SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Fircrest School Campus Master Development Plan

2. Name of applicant:

Washington State Department of Social and Health Services
Larry Covey, LEED AP
Chief, Office of Capital Programs
Department of Social and Health Services
PO Box 45848
Olympia, WA 98504
Phone: 360-628-6662

3. Address and phone number of applicant and contact person:

Wayne Carlson FAICP
AHBL, Inc.
1200 6th Ave #1620
Seattle WA 98101
Phone: 206-267-2425

4. Date checklist prepared:

September 12, 2022, Revised October 20, 2023

5. Agency requesting checklist:

Washington State Department of Social and Health Services (DSHS)

6. Proposed timing or schedule (including phasing, if applicable):

The Master Development Plan covers a period of 20 years; however, proposed new capital projects are tied to the DSHS Biennial Capital Budget and Ten-Year Capital Plan and given the uncertainty of the market and the State's continually changing financial situation exact project timing and phasing is difficult to predict. Estimated project phasing is shown in the table below.

Phase	Project Element	Project Type	Project Phasing
Phase 1	120-Bed Skilled Nursing Facility	Demolition and New Building	2023-2027
	ICF Cottages HVAC Improvements	Remodel	2023-2025
	Laundry Building	New Building	2023-2027
	Water System Improvements-Phase I	Infrastructure	2024-2025

Phase	Project Element	Project Type	Project Phasing
	Building 66 - 1st Floor Remodel	Building Remodel	2024-2025
	Activities Building	Building Remodel	2025-2029
Phase 2	SE Corner Private Development #1	New Building	2025-2029
	Adult Training Program	Demolition	2026
	Water System Improvements-Phase II	Infrastructure	2026-2027
	Boulevard Improvement	Site Access Improvement	2026-2028
	48-Bed Behavioral Health Facility	New Building	2026-2029
	Decentralize Heat System	Building Remodel	2026-2030
	Interior Vehicular Circulation Improvements	Circulation Improvement	2026-2038
	Walking Trails	New Pedestrian Facility	2027-2035
	Water System Improvements-Phase III	Infrastructure	2028-2029
	Building 66 -Systems Improvement	Building Remodel	2028-2029
	Maintenance Building	New Building	2028-2031
	Commissary Building	New Building	2028-2031
Phase 3	SE Corner Private Development #2	New Building	2030-2033
	Steam Plant (Building #28)	Demolition	2032
	Warehouse (Building #91)	Demolition	2032-2033
	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
	4-Bedroom ICF Cottages	New Building	2032-2035
	Activities Building	Addition	2035-2039
	ICF Cottages (#52 & #53)	Demolition	2036
	ICF Cottages (#44 & #45)	Demolition	2036-2037

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. All plans for future additions, expansion, or further activity are included in the Master Development Plan.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

- 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.
- DAHP EZ-1 Form, prepared by DSHS
- Hazardous Building Materials Survey, to be completed for all building prior to demolition
- Tree Survey, prepared by KPFF, March 2023

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

Yes, a short plat application has been submitted to the City of Shoreline to subdivide the parcel into four new parcels including a separate lot for the nursing facility.

A Memorandum of Agreement with the Washington State Historic Preservation Officer is currently being prepared for the Fircrest School Master Development Plan.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

- Special Use Permit
- Master Development Plan Permit
- Short Plat Approval
- SEPA Environmental Review
- Demolition Permit
- Site Development Permit
- Building Permits
- Memorandum of Agreement with Washington State Historic Preservation Officer
- Class IV Forest Practices Permit (if required)

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

A Master Development Plan has been prepared by the Washington State Department of Social & Health Services (DSHS) to support the redevelopment of the Fircrest School 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 4 bed ICF/ID cottages to provide for a total of 152 ICF/ID beds (resident capacity of 133 residents will remain unchanged).
- Demolish the existing six Adult Training Program (ATP) buildings and relocate the ATP uses 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 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 is planned to be retained but remain gated with access limited to emergency and/or maintenance vehicles.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project address is 15230 15th Avenue NE, Shoreline, WA 98155. The Master Development Plan covers an area of approximately 65 acres which covers the majority of King County Parcel #1626049010.

Legal Description: PCL B SHORELINE BSP #SHBSP 201815 REC #20100803900004 SD BSP LYING IN POR OF S 1/2 OF NW 1/4 & N 1/2 OF SW 1/4 STR 16-26-04

The project site is bounded by Hamlin Park to the north, Shorecrest High School to the east, NE 150th Street to the south, and 15th Avenue NE to the west.

Figure 1: Project Site Vicinity Map

B. Environmental Elements

1. Earth

a. General description of the site:
Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The site gently slopes upwards from south to north, ranging from 350 to 420 feet in elevation. Some steep slopes exist on the eastern property line bordering Shorecrest High School.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is along the eastern property line adjacent to the ballfields of Shorecrest High School. Topography of the west-facing slope shows an elevation change of about 50 feet per King County GIS topographic information. Average slope inclination is on the order of 30 to 35 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the US Department of Agriculture Natural Resource Conservation Web Soil Survey, the site soil is predominantly Urban land- Alderwood complex, 0 to 5 percent slopes (48.8%) and Urban land-Alderwood complex, 5 to 12 percent slopes (46.3%). The remaining soil types are Alderwood-Everett complex 0 to 12 percent slopes (0.3%) and Alderwood-Everett complex 12 to 35 percent slopes (4.7%).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

According to the Landslide and Erosion Hazard Assessment prepared by South Sound Geotechnical Consulting, there are no surface indications of unstable soils and/or a history of soil instability manifesting itself, either onsite or in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 40% of the site will be disturbed during site development activities. Approximately 40,000 cubic yards of excavated soil will be used for fill. Where imported fill is necessary, it will be acquired from clean sources. Fill, where necessary, will be sourced from clean sources.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion could occur during construction activities associated with grading, filling, and excavating. To minimize potential erosion impacts, a Temporary Erosion Control Plan (TESC) will be prepared as part of the site development plans for each phase of development. The TESC will include construction procedures and best management practices and will be prepared in accordance with the City of Shoreline's Engineering Development Manual and the Washington State Department of Ecology's 2019 Stormwater Management Manual for Western Washington (SWMMWW).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 44.07% of the site will be covered with impervious surfaces following the completion of all projects contained in the Master Development Plan. This is a slight decrease in impervious surface coverage from the current site which is approximately 44.6%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Construction activities will use BMPs found in the City of Shoreline's Engineering Development Manual and the Washington State Department of Ecology's 2019 Stormwater Management Manual for Western Washington (SWMMWW). Proposed development will utilize stormwater BMPs such as inlet protection, silt fence, construction entrances, and a sediment pond.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction activities have the potential to create temporary dust emissions during earth-moving activities and exhaust emissions due to the combustion of gasoline and diesel fuels. Dust and exhaust emissions are expected to be minimal, localized, and temporary. After construction, emissions will be generated by vehicles accessing the site.

The buildings to be demolished may contain hazardous building materials that could, if not handled properly, emit to the air. The building materials will be assessed and documented in a hazardous building material survey to be completed prior to demolition.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Other than vehicle emissions from traffic on adjacent streets, there are no sources of off-site emissions that will affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

During construction, temporary measures will be applied where necessary, which may include limiting the idling of construction equipment, water sprays to control dust, limiting vehicle speeds, and general maintenance of construction equipment.

If any asbestos or other hazardous materials are identified in the buildings to be demolished, the proposal will comply with all local, state and federal regulations for the safe handling of the materials. The proposal will also follow all recommendations in the hazardous building material survey (to be prepared prior to demolition activities).

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, a critical areas investigation was performed by Herrera Environmental that found there are two non-fish-bearing streams on the project site: East Hamlin Creek and West Hamlin Creek.

East Hamlin Creek flows south into the project site from the north east corner and flows out of the project site at the southeast corner after joining West Hamlin Creek.

West Hamlin Creek flows south from Hamlin Park through the eastern portion of the project site. At the southeastern corner of the project site West Hamlin Creek flows into East Hamlin Creek.

Both streams are Type Ns and are piped streams with the exception of small segments that are non-piped in the northern portion of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the proposed developments will include work adjacent to described waters. Developments will be outside of the City of Shoreline established buffer widths of 45-foot buffers on non-piped stream sections and 10-foot buffers on piped stream sections.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in or removed from any surface water or wetlands.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Surface waters will not be withdrawn or diverted as a result of this proposal.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is located in Zone X, which is an area of minimal flood hazard.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface waters.

b. Ground Water:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No groundwater will be withdrawn as part of this proposal. No water will be discharged to groundwater.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   The site is connected to sanitary sewer. No waste material will be discharged into the ground.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Stormwater will be generated by the creation of new impervious surfaces (rooftops and paving) associated with the campus expansion activities identified in the Master Plan.

   Onsite stormwater management will be provided to the maximum extent feasible using bioretention, permeable pavements, vegetated filter strips, and post-construction soil quality and depth. These facilities will be sized and placed to provide both runoff treatment for pollution generating surfaces and Low Impact Development (LID) standards.

   Flow control will be evaluated and provided on a per building scale, rather than installing a regional facility. The project will be required to meet historical land cover discharge requirements per the City of Shoreline Engineering Development Manual. This will be achieved using underground storage facilities, such as galvanized CMP tanks, precast concrete vaults, or chamber systems with control structures to limit outflow from project site.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   The project has been designed to eliminate and/or limit any potential for groundwater contamination. While excessive amounts are highly unlikely, there is a possibility for surface runoff conveying unspent hydrocarbons and/or other surface contaminants from paved surfaces onsite into groundwater.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   The proposal is not expected to affect drainage patterns in the vicinity of the site.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

The project site is subject to Ecology's 2019 SWMMWW, the 2022 City of Shoreline Engineering Design Manual, and Shoreline Municipal Code (SMC) 13.10.200.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Approximately 57% of the site vegetation will be disturbed during site development activities.

c. List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species are known to be located on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Approximately 80% of the significant trees and/or stands will be preserved. Where significant trees are removed, the project will comply with the tree replacement requirements detailed in SMC 20.50.360.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry (Rubus armeniacus), common hawthorn (Crataegus monogyna), English ivy (Hedera helix), English holly, and herb Robert, (Geranium robertianum), English laurel, creeping buttercup (Ranunculus repens), field bindweed (Convolvulus arvensis), and Norway maple saplings.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**

- **Fish: bass, salmon, trout, herring, shellfish, other:**

Small birds and small mammals are known to be on or near the site.

b. List any threatened and endangered species known to be on or near the site.

WDFW's Priority Habitats and Species Map depicts the Little Brown Bat species being found in the quarter section. The Little Brown Bat is not a State listed Species classified as either Endangered, Threatened, or Sensitive. The little brown bat is not federally regulated or regulated within Washington State. According to the critical areas report no critical little brown bat roost habitat was identified on the site.

c. Is the site part of a migration route? If so, explain.

The Puget Sound region is part of the Pacific Flyway, a bird migration route.

d. Proposed measures to preserve or enhance wildlife, if any.

There are no impacts to endangered, threatened or sensitive species and therefore no mitigation measures are proposed.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be located on or near the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

New buildings will use electricity to meet needs for heating, lighting, appliances, etc.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the potential use of solar energy by adjacent properties will not be impacted.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The design of buildings on the Fircrest campus will conform to applicable portions of the State of Washington Energy Code. Energy efficient methods will be used for the mechanical and lighting systems. The on-site lighting will include the use of LED fixtures.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

During construction for projects included in the Master Development Plan, accidental spills of hazardous materials from equipment and vehicles could occur. A spill prevention and control plan will be developed to prevent the accidental release of contaminants into the environment.

It is likely there are hazardous materials in the buildings to be demolished. The buildings will be assessed through a hazardous building materials survey prior to demolition.

1. Describe any known or possible contamination at the site from present or past uses.

Washington Department of Ecology "What's in My Neighborhood" database identifies eight cleanup sites on and within 0.5 miles of the project site.

Site Name	CSID	Site Status
All Tune & Lube Seattle	6543	No Further Action
Chevron 96266	10760	Cleanup Started
Continental Baking Co	6195	No Further Action
Fircrest School LUST	6572	No Further Action
Fircrest School PCB Spilled	14779	Cleanup Started
Shorecrest High School	12687	No Further Action
WA State DOH Public Health Labs	12206	No Further Action
Watson Groen Christian School	10115	No Further Action

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals or conditions – including transmission pipelines - present onsite or in the immediate vicinity which could affect project development and/or design.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The proposal does not involve the storage or use of toxic or hazardous chemicals, other than those used for cleaning and maintenance.

4. Describe special emergency services that might be required.

No additional special emergency services will be required other than those normally provided such as police, emergency medical, and fire protection.

5. Proposed measures to reduce or control environmental health hazards, if any.

Any soils contaminated by spills would be excavated and disposed of in a manner consistent with the level of contamination and in accordance with federal, state, and local regulatory requirements.

The safe handling of hazardous building materials will follow all the federal, state, and local regulations as well as those provided in the hazardous building materials survey (to be prepared).

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise in the area of the project site is from vehicular traffic from the adjacent 15th Avenue NE. There is also occasional noise from the adjacent Shorecrest High School. There is no noise that will affect the proposed projects in the Master Development Plan.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

The operation of trucks, excavators, and front-end loaders will likely result in temporary noise and vibration impacts during construction. The temporary increase in noise will return to the original noise levels once construction of the project is complete. Noise levels will not exceed the maximum permissible noise levels allowed under SMC 9.05.040.

3. Proposed measures to reduce or control noise impacts, if any.

Noise levels will not exceed the maximum permissible noise levels allowed under SMC 9.05.040.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

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. Adjacent land uses are as follows:

North: Hamlin Park – public recreational open space
East: Shorecrest High School
South: Multifamily and limited nonresidential uses
West: Mix of institutional, multi-family and single-family

The proposal introduces non-residential uses in the southeast corner of the site and a behavioral health facility in the north east portion of the site. These uses are permitted through the approval of a Master Development Plan and issuances of a Special Use Permit from the City of Shoreline and are consistent with the intent of the Fircrest Campus Zone. Implementation of the Master Development Plan will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Prior to its current use the site was used as a tuberculosis treatment center and prior to that a WWII U.S. Naval hospital. There is no indication of the project site being used as working farmlands or forestlands prior to its current use.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No, the proposal will not impact, nor be impacted by, farm or forest land operations.

c. Describe any structures on the site.

The site has several structures used for the operations of the school campus as well as several supporting structures. Current structures on the site are as follows

Building	Building(s) Footprint
Pat 'N' / "Y Buildings" (Buildings #55-60)	65,628
Adult Training Programs (ATP) (Building #85-90)	47,021
Pat 'A' (Independent Living Facility Cottages) (Buildings #44-53)	65,790
Commissary Building (Building #24)	8,000
Kitchen (Building #39)	21,950
Steam Plant (Building #28)	8,256
Chapel (Building #64)	3,518
Administration Building (Building #65)	16,304
Activities Building (Building #67)	35,341
Vacant Building (Building #66)	13,682
Plant Mechanics Shop (Building #25 & #27)	13,324
Carpentry and Plumbing Shop (Building #34)	5,578
Plant Operations (Building #35)	6,532
Paint Shop (Building #43)	2,932
Warehouse (Building #91)	6,438
Gatehouse Building (Building #68)	174

d. Will any structures be demolished? If so, what?

Yes, the following structures will be demolished as a result of the implementation of the Master Plan:

- Pat 'N'/ "Y Buildings" (Buildings #55-60)
- Pat 'A - ICF Cottages (Building #52, #53, #44, & #45)
- Adult Training Program (Buildings #85-90)
- Commissary Building (Building #24)
- Warehouse (Building #91)
- Plant Mechanics Shop (Building #25 & #27)
- Carpentry and Plumbing Shop (Building #34)
- Plant Operations (Building #35)
- Paint Shop (Building #43)

- Stream Plant (Building #28)

e. What is the current zoning classification of the site?

Campus

f. What is the current comprehensive plan designation of the site?

Institution/Campus

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Hamlin ditch, located along the easterly portion of the project site is not identified on City of Shoreline critical area maps. However, according to the Critical Areas Report produced by Herrera Environmental the site include two non-fish-bearing streams and one priority habitat (critical roosting habitat for little brown bat).

i. Approximately how many people would reside or work in the completed project?

Up to 296 residents are expected could reside in the completed project. This includes 128 in the ICF cottages, 120 in the nursing facility, and 48 in the behavioral health/residential treatment facility. In addition to employees that would work in the commercial, office, and/or civic uses that will be constructed in the southeastern portion of the site, approximately 409 are anticipated within various structures on the site as follows:

Employees	Structure
144	ICF Cottages
50	Administration Building
35	Adult Training Program (ATP)
20	Kitchen
5	Activities Building
66	Nursing Facility
25	Behavioral Health Facility
10	Laundry Facility
4	Commissary
50	Maintenance Facility

j. Approximately how many people would the completed project displace?

The completed project will not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any.

No specific measures are proposed as the proposal would not result in the displacement of any individuals.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None proposed. The proposal is compatible with existing and projected land uses. The use of landscaping, and other design features will be employed as a transition between the campus and adjacent properties.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None proposed. The proposal is not anticipated to impact agricultural and forest lands of long-term commercial significance.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No additional residential capacity will be added with this proposal. Fircrest School currently has 10 Intermediate Care Facility (ICF) cottages each with 16-beds for a total of 160 beds. However the existing ICF cottages currently house 133 residents, which is considered full capacity. The proposal will remove four of the 16-bed cottages (64 beds) and construct 14 new 4-bed ICF cottages (56 beds), creating a total of 152 beds, resulting in a reduction of 8 beds, however full capacity of 133 residents will remain. The cottages function as intermediate care facilities for individuals with intellectual disabilities; this does not represent high, middle, or low-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Four of the 16-bed ICF cottages will be eliminated with this proposal resulting in a reduction of 8 beds however full capacity of the ICF cottages will remain at 133 residents. The cottages function as intermediate care facilities for individuals with intellectual disabilities; this does not represent high, middle, or low-income housing.

c. Proposed measures to reduce or control housing impacts, if any.

None proposed, this does not represent high, middle, or low-income housing.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Proposed developments contained within the Master Development Plan are either one- or two-story structures with the exception of the new Skilled Nursing Facility (three stories) and a possible multi-story development in the southeast corner where civic and/or commercial development is proposed. The maximum height of these multi-story buildings will be less than the maximum allowed in the campus zone of

65 feet. The principal exterior building materials have not been determined at this time, but will be durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.

b. What views in the immediate vicinity would be altered or obstructed?

There are no views in the immediate vicinity that would be altered or obstructed by this proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any.

New buildings will replace depleted aging facilities and will meet the City's development and design standards and therefore be more aesthetic by nature. New development will also include landscaping and parking lot improvements.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Proposed projects will provide exterior lights on the building, site pedestrian paths, and parking areas. Lights will be used to enhance safety and lighting would mainly occur from dusk to dawn. Indoor lighting may be seen through building windows after daylight hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, the lighting will be produced to enhance safety. The lights will be directed downward so as not to interfere with views or cause glare.

c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare are expected to impact the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

The majority of buildings on the site are setback and shielded from adjacent properties and public rights-of-way. Lighting fixtures will be shielded, and lighting will be cast downward to reduce light and glare impacts to adjacent properties.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

In the southern portion of the campus there is a small off-leash dog park leased by the City of Shoreline. Directly north of the project site is Hamlin Park which offers wooded walking trails, baseball fields, and covered picnic areas. Directly east of the project site is Shorecrest High School which has an athletic track, football field, and baseball fields. Approximately 1,500 feet to the west of the project site is Paramount Park where there is a playground, soccer field, baseball fields, skate park, walking loop, and covered picnic areas.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will replace the small off-leash dog park with other recreational uses. The City has indicated the small off-leash dog park is not a long-term solution. The City is in the process of locating a permanent new location.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The proposal includes establishing an open space area at the southeastern portion of the site and the development of a series of walking trails in the northern portion of the site and providing pedestrian connections from the historic chapel to Hamlin Park.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Yes, this site was originally constructed as a naval hospital during World War II, and later used as a sanitarium. There are number of structures that may be eligible for listing on preservation registers. -The~~there is an~~ on-site chapel that was constructed in 1944~~, which~~ was designated by the Shoreline Landmarks Commission as a local landmark in 2021. -There is an area of landscape around the chapel that is also legally described within the landmark designation. No work will occur within the boundaries of the landmark designation for the chapel, including the chapel itself.

There are other buildings on the campus that are older than 45 years shown in the table below. Buildings are primarily used to support the Fircrest School Residential Habilitation Center's programmatic needs. These buildings are not currently listed on a national, state, or local preservation register.

Building Name (Number)	**Year Built**	**Proposed for demolition – Yes/No**
Commissary Building (#24)	1940	Yes
Plant Mechanics Shop (#25)	1940	Yes
Steam Plant (#28)	1940	Yes
Carpentry and Plumbing Shop (#34)	1940	Yes
Plant Operations (#35)	1940	Yes
Paint Shop (#43)	1940	Yes
Pat A (Independent Living Facility Cottages) (#44-53)	1970	Yes – Buildings #44, #45, #52, & #53 No – Buildings #46-#51
Pat N / "Y Buildings" (#55-60)	1963	Yes
Administration Building (#65)	1973	No
Vacant Building (#66)	1973	No
Activities Building (#67)	1973	No
Gatehouse Building (#68)	1940	No

Adult Training Programs (ATP) (#85-90)	1940	Yes
Warehouse (Building #91)	1940	Yes
Plant Mechanics Shop (#27)	1942	Yes

The Department of Archeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) identified one property inventories on site as 'No Determination' and 12 property inventories as 'Determined Eligible'.

Property ID	**Name**	**Determination**
715350	Fircrest Schools Blgs 55, 56, 57, 58, 59, 60; Pat N; "Y Buildings"	Determined Eligible
731115	Building #91	Determined Eligible
724466	Building 64; Fircrest Chapel	Determined Eligible
731109	Building #67	Determined Eligible
731110	Fircrest School - Building #66	Determined Eligible
85798	Buildings #85, #86, #87, #88, #88, #89 & #90; Adult Training Programs (ATP); Fircrest School	Determined Eligible
731114	Building #43	Determined Eligible
731113	Building #35	Determined Eligible
731112	Building #34	Determined Eligible
731111	Building #25 & #27	Determined Eligible
731106	Building #24	Determined Eligible
731107	Building #28	Determined Eligible
715349	Intermediate Care Facility (ICF) Cottages; Buildings #44, #45, #46, #47, #48, #49, #50, #51, #52, & #53	No Determination

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There is no known evidence of Indian or historic use of occupation on the project site. No materials, artifacts, or areas of cultural importance are known to be on or near the site. However the Washington Information System for Architectural and Archaeological Records Data (WISAARD) predictive model shows there is a 'Moderate Risk' of discovery of Archaeological Resources.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The methods used to assess potential impacts to the cultural and historic resources on or near the project site included the use of the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database and the review of other readily available data in existing city and state plans that describe the historical use of the site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

DSHS is entering into a voluntary Programmatic Memorandum of Understanding (MOU) with DAHP to address potential impacts to resources eligible for listing on local, state, and federal registers. The Programmatic MOU includes the framework for DSHS to mitigate potential impacts.

The MOU will include mitigation requirements at each project phase including documentation, public outreach and education, and deconstruction and architectural salvage. The MOU process is required as part of Governor's Executive Order 21-02 for state-funded projects and is a process that is completed outside of the SEPA process, but that can result in mitigation measures.

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

No work will be constructed within the landmark boundaries for the historic naval chapel.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area **and describe proposed access to the existing street system. Show on site plans, if any.**

The site is bounded on the west by 15th Avenue NE, on the north and northeast by Hamlin Park, on the east and southeast by Shorecrest High School and South Woods Park, and on the south by NE 150th Street.

Primary vehicular access to the campus is provided from 15th Avenue NE at its signalized intersection with NE 155th Street. The site can also be accessed from two driveways on NE 150th Street. The eastern access opposite 20th Avenue NE provides access to the undeveloped off-leash dog park and connects to the support-function buildings at the Fircrest School campus. The western access is located opposite 17th Avenue NE and provides access to the Department of Health parcel, but also connects internally to the Fircrest School campus near the southernmost PAT A residential cottage building.

With the proposed Master Development Plan, vehicular access to the site would 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 about 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 about 350 feet north of NE 155th Street is planned to be retained but remain gated with access limited to emergency and/or maintenance vehicles.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, the site is served by King County Metro Transit Routes 330 and 348. Route 348 operates along 15th Avenue NE adjacent to the site; Route 330 operates along NE 150th Street, 25th Avenue NE, and NE 155th Street. The closest stops are located adjacent to the site on 15th Avenue NE at its intersection with NE 155th Street.

Less than a mile to the west of the Fircrest School site, Sound Transit is constructing the 148th Street Transit Station as part of the Lynnwood Link Light Rail Extension project.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements will be constructed along the portions of campus included in the Master Development Plan and are proposed to be completed in phases with triggers based on campus improvements. No other changes to the existing off-site roadway network are proposed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project would not use or occur in the immediate vicinity of water, rail, or air transportation.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Based on daily trip generation rates published for the range of existing and proposed used contemplated by the Master Development Plan, the campus could generate a net increase of up to 3,710 trips per day (1,855 in, 1,855 out). The peak traffic volumes would continue to occur during the commuter peak hours (between 7 am and 9 am and between 4 pm and 6 pm).

Truck trips are expected to continue serving the site for deliveries of food and supplies, trash and recycling pick-up, and maintenance. Based on truck trip generation rates published for the range of existing and proposed used contemplated by the Master Development Plan, the campus could

generate a net increase of about 22 truck trips per day (11 in, 11 out). Overall, truck trips would likely represent about 1.5% to 2% of the total daily traffic.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal would not interfere with the movement of agricultural or forest products on streets in the area because no agricultural or working forest lands are located within the vicinity of the project site.

g. Proposed measures to reduce or control transportation impacts, if any.

The following measures have been incorporated into the proposal to reduce the traffic and parking impacts with the project.

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

2) Contribute to cost of improvements (e.g., signalization or conversion to roundabout) at NE 150th Street / 25th Avenue NE – The NE 150th Street / 25th Avenue NE intersection is forecast to operate at LOS F without the project. The added AM and PM peak hour project trips are forecast to cause large increases in delay. As a result, it would also be appropriate for the project to contribute a proportionate share toward the costs of operational improvements (such as signalization or conversion to roundabout) to mitigate these impacts. Project traffic is estimated to represent between 2.7% and 3.4% of the total entering AM and PM peak hour volumes and would be reasonable contribution portions, if the improvement is not incorporated into the City's Transportation Impact Fee system. The city has identified this location as a growth project, but has not yet updated the TIF projects list.

3) Contribute to cost of improvements (e.g., signalization or conversion to roundabout) at NE 150th Street / 25th Avenue NE – The NE 150th Street / 25th Avenue NE intersection is forecast to operate at LOS F without the project. The added AM and PM peak hour project trips are forecast to cause large increases in delay. As a result, it would also be appropriate for the project to contribute a proportionate share toward the costs of operational improvements (such as signalization or conversion to roundabout) to mitigate these impacts. Project traffic is estimated to represent between 2.7% and 3.4% of the total entering AM and PM peak hour volumes and would be reasonable contribution portions, if the improvement is not incorporated into the City's Transportation Impact Fee system. The city has identified this location as a growth project, but has not yet updated the TIF projects list.

4) Parking analysis at time of development permitting – Parking supply for each individual Master Plan element would be determined at the time of permit application, and the number of spaces needed will depend on the intended building program. It is expected that sufficient supply would be provided to meet project parking demand. If future demand is estimated to exceed the supply, then the proponent would be required to perform further studies to

determine if parking mitigation (e.g., share parking or trip reduction strategies) would be needed. Parking requirements are a part of the City of Shoreline Development review process and are not a part of the SEPA Environmental Review process.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed Master Development Plan is may increase need for public services. The Department of Social and Health Services (DSHS) will contract with Public Services providers to support any increase in services. The DSHS currently has agreements with Public Services providers that can easily be amended.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No special measures are proposed.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: Seattle City Light
Natural Gas: Puget Sound Energy
Water: North City Water District. Future water infrastructure will include new water storage tanks to provide additional fire flow volume.
Refuse Service: Recology
Telephone: CenturyLink
Sanitary Sewer: City of Shoreline Public Works

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Type name of signee: Wayne E. Carlson, FAICP, LEED AP

Position and agency/organization: Principal Planner, AHBL Inc.

Date submitted: 9/12/2022
Date revised: 10/20/2023