Ave

This site is listed at \$6,821,000 with approximately 8.71 Acres. The topography is flat and zoned for Community Commercial use. Available utilities on site include public water, sewer, stormwater, and power.

This is overall a great piece of property that seems well suited for the behavioral health use. The property is larger than needed. The property may be able to be subdivided, and the land that is not used can be resold or negotiated out of the purchase.



Aerial Photo

Map Data: Copyright 2019 Google

Pros and Cons

Pros

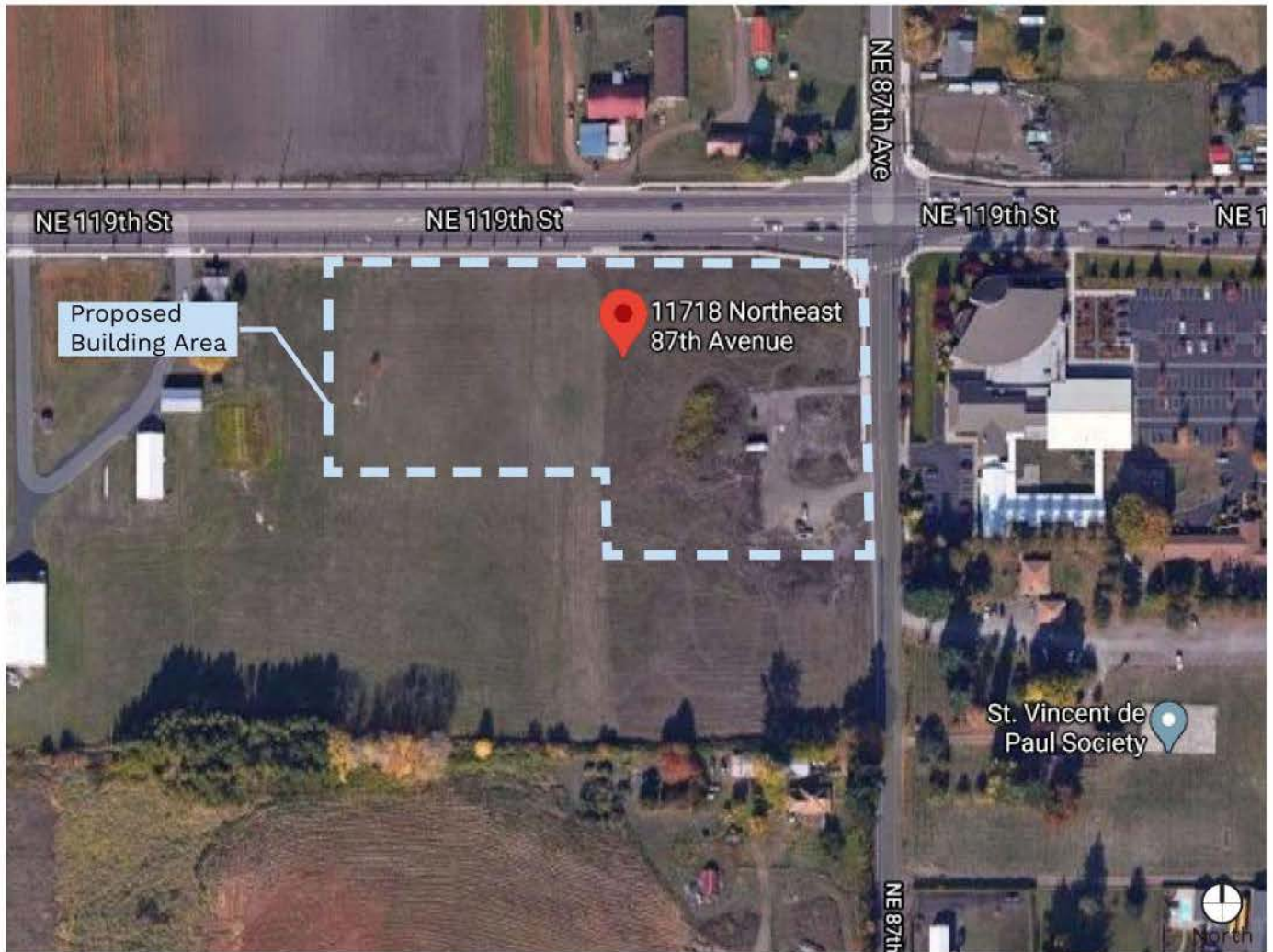
- 4-way intersection recently upgraded
- Recent pedestrian sidewalk and ramp improvements to East and South
- Close proximity to I-205 Freeway
- Ability to develop before adjacent neighbors could simplify the land-use process
- Flat site well-suited for development

Cons

- Parcel is larger than needed
- Parcel seems expensive compared to other potential properties
- Furthest from other healthcare facilities

Site Four: 11718 NE 87th Ave

This property is listed at \$1,200,000 and consist of a total of 3.98 Acres. The topography is flat and is zoned for Neighborhood Commercial. The permitted uses are Residential, Retail, Health Services, Office, and Resource Facilities. Available utilities include public water, sewer, and power.



Aerial Photo

Map Data: Copyright 2020 Google

Pros and Cons

Pros
<ul style="list-style-type: none"> • Adjacency to commercial and retail services • Less than quarter-mile to I-205 Freeway • Closer to new developments in Camas, WA • Flat site well-suited for development

Cons
<ul style="list-style-type: none"> • Zoning doesn't work for Behavioral Health • Not currently available

Site Options - Clark County

Site Five: NE 78th St and NE 30th Ave

This site is listed at \$2,875,000 and consists of 6.71 Gross Acres with 5.5 Net Usable Acres. Part of this property purchase would include a parcel of land across the main road to the north. The topography is flat and is zoned for Community Commerical use. Available utilities were not listed on public literature.

This property is across the street from a school and has a large amount of single family residential directly adjacent, which makes this property challenging from a community-acceptance perspective.



Aerial Photo

Map Data: Copyright 2019 Google

Pros and Cons

Pros

- Corner of a new, signalized intersection
- Recent sidewalk, signalization, and pedestrian improvements
- Close proximity to I-5 Freeway
- Flat site well-suited for development

Cons

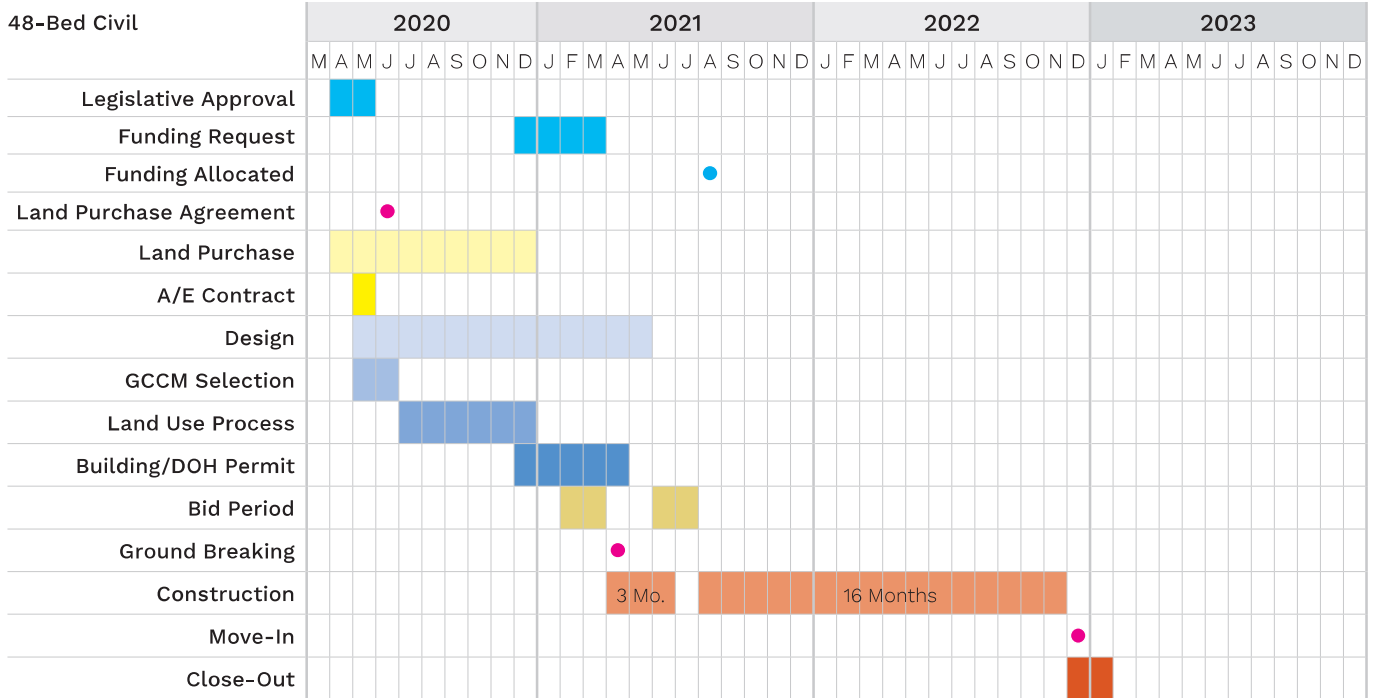
- Community acceptance may be more difficult
- Extensive single-family homes directly located south of property



Project Schedule - Clark County

Land Purchase

48-Bed Civil



Value engineering analysis will be performed and incorporated at the conclusion of the schematic design phase and constructability review will be performed and incorporated at 50% completion of construction documents phase.

Cost Summary

The estimated total project cost for Preferred Alternative #6 Clark County: 48-bed, LEED Silver plus Net-Zero, in 2021 dollars, is approximately \$51 million depending on chosen site and required site infrastructure upgrades.

A single cost estimate was generated for this pre-design. Costs will be substantially the same for all alternatives. The building will be the similar for all sites. Site work such as significant grading, frontage improvements or service infrastructure as detailed in the narrative descriptions will include cost premiums that fit within the typical project allowances.

Engineering Narratives - Clark County

Site Topography

The project site is comprised of area that is undeveloped and currently developed. The western portion is undeveloped with several garden spaces, grassy areas and some trees. The southeastern portion is currently developed with commercial/retail uses.

The project area is bordered by Highway 500 and an associated storm drainage pond to the north, NE Andresen Rd to the east, existing commercial/retail to the south, and NE 66th Ave to the west.

In general, the site is relatively flat. Clark County GIS shows an elevation difference of roughly 10 feet from northwest to southeast with most of the change occurring within the western, undeveloped portion. It is anticipated that the proposed project would generally match the existing topography.

Storm Drainage

Based on Google Earth and Street View images there are existing catch basins and/or drywells within the developed portion of the site. Clark County GIS doesn't show any storm drainage infrastructure within the site. There is an existing storm main in NE 66th Ave adjacent to the site.

The project will comply with the applicable edition of the City of Vancouver General Requirements and Details which amends the Department of Ecology Stormwater Management Manual for Western Washington. The National Resources Conservation Service (NRCS) classifies the onsite soils as Hillsboro loam which are generally favorable to infiltration, and Tisch silt loam, which are not generally favorable to infiltration.

A detention or infiltration facility will likely be required for the project. Further investigation and coordination with the City of Vancouver will be required to determine if infiltration is feasible and the exact storm drainage requirements for detention. Water quality facilities to treat stormwater runoff from areas subject to vehicular traffic will be designed in accordance with the City of Vancouver General Requirements and Details.

Water Systems

Clark County GIS shows that there is an existing water main in NE 66th Ave as well as an existing water line that ties into a main in NE Fourth Plain Blvd that currently extends into the site. Coordination with City of Vancouver will be needed to determine if the existing infrastructure has adequate capacity and, what if any, upgrades may be required.

Sanitary Sewer

Clark County GIS shows that there is an existing sewer main in NE 66th Ave as well as an existing sewer line that ties into a main in NE Fourth Plain Blvd that currently extends into the site. Coordination with City of Vancouver will be needed to determine if the existing infrastructure has adequate capacity and, what if any, upgrades may be required.

Power and Gas Availability

The purveyor appears to be Clark Public Utilities. Based on Google Earth and Street View images there is power available at or near the site. The purveyor appears to be NW Natural.

Offsite Improvements

It is likely that NE 66th Ave will require half street frontage improvements including curb, gutter, planter strip, sidewalk, and street lighting based on the City of Vancouver Standard Details. Based on the lack of adjacency to NE Fourth Plain Blvd as well as existing developed infrastructure in NE Andresen Rd, additional frontage improvements may not be required. Coordination with City of Vancouver will be required to determine exact requirements.

WAC State Requirements

The project will be required to be licensed as a Residential Treatment Facility by the Washington State Department of Health. The project will be secure and locked complying with WAC 246-337 Residential Treatment Facility code section.

Other codes the project will comply with include:

- 2018 International Building Code
- 2018 International Mechanical Code
- 2020 National Electric Code (NFPA 70)
- 2018 FGI Guidelines for Design and Construction of Residential Health Care, and Support Facilities.
- 2018 Washington State Energy Code
- 2015 Health Care Facilities Code (NFPA 99)
- 2012 Life Safety Code (NFPA 101)
- Behavioral Health Design Guide – Edition 9.0

Energy Requirements

The Governor’s Office Executive order 18-01 states that “...all newly constructed state-owned buildings shall be designed to be zero energy or zero energy-capable, and include consideration of net- embodied carbon. In unique situations where a cost effective zero-energy building is not yet technically feasible, buildings shall be designed to exceed the current state building code for energy efficiency to the greatest extent possible.”

Accessibility

Americans with Disabilities Act (ADA) accessibility for all spaces is critical not only for Behavioral Health patients, but for any staff, volunteers and visitors who require accessibility and all who are deaf, hard-of-hearing, blind, wheelchair users, people with mobility challenges, etc.

Centers for Medicare and Medicaid Services

The Joint Commission’s Environment of Care Standard EC.02.06.05 states the Joint Commission expects organizations to assess building design and construction requirements based on local, state, and federal regulations and codes.

Typically, the state health department licensing entity is the authority having jurisdiction (AHJ), and health care organizations must comply with the AHJ’s licensing rules to obtain approvals to operate. When state regulations are silent on a specific design criterion, the Joint Commission recognizes the 2014 Facility Guidelines

Institute (FGI) Guidelines for Design and Construction of Hospitals and Outpatient Facilities for new construction and renovation.

Participation in the Centers for Medicare and Medicaid (CMS) programs requires that the facility also be designed to comply with the requirements of the National Fire Protection Associations’ Life Safety Code 101 (2012 Edition) and all referenced codes. When a conflict exists between the Federal requirement and the State building code, the most restrictive provision of code shall be implemented. The design team will work with the various AHJ’s (planning, building, and fire) to proactively resolve code related conflicts in advance of completing the design.

Permitting

In Vancouver, the use is to be classified as a Secure Community Transition Facility and subject to the criteria contained in VMC 20.855 Essential Public Facilities. The use classifications section (VMC 20.160) of the City’s Development Code does not contain the Secure Community Transition Facility use language so a determination has been made that the use would be most similar to a “Medical Center” use. A “Medical Center” use is classified in the City’s Development Code as the following: Facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment. Usually developed in campus settings, accessory uses may include diagnostic and treatment facilities; laboratories; surgical suites; kitchen/food service facilities; laundry; housekeeping and maintenance facilities; administrative offices; and parking. Medical centers may also include free-standing offices for hospital-based and/or private-practice physicians and other allied health care professionals; these medical office buildings are regulated as offices. Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

Since the use is also considered an essential public facility it would require a conditional use permit in zones in which the medical center use was permitted or permitted through a conditional use permit. The use would be permitted by a conditional use permit in the following zones: R-18, R-22, R-30, R-35, CC, CG, CX and OCI.

Scorecard - Clark County

Site Development / Permitting

Permit (Complexity and Duration)	3
Off-Site Development Requirements	3
Utilities Available	4
Land Size and Configuration	3

- Conditional-use Permit should be a standard process and duration
- Off-site frontage will be required on NE 66th Avenue
- Utilities are available nearby
- The proposed land is tight, but adequate

Site Amenities

Shared Facilities	2
Transportation	4
Vocation / Recreation Space	3
Healing Environment	3

- Unlikely shared facilities
- Public transit is nearby
- The surrounding neighborhood has a supportive environment for those recovering from mental health treatments

Community Assets

Regional Need	5
Healthcare facilities nearby	4
Access to other Mental Health	4
Staff Availability	4
Community Receptiveness	5
TOTAL SCORE:	47

- Regional need is high in Clark County
- Community is receptive and having a community partner nearby is a tremendous asset
- There are nearby healthcare facilities
- Mental Health providers are close by with limited services
- Vancouver/Portland area provides an ample population to attract staff