Fircrest School Master Development Plan

Phase IV – September 2022

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Washington State
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1. INTRODUCTION

1.1 Campus Background/History

The Fircrest School Campus is an approximately 90-acre state-owned property in Shoreline, Washington. The property is home to the Fircrest School which provides support and habilitation in a residential setting to approximately 200 individuals with intellectual and developmental disabilities. Fircrest School is operated by the Washington State Department of Social and Health Services (DSHS). DSHS funds the facility's operations, residential care, and associated amenities.

The site has been in continuous use since 1889. Intense development first occurred in connection with World War II when the property served as a U.S. Naval Hospital. In 1947, the then decommissioned hospital facility was converted to Firland Sanatorium, Seattle's municipal tuberculosis treatment center. The center had relocated from its original location in the Richmond Highlands area. The new facility had 1,350 beds and treated tuberculous patients until its dissolution in 1973 when the state decided to consolidate tuberculosis treatment centers.

Figure 1.1 Attendants unloading patients at Firland Sanatorium (MOHAI, Seattle Post-Intelligencer Photograph Collection, 986.5.9374.1)

In 1959, 14 years before the closure of Firland Sanatorium, Fircrest School, a facility of Washington state, took over part of the old Naval Hospital site. Fircrest School was, at the time, one of four state residential habilitation centers for the mentally and physically impaired. When Fircrest School arrived at the campus, it used the west and northwest portions of the developed campus. The Department of Natural Resources (DNR) had ownership of the underlying land until the mid-1980s, when a land swap with DSHS put the easterly portion of the Fircrest School Campus into ownership by DSHS.

As the Firland Sanatorium decreased in population, the Fircrest School population grew. To meet Fircrest School's growing needs DSHS (formerly the Department of Institutions) purchased the old Naval Hospital buildings from King County in piecemeal fashion and undertook extensive redevelopment of the site from the 1960s through the 1990s. This included the removal of numerous Naval Hospital buildings and the construction of major new residential, administrative, and support facilities. The Department of Health (DOH) Public Health Laboratory and its parking lot was built in 1985 replacing four patient wards as well as the original Navy Administration Building.

The campus has housed an array of institutional patients since its establishment in 1959, and commercial tenants since the 1970s. Fircrest School currently includes over 40 buildings that make up approximately 375,000 gross square feet and serves a resident population of about 200 people. The current layout of the campus' roads and buildings is a remnant of historical uses. It is based on both

topography and typical Navy planning from the 1940s, which included a parade ground and a series of single-story buildings. Some earlier uses of the school have now been removed including the Shoreline School District offices, Hamlin Park Elementary, and the Washington State Patrol. Current uses include a residential habilitation center providing housing facilities for individuals with intellectual and developmental disabilities, adult training programs, several program and accessory operational buildings to support facility functions, and a historic Naval Chapel. Proposed future uses detailed in this Master Development Plan include a new nursing facility, a new behavioral health facility, and additional residential units/cottages.

Figure 1.3 Fircrest Campus circa 2020

1.2 SCOPE AND PURPOSE

This Master Development Plan (MDP) was prepared to guide and plan for future development of the Fircrest School campus. The purpose of the Fircrest School MDP is to provide detailed descriptions of the current uses of the campus and describe a comprehensive plan for future growth and improvements. The MDP is a blueprint to improve campus operations, aesthetics, meet required needs, and coherently plan development of future projects that support the intended uses of the campus while minimizing impacts on the surrounding neighborhoods.

This MDP covers development for a 20-year period from 2022 through 2042 on the approximately 65.57-acre project site (see Section 2.1 Site Location and Existing Use). The MDP also includes site mitigation measures to occur in conjunction with future development.

1.3 PRIOR PLANNING EFFORTS

Planning for the future uses and development of the Fircrest School campus has been an ongoing process since the school's establishment in 1959. A more formalized planning approach began in 1993 with the publication of the school's first Master Plan. The 1993 Master Plan was a study with the purpose of providing DSHS and its Division of Developmental Disabilities (DDD) with planning direction for how the Fircrest School Campus should be best utilized in the future.

Additional master planning efforts began in 2007 and has resulted in four phases of master planning. A Capital Budget proviso (Appendix A.2) directed DSHS to prepare a master plan for the portion of Fircrest School campus that was not being used by the Fircrest School or DOH. The Excess Property area included in this study was primarily located along the western boundary of the campus and in the southeast corner. Phase I included development of a set of project goals, three land use alternatives for the Excess Property, two public open houses, and a recommended the Hybrid Option for new land uses based on the alternatives. A report to the Legislature in January 2008, titled Fircrest Excess Property Report – Land Use Options and Recommendations, presented the Hybrid Option and marked the end of Phase I.

The Washington State Legislature subsequently authorized Phase II planning during its 2008 Supplemental Legislative Session, by amending the Capital Budget proviso to direct DSHS to prepare a more detailed plan. Phase II planning included: environmental analysis, planning for access and circulation, and natural systems, development standards, and one public open house. The resulting 2010 Fircrest Campus Excess Property Master Plan applied to approximately 83 acres of the campus. The Plan fulfilled the Legislature's direction for sustainability and community benefit, a long-term vision for the Excess Property and its relation to the Fircrest School, and measures to ensure a positive environmental impact.

In June 2017, DSHS completed a "Phase III Campus Master Plan" which identified the needs of the Fircrest School facility and how to efficiently implement the programmatic needs over a 10-year period. This Master Plan updated the 2010 Fircrest School Campus Excess Property Master Plan. The Plan identified the programmatic needs of the Fircrest Residential Habilitation Center, determined its ability to efficiently implement these programmatic needs, and developed a plan to systematically coordinate all capital projects. The plan included building assessments of the structures associated with the nursing program, the residences, and the adult training program.

In 2018, the Department of Social and Health Services (DSHS) started planning to submit a Master Development Plan (MDP) application to the City of Shoreline. The MDP includes existing and future programmatic uses to support the Fircrest Residential Habilitation Center and a new use to include a community base residential treatment facility to provide behavioral health treatment. In 2019 a moratorium for new MDP applications was approved by the Shoreline City Council for six months. The moratorium allowed the City to research and create a definition for a residential treatment facility proposed to be developed on the Fircrest School. At the same time two separate studies approved by the Washington State Legislature were funded. These studies were to determine highest and best value future development on the Fircrest Campus. This information has been used to inform the MDP. DSHS relaunched the Master Planning process in late 2021 and developed this Master Development Plan to be

approved by the City to allow for continued maintenance and new developments on the campus covering a 20-year period from 2022 through to 2042.

1.4 DEVELOPMENT NEEDS

The buildings on the Fircrest School Campus require varying levels of improvements. 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. Other buildings, including the nursing program, require demolition and reconstruction to successfully continue operations in the future.

The Master Development Plan proposes to provide additional support services to those with acute mental illness. In the 2019 Legislative session, Gov. Jay Inslee laid out a vision to provide mental health services in the local communities for people with acute mental illness to prevent or divert people from being committed to state hospitals. Washington State has a high prevalence of mental illness and low access to care, and demand for civil beds exceeds current capacity. The Legislature supported the Governor's vision in the 2019 session and enacted a budget and provided direction to DSHS to begin development of community-based behavioral health residential treatment facilities for civilly committed individuals. The Fircrest Campus has been selected by the Department of Social and Health Services as a preferred location to construct a new 48-bed community-based treatment facility to provide behavioral health services. Details of this new facility can be found in Section 3.1 of this Master Development Plan.

On the eastern portion of the site, DSHS manages the Dan Thompson Memorial Developmental Disabilities Community Services Account (Dan Thompson Account) to help support individuals living with developmental disabilities that use community-based services (see Section 2. Existing Conditions for additional information). DSHS is required to generate some revenue on any portion of these lands that are not directly used by the Fircrest School. As a result, DSHS is exploring potential commercial and/or civic use options for the southeast corner of the site that would provide new revenue to the beneficiaries of the Dan Thompson Account while also integrating with the physical context and adjacent uses of the campus.

1.5 COMPREHENSIVE PLAN

The City of Shoreline's Comprehensive Plan (adopted by Ordinance 649 on Dec. 10, 2012) designates the Fircrest School campus as the Institution/Campus land use designation. This Master Development Plan supports a number of goals and policies identified in the City's Comprehensive Plan. This section identifies these goals and policies, grouped by the Comprehensive Plan Elements, and describes how this plan supports these goals and policies.

Framework Goals

FG1: Continue to support exceptional schools and opportunities for lifelong learning.

FG2: Provide high quality public services, utilities, and infrastructure that accommodate anticipated levels of growth, protect public health and safety, and enhance the quality of life.

FG18: Encourage Master Planning at Fircrest School that protects residents and encourages energy and design innovation for sustainable future development.

Master Development Plan Support: *The Fircrest School Master Development Plan outlines a plan to continue and improve the operations of the Fircrest School Campus over the next 20 years. The proposed campus improvements ensure DSHS can continue to provide high quality care for the residents of Fircrest School and to accommodate new residents in the future in a safe and secure environment.*

Citizen Participation

Goal CP I: To maintain and improve the quality of life in the community by offering a variety of opportunities for public involvement in community planning decisions.

CP1: Encourage and facilitate public participation in appropriate planning processes, and make those processes user-friendly.

CP7: Educate residents about various planning and development processes, how they interrelate, and when community input will be most influential and effective.

Master Development Plan Support: *Several community and stakeholder engagement meetings were hosted by DSHS beginning in October 2018. Prior to the COVID-19 pandemic engagement opportunities were held in person at the campus. In March 2022 an Early Community Input Meeting was hosted via Zoom. The Early Community Input Meeting provided neighbors and interested members of the public information about the proposed Master Development Plan and allowed the public to ask questions and provide feedback/comment. In May 2022 a Neighborhood Meeting was hosted via Zoom. The meeting provided an update on the Master Development Plan process and allowed members of the public to make comment and/or ask project staff questions.*

Land Use Element

Goal LU XI: Maintain regulations and procedures that allow for siting of essential public facilities.

LU21: The Campus land use designation applies to four institutions within the community that serve a regional clientele on a large campus. All development within the Campus land use designation shall be governed by a Master Development Plan Permit. Existing uses in these areas constitute allowed uses in the City's Development Code. A new use or uses may be approved as part of a Master Development Plan Permit.

Master Development Plan Support: *Fircrest School is a public facility providing care for individuals with intellectual and developmental disabilities. All development and campus improvements within the next 20 years on the campus are described in this Master Development Plan. The Master Development Plan includes improvements to existing uses as well as the construction of a new Behavioral Health*

Facility. The Behavioral Health Facility is considered an Essential Public Facility that requires a Special Use Permit under the Shoreline Municipal Code. The Special Use Permit will be applied for concurrently with the Master Development Plan Permit.

Community Design Element

Goal CD IV: Encourage historic preservation to provide context for people to understand their community's past.

CD43. Encourage both public and private stewardship of historic sites and structures.

Master Development Plan Support*: The Master Development Plan supports the preservation of the historic naval chapel. The naval chapel was given landmark status in 2021.The Master Development Plan proposes to preserve the chapel and area around it. The Master Development Plan also proposes walking trails linking the historic chapel to Hamlin Park.*

Transportation Element

Goal T III. Provide a pedestrian system that is safe, connects to destinations, accesses transit, and is accessible by all.

T23. Design crossings that are appropriately located, and provide safety and convenience for pedestrians.

Master Development Plan Support*: The Master Development Plan proposes a series of pedestrian trails connections through the campus (including from the historic naval chapel) to Hamlin Park. Pedestrian crossing areas over campus driveways will be located in reduced speed areas to provide safe crossing for pedestrians.*

Economic Development Element

Goal ED VI: Support employers and new businesses that create more and better jobs.

Goal ED VII: Encourage multi-story buildings for efficient land use.

Goal ED VIII: Promote and support vibrant activities and businesses that grow the local economy.

ED18: Use and/or conduct market research as needed to guide the City's economic development strategies and to assist businesses.

ED20: Encourage businesses to plan for shared parking when redeveloping commercial areas in order to provide adequate (but not excessive) parking. Other considerations in design of mixed-use or multi-tenant parking areas should include opportunities for interconnectivity and shared space, number and placement of curb cuts, and routes for ingress/egress.

ED30: Unlock the Fircrest excess property to create living-wage jobs while respecting and complementing its existing function as a facility for people with disabilities

Master Development Plan Support*: The Master Development Plan includes improvements to existing campus uses as well as the replacement of existing Skilled Nursing Facilities with a new facility, and*

the construction of a new Behavioral Health Facility, all of which are supported by the Washington State Legislature. In the campus' southeastern corner, The Master Development Plan allows for commercial and civic uses to be developed by others. These uses are subject to the Plan's list of permitted uses, development standards (i.e., density, height, building size, and lot coverage limits, and building setbacks), and design standards (i.e., site and building design standards). These provisions have been crafted to balance economic development goals and compatibility with uses within and adjacent to the campus.

Natural Environment Element

Goal NE III. Regulate land disturbances and development to conserve soil resources and protect people, property, and the environment from geologic hazards, such as steep slope, landslide, seismic, flood, or erosion hazard areas.

NE2. Preserve environmental quality by taking into account the land's suitability for development, and directing intense development away from critical areas.

NE22. Encourage the use of native and low-maintenance vegetation.

Master Development Plan Support*: Proposed development on the campus is located primarily in areas with existing development. All proposed developments are located in areas that are not classified as critical areas, specifically at a distance from the steep slopes in the south eastern portion of the site. Replanting on the site to replace removed trees will be native trees at specifications directed by the City.*

Parks, Recreation and Open Space Element

Goal PRI: Preserve, enhance, maintain, and acquire built and natural facilities to ensure quality opportunities exist.

Policy 1.1: Preserve, protect and enhance natural, cultural and historical resources, and encourage restoration, education and stewardship.

Policy 1.2: Provide a variety of indoor and outdoor gathering places for recreational and cultural activities.

Policy 1.8: Improve accessibility and usability of existing facilities.

Master Development Plan Support*: The Master Development Plan supports the preservation of the historic naval chapel and increases public access to the chapel through the development of a walking trail system (partially ADA accessible) with connections to Hamlin Park. The Plan also proposes to maintain and expand the Activities Building which is primarily used by residents for indoor recreation.*

The Master Development Plan also provides for a publicly accessibly open space in the south easterly corner of the campus. This space will be provided to the community for their benefit.

2. EXISTING CONDITIONS

2.1 SITE LOCATION AND USE

The Fircrest School campus previously covered an approximately 88-acre state-owned property located on the corner of 15th Ave NE and NE 150th Street in the City of Shoreline, Washington. In 2010 the parcel was short platted (King County record #20100803900004) and a smaller 12.6-acre parcel was created on the portion of the site that is owned and managed by the Department of Health (DOH) (King County parcel number 1626049111). The larger remaining portion of the parcel (King County parcel number 1626049010) is approximately 75.4 acres and continues to be used as the Fircrest School campus.

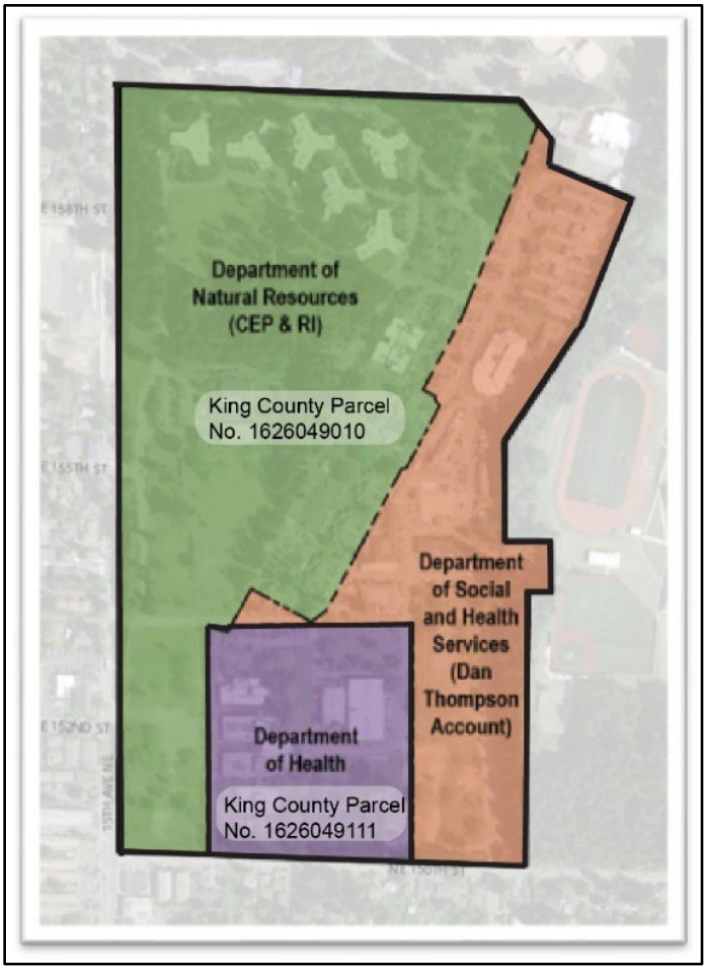


Figure 2.1 Fircrest School Land Ownership

The Fircrest School campus parcel is made up of two Washington State landowners: The Department of Natural Resources (DNR) and the Department of Health and Social Services (see Figure 2.1). DSHS currently leases land from DNR to operate Fircrest School.

There are also two accounts that are managed on the campus. The Charitable Education, Penal and Reformatory Institutions (CEP&RI) Trusts is managed by DNR. This Trust's sole mission is to generate revenue to provide support for state institutions managed by the Department of Corrections and DSHS. The Dan Thompson Memorial Developmental Disabilities Community Services Account (Dan Thompson Account) is managed by DSHS. The Dan Thompson Account was created in 2005 to provide family support and/or employment services to eligible persons with development disabilities who can be served by community-based services.

The primary land use on the site is for the Fircrest School Residential Habilitation Center (RHC), one of four RHCs operated by DSHS. Fircrest School provides services to the individuals who reside at Fircrest that are partially funded through two different programs regulated by the Centers for Medicare and Medicaid Services. The Nursing Facility within Fircrest provides individualized health care and activities to persons who have unique medical needs. The Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/ID), provides individualized habilitative services that support and enhance individual skills and strengths. In addition to its residential, administrative, and support facilities, the Fircrest School includes an Activities Building and a Naval Chapel. The Naval Chapel is open to the public.

The Activities Building has previously been open for public use and currently can be available to the public by request. The Washington State Department of Health (DOH) operates a public health laboratory on the 12.6-acre parcel south of the main campus. This is no longer a part of the Fircrest School campus and not a part of the site for this Master Development Plan.

The project site covered in this Master Development Plan is approximately 65.57 acres and covers a large portion of King County parcel number 1626049010. Figure 2.2 shows in green the portion of the parcel that is included in this Master Development Plan. The remaining portion of the parcel and parcel number 1626049111 is not included in this Plan.

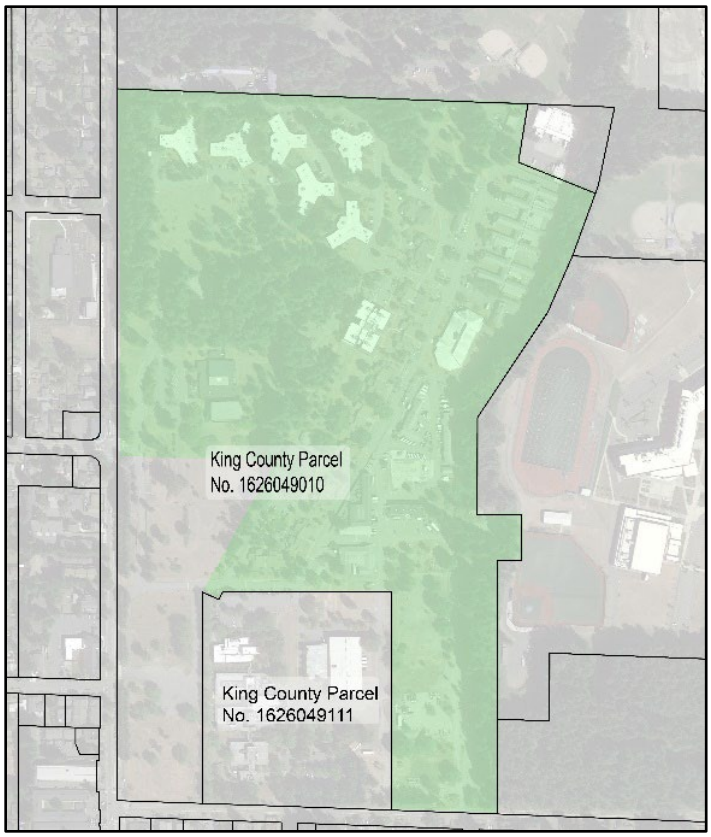


Figure 2.2 Master Development Plan Project Site

The existing zoning of the Fircrest School Campus is Fircrest School Campus Zone (FCZ). FCZ allows all existing uses on the Fircrest School Campus through a City-approved Master Development Plan.

This site is located in an urbanized area, adjacent to a major arterial street and served by bus transit, and adjacent to two parks and two schools. The surrounding neighborhood includes a mix of single-family and multi-family residential, office, commercial, school, park and institutional uses. A commercial corridor with supermarkets, restaurants, and a variety of retail uses extends south from the campus along 15th Avenue NE. It is important to consider the surrounding neighborhood context when exploring options for reuse planning on the site's periphery.

- Southwest Corner: There is a cluster of multifamily and limited nonresidential uses located at the intersection of 15th Avenue NE and 150th Street. Single-family homes are located on the blocks beyond.

- Western Edge: A mix of institutional (places of worship), multi-family and single-family are located cross 15th Avenue NE from the campus. The corridor transitions to single-family neighborhoods further to the west.

- Eastern Edge: The South Woods Park and Shorecrest High School immediately abuts the campus to the east; these uses provide large spans of open space and tree canopies. The school has sports fields and recreational areas. More single-family residential neighborhoods are located further to the east.

- Northern Edge: Hamlin Park abuts the site to the north; the park has extensive tree canopies and some play fields and turf areas.

Figure 2.3 Fircrest School Vicinity Map

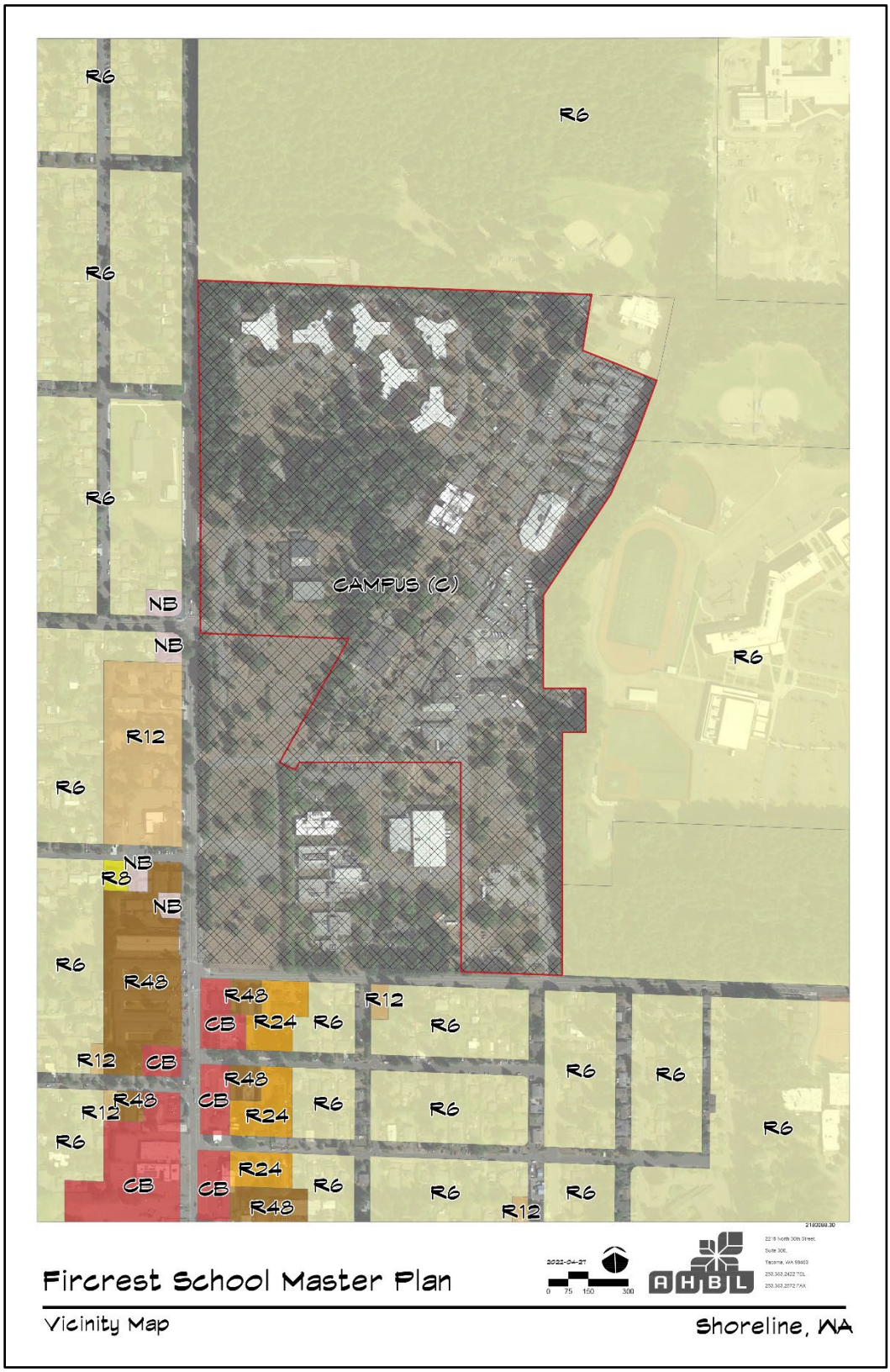
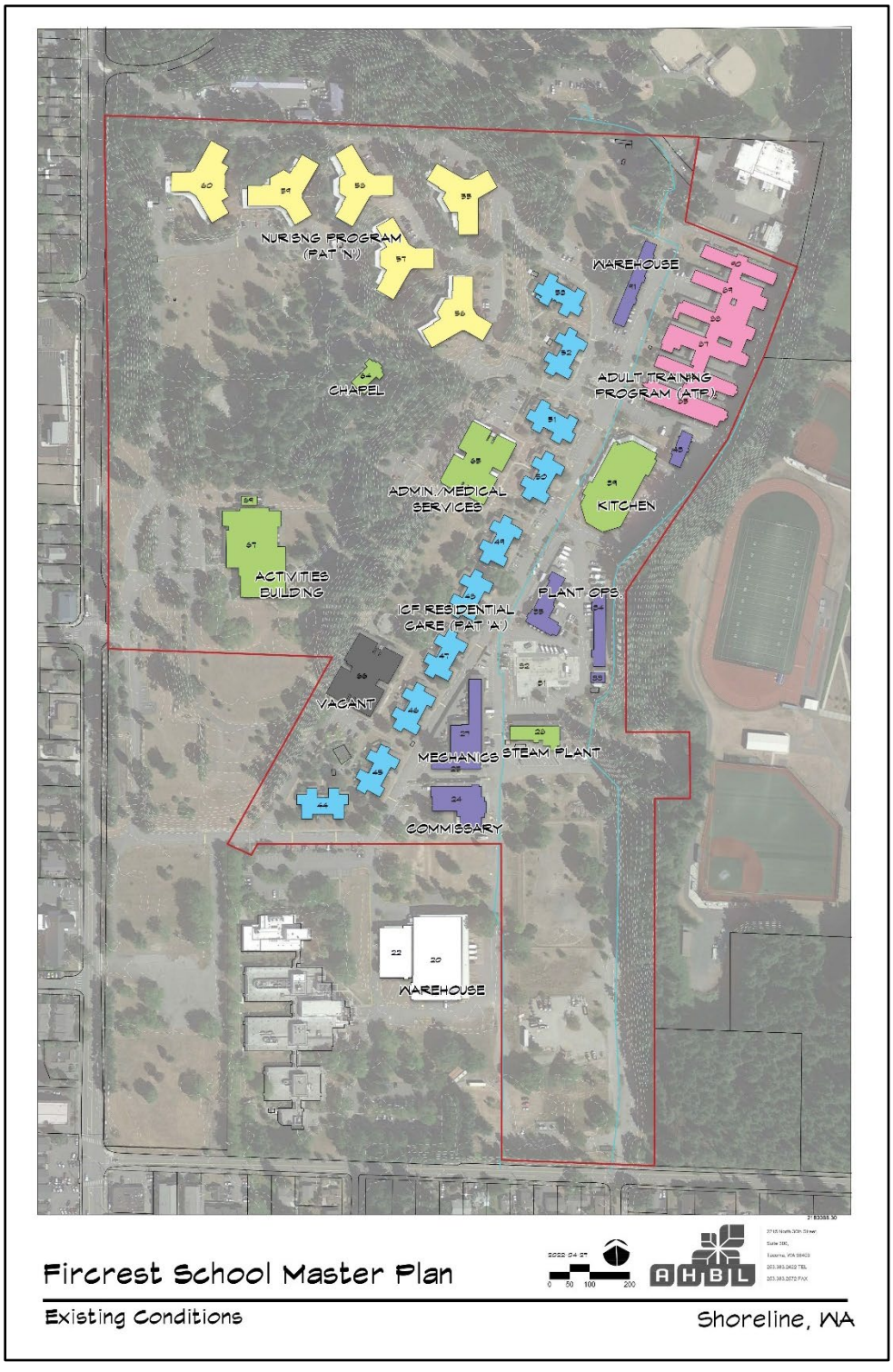


Figure 2.4 Existing Uses Site Plan



2.2 EXISTING FACILITIES

Main Campus Buildings

Pat N/"Y Buildings" (Buildings #55, #56, #57, #58, #59, & #60)

The Program Area Team N (PAT N) Buildings, sometimes referred to as the "Y Buildings" due to the building shape, are the six buildings in the northwest portion of the campus currently used as a nursing facility. These residential buildings were constructed in 1963 and provide long-term housing facilities for individuals with developmental disabilities. Each building is 10,938 square feet and has maximum capacity of 20 residents. Currently all six buildings are operational with limited additional capacity.

Figure 2.5 Pat 'N' / "Y Buildings"

The buildings are constructed of unreinforced clay brick, with wood frame flat roofs. The buildings are single story with basement mechanical and electric rooms in one wing. The exterior windows are aluminum, single-glazed windows without thermal breaks.

Figure 2.6 Existing nursing facility

Although there has not been a formal structural evaluation of the buildings, it is reasonable to conclude that the buildings do not meet current building code seismic requirements. The cost to renovate the six buildings is significant. Virtually every element of the buildings needs to be addressed: the structure, HVAC, plumbing, the building envelope, and energy issues. Therefore, the buildings are proposed to be demolished and replaced with a new nursing facility further described in Section 3.1 of this Master Development Plan.

Adult Training Programs (ATP) (Buildings #85, #86, #87, #88, #88, #89 & #90)

The Adult Training Programs (ATP) Building provides adult training programs for individuals with intellectual disabilities. The 47,021 square-foot wood frame building was built in 1942 as part of the original construction of the Navy Hospital. The building consists of a long central corridor with six narrow wings off each side. The configuration contributes to a large percentage (29%) of the space being dedicated to corridor and circulation space making it an inefficient space for the training function it currently houses. A little over half of the building space is devoted to Adult Training Programs. The space is primarily used for workshops for individuals with intellectual disabilities. Almost half of the building is occupied by functions that are not related to the Adult Training Programs.

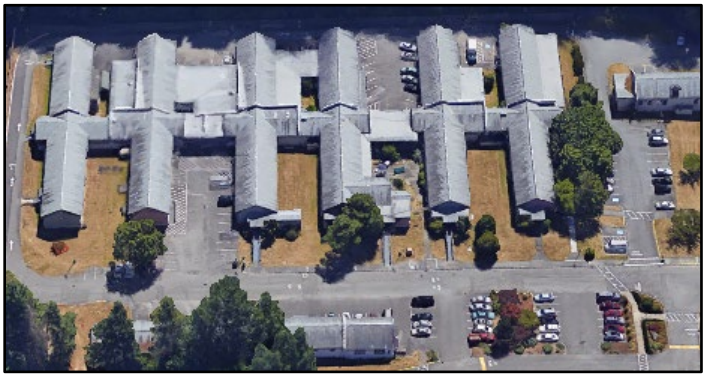


Figure 2.7 Adult Training Program Building

The building is wood frame construction with pitched roofs with asphalt shingles. The building has painted wood sliding and most of the exterior windows are wood, single-glazed, double-hung windows. There are some vinyl windows in the main central corridor. The building has area separation walls that extend above the roof line by two feet. The floor is approximately 30 inches above the surrounding grade. The resulting crawl space is enclosed with vertical wood siding, but this is in disrepair.

Figure 2.8 Adult Training Program and outdoor picnic area

There are no concrete footings to support the structure. There is significant settling on the floor in the building. While no structural analysis has been done, it is readily apparent that the building does not meet current building code standards for wind or seismic and possibly snow loads. The building was built 80 years ago. It was not intended to serve the functions it currently houses. Given the building's state of repair it is not practical to attempt any upgrades to the building to meet current building codes. Therefore, the building is proposed for demolition and the Adult Training Programs will be rehoused to an existing vacant building on campus.

Pat A (Intermediate Care Facility (ICF) Cottages) (Buildings #44, #45, #46, #47, #48, #49, #50, #51, #52, & #53)

The Fircrest School campus has 10 buildings that function as intermediate care facilities for individuals with intellectual disabilities. These facilities were constructed during the 1970s and are commonly referred to as "the cottages." These facilities have 24-hour supervision and medical/nursing services for Medicaid eligible clients who are in need of active treatment services. Each cottage is 6,579 square foot and contains 16 bedrooms. The facilities have a total of 160 beds, but currently house 133 residents, which is considered full capacity. The 10 buildings have essentially the same floor plan with some variations in the bedroom configurations.

Figure 2.9 Pat 'A' / ICF Cottages

The buildings are constructed of brick with interior walls fully sheathed with lath and plaster or wallboard. The roof structure is wood framed with cedar shingles above the brick and asphalt shingles roofing. The buildings have clerestory windows and skylights. The buildings have exterior patios at the rear of the duplexes for outdoor activities for residents.

Commissary Building (Building #24)

The Commissary Building houses the purchasing and distribution center for all consumable goods for the campus. The building was constructed in 1942 and is a single story, 8,000 square foot, wood frame construction with a pitched roof with asphalt shingles. The structure has painted wood siding and single-glazed, double-hung, wood frame exterior windows.

Figure 2.10 Commissary Building

The building is broken up into a number of spaces which do not function well for a warehouse. The building is 80 years old, in poor condition, and it was not intended to serve the function it currently serves. While no structural analysis has been done it is readily apparent that the building does not meet current building code standards for wind or seismic and possibly snow loads. Given the building's state of repair it would take a fair amount of work to upgrade the building to meet current building and energy codes. The building is therefore proposed to be demolished.

Support Services Buildings

Dietary Building (Building #39)

Figure 2.11 Dietary Building

The Dietary Building is the campus' kitchen. Constructed in 1988 the building is a 21,950 square foot, single story, pre-engineered metal building. It provides food services and dining facilities for the campus residents. Most of the campus residents eat lunch in the Dietary Building. The Dietary Building is used to prepare meals or ingredients for residents in the ICF Cottages. The kitchen will provide meals to residents who are not physically able to get to the Dietary Building . The kitchen has a meal capacity of about twice the meals it currently serves on a daily basis. The building is in good condition and suitable to continue operations in the future as the campus expands.

Steam Plant (Building #28)

Figure 2.12 Steam Plant

The Steam Plant provides the centralized heating system for most of the buildings on campus; the exception being the Pat N/"Y Buildings" that have individual boilers in each building. The structure is an 8,000 square foot, wood frame building, constructed in 1942. The plant has four steam boilers; one has been decommissioned, however, the remaining boilers appear to be well maintained. The building is over 80 years old and will need ongoing maintenance. The steam boilers will likely need to be upgraded to continue to meet heating demands. DSHS plans to decentralize the heating system on the campus and install HVAC systems or boilers in each of the buildings. The steam plant will therefore not be needed anymore and is proposed for demolition.

Chapel (Building #64)

Figure 2.13 Naval Chapel

The Chapel is a 3,518 square foot building with a brick exterior. The Chapel was built in 1944 and was the first freestanding, nondenominational Naval Hospital Church in the United States. The chapel was given landmark designation status in 2021. The Chapel is open for services every Sunday morning. The chaplain also maintains office hours on a somewhat irregular schedule. Services are attended by Fircrest School residents and some family members.

Administration Building (Building #65)

Constructed in 1973, the Administration Building is a three-story, concrete and brick building that houses the administrative and support services for the campus. The building is 48,915 square-foot and has a ramp to provide access to the second and third floor and has an upgraded HVAC system. Overall, the building is in good condition.

Figure 2.14 Administration Building

Activities Building (Building #67)

The Activities Building is a single story, 35,341 square-foot building, constructed in 1973. The brick building has a swimming pool and a gymnasium along with offices and activity spaces. The Activities Building is currently being used for ATP training and other programming. The Fircrest School Campus does not currently have the funds available to operate the pool for its residents or the greater community. The pool has been drained since 2009. The pool piping system has deteriorated to a point where the pool would need be reconstructed. The remainder of the building is in good condition. The building has not seen a significant remodel since its original construction.

Figure 2.15 Activities Building

Vacant Building (Building #66)

Building #66 is a mostly vacant, three-story brick building similar to Building #65 that houses Fircrest School's administrative services. The building was constructed in 1973 and is 41,048 square feet. The building has two elevators but is configured with the second floor provided at grade access by the way of ramps on the west side of the building. The building is overall in unsatisfactory condition. DSHS had requested funding to renovate the building to meet current codes and future programmatic needs. The Legislature has not approved funding for this remodel.

Maintenance and Storage Buildings

There are a number of buildings on the Fircrest School Campus constructed around 1942 that support the maintenance and storage needs. These buildings provide space for material storage and functional shop areas. They are associated with the commissary function on campus.

Plant Mechanics Shop (Building #25 & #27)

The Plant Mechanics Shop is a combination of two adjacent buildings both constructed in 1942. The larger of the two structures is a 9,200 square-foot wood frame structure and the other is a 4,124 square-foot prefabricated steel. Both buildings store equipment and appliances required for building operations. Both buildings are in poor condition and are proposed for demolition in this Master Development Plan.

Carpentry and Plumbing Shop (Building #34)

The Carpentry and Plumbing Shop is a 5,578 square-foot, wood-frame building constructed in 1940. The building is primarily used for storing materials and parts necessary to keep the school's buildings and infrastructure operating. The building is in poor condition and is proposed for demolition.

Plant Operations (Building #35)

The Plant Operations building houses staff that maintain the physical facilities for the campus. The building also contains the automotive shop to maintain the state-owned vehicles. The building is a 6,532 square-feet, wood-framed building constructed in 1942 and is in poor condition. The building is inefficient at serving its purpose and is proposed for demolition.

Paint Shop (Building #43)

The Paint Shop is a single story, 2,932 square foot, wood-frame building constructed in 1942. The building is used to store materials and parts necessary to keep the buildings and infrastructure operating. The building has painted wood siding, asphalt shingle roofing, and a separation wall that extends above the roof line by approximately two feet. The building is in poor condition and is proposed for demolition.

Warehouse (Building #91)

The Warehouse Building stores equipment and appliances required for building operations. The building was constructed in 1942 and is a single-story, 6,438 square foot, wood frame structure, with a separation wall that extends approximately two feet above the roof line. While no structural analysis has been done it readily apparent that the building does not meet current building code standards for wind or seismic and possibly snow loads and is therefore proposed for demolition.

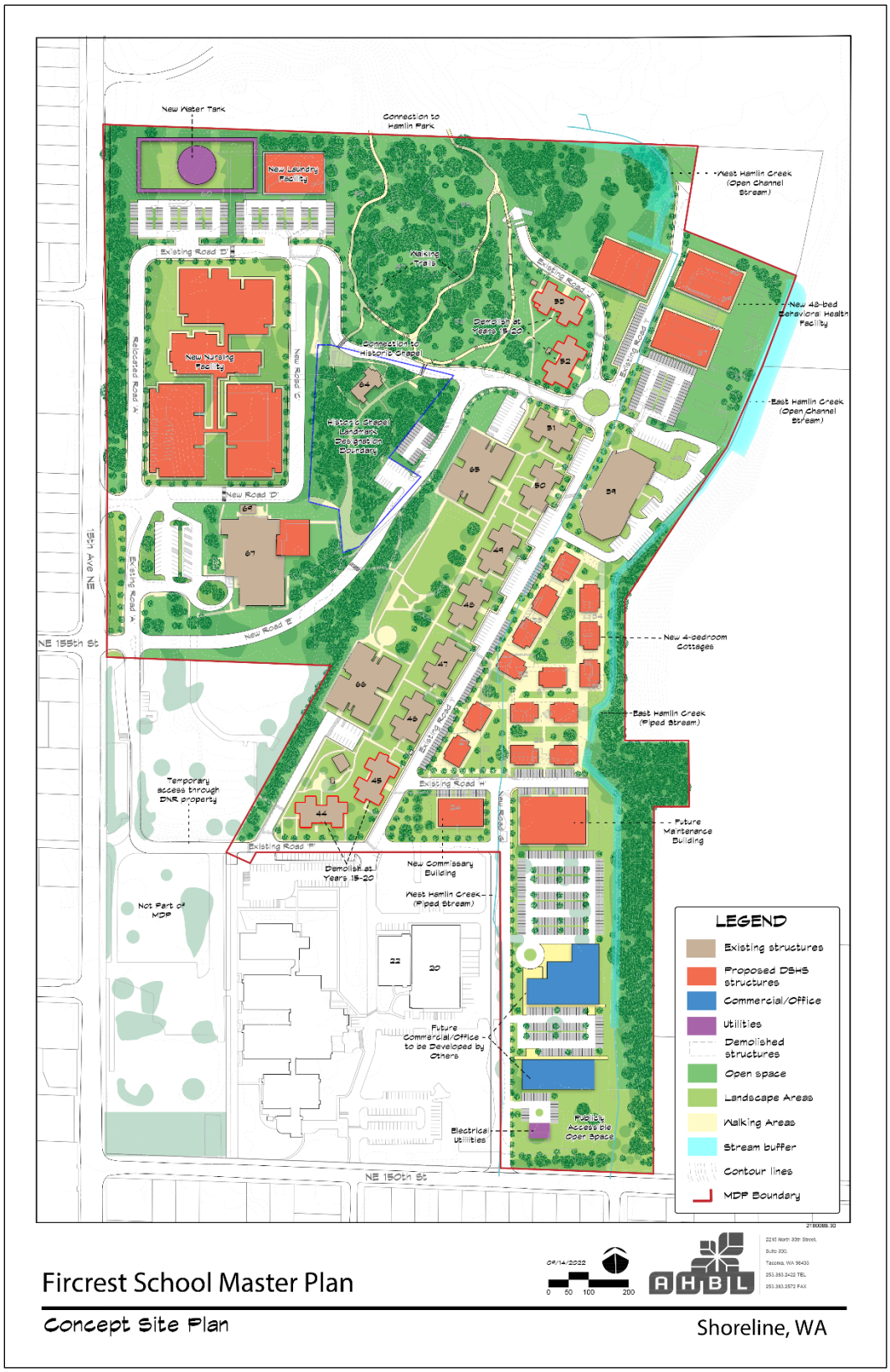
3. DEVELOPMENT PLAN

3.1 PROPOSED PROJECTS

The proposed improvements to Fircrest School, as shown in the site plan, include all the allowed uses on the campus that could occur within the 20-year planning horizon. The site plan boundaries for this Master Development Plan cover approximately 65.57 acres. See Figure 3.1 for the site development plan for the entire site.

Figure 3.1 should be considered diagrammatic. Future development funding remains to be provided. Facility design will start as funding is provided by the Washington State Legislature. The purpose of Figure 3.1 is to illustrate the maximum constraints, size of buildings, parking (new and existing), potential campus drive lanes, and community spaces. Refinements will be provided as funding is provided.

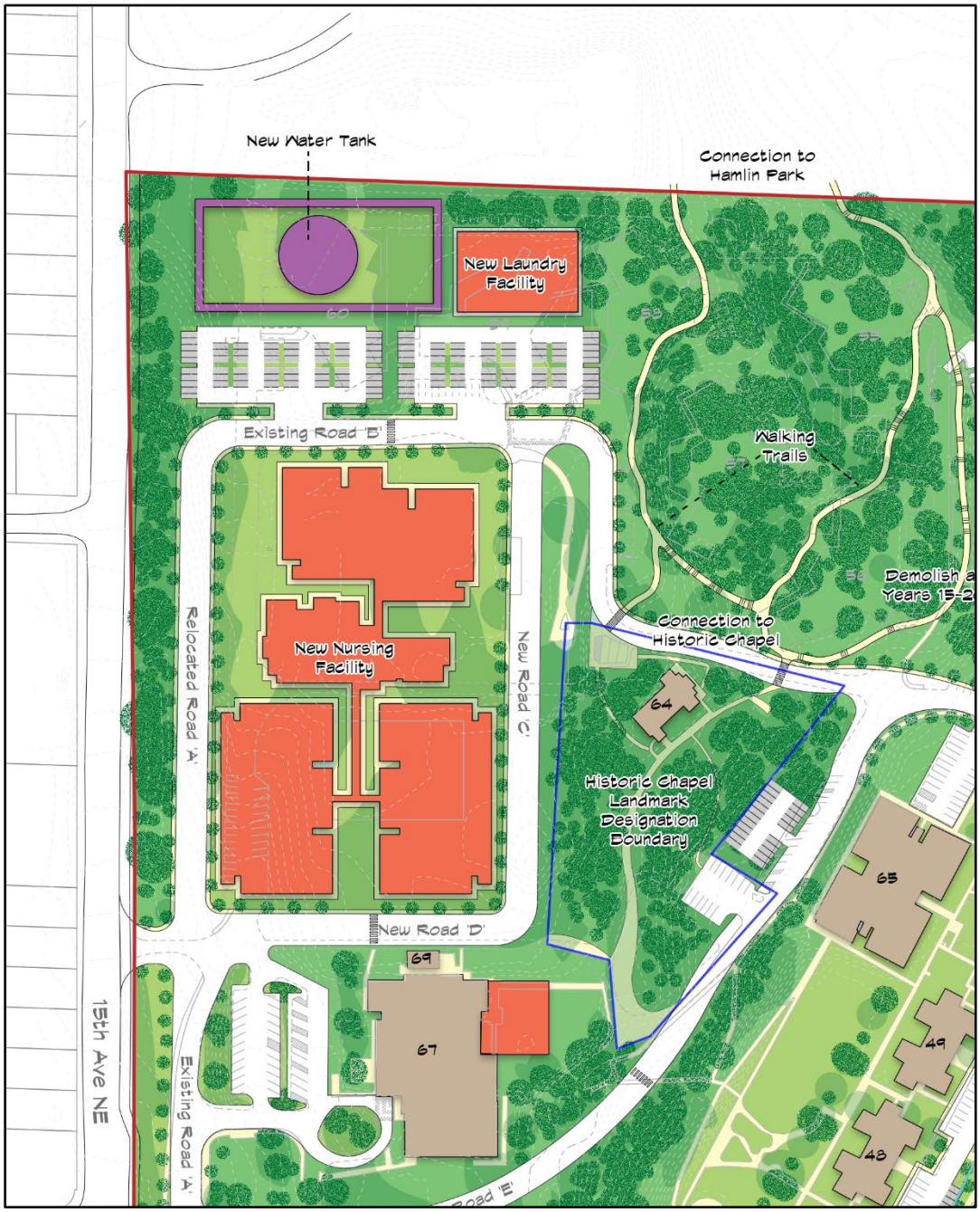
Figure 3.1 Proposed Developments Site Plan



The proposed developments shown in the site plan are divided into four quadrants. The proposed improvements in each of the quadrants is described below.

Northwest Quadrant

Figure 3.2 Northwest Quadrant



Skilled Nursing Facility

The Nursing Facility at Fircrest School RHC provides individualized health care and activities to persons who have unique medical needs. The Nursing Facility houses residents in six "Y" shaped buildings called the "Y Buildings". The nursing facility is also referenced as PAT N (Program Area Team N). Replacement of the six Nursing Facility buildings is needed for several reasons:

- Buildings are in serious disrepair and in need of upgrades in every aspect; structural, HVAC, plumbing and energy efficiency.
- Facilities are operationally very inefficient. The separate buildings, set at different elevations along the hillside, make connections between buildings very operationally challenging.
- Living accommodations do not meet Center for Medicare and Medicaid nursing facility program standards per Center of Federal Register Title 43. Residents in the facilities have minimal privacy. They don't sleep in bedrooms, but instead have curtained alcoves along the narrow circulation corridor.
- Physical therapy space and equipment are remotely located requiring clients to be transported by van to therapy. This is a barrier to receiving quality care.
- Food service is also impaired by operational inefficiencies.
- The lack of physical connection between the Y-Buildings increases the difficulties of nursing staff communication.

Figure 3.3 Skilled Nursing Facility Pre-Design

The cost to renovate and repair the six buildings is significant. The buildings are proposed to be demolished and replaced with a new nursing facility. Demolition phasing will be coordinated with the construction of a new nursing facility. The new Nursing Facility is proposed to be located just south of the existing nursing facility buildings. The new Nursing Facility is proposed to be approximately 115,850 square feet in gross building area. The predesign (Appendix A.3) identifies the building to be a single-story facility that would contain approximately 120 beds. Additional parking will also be constructed as part of the new Nursing Facility for staff and visitors to the facility.

Water Tanks

Water use on site is currently operating below the maximum capacity. It is anticipated that additional water capacity will need to be added to the site to accommodate fire flow for the new buildings proposed on the campus.

DSHS was funded to review the existing water system and to create a water plan. DSHS has been working with North City Water District (NCWD) to understand the existing water system in the surrounding community. NCWD is proposing that one 2-million-gallon tank be provided on the Fircrest campus while another tank is located offsite by NCWD. The system will be fed from the water main in 15th Avenue and discharge to the NCWD campus across the street before integrating back into the NCWD system. Additionally, NCWD believes that upsizing the water main within 15th Ave from an 8-inch pipe to a 12-inch pipe from 150th to 155th could potentially increase fire flow availability to the site.

A pump house will be required to support filling the tank and pressurizing the system. The pump house could be located onsite and/or across the street based on discussions with NCWD. For more information on the Water Tanks and Offsite Infrastructure, see Section 8.1.

Laundry Facility

In 2017, the onsite laundry facility burned down. The fire was localized to the laundry and laundry storage buildings. The laundry facility needs to be replaced and is proposed to be located to the northwest corner of the site. The laundry facility will serve laundry demands of the entire campus. The new laundry facility will be approximately 15,000 square feet.

Activities Building

The Activities Building is a brick building containing a swimming pool, gymnasium, offices, and activity spaces. The building is well maintained but requires ongoing maintenance and upgrades in the future. The pool, located on the south end of the facility, is in great disrepair and has been closed since 2009. The pool will not be reopened in the future at its current location. Part of the proposed upgrades to the building include expanding the building by approximately 7,350 square feet to address future needs of the Fircrest School RHC. The building will remain single story and the proposed expansion will allow for additional capacity for staff and residents.

Recreational Trails

A series of recreational trails are proposed in the forested areas north and south of the historic chapel. These trails will have minimal impact on existing vegetation and will likely include a combination of ADA-compliant trails as well as some trails with stairs where topography is steeper. The combination of “walking trails” and “forest paths” will provide passive recreation opportunities for staff, residents, visitors and members of the general public. As shown in Figure 3.4 below the left image is an example of a “walking trail” (paved surface trail that can provide ADA access, but provide access across the site, separate from existing streets), whereas the center and right images are examples of “forest paths” (typically non-paved surface that provides walking recreation in forested and other natural settings with in the campus).

Figure 3.4 Character Images of Walking Trails

The trails will provide connections from the Fircrest School campus to Hamlin Park north of the campus as well as connections to the historic naval chapel. This area contains many mature trees which will be retained during site development. New plantings of native replacement trees are proposed to be located in this area as well creating a mix of mature and new trees.

Northeast Quadrant

Figure 3.5 Northeast Quadrant

Behavioral Health Facility

In 2019 Washington State Legislature supported the vision to provide mental health services in local communities for people with acute mental illness. The Legislature enacted a budget and provided direction to DSHS to begin development of three community-based behavioral health residential treatment facilities. Construction of these facilities would give the state a unique opportunity to improve access to behavioral health services by providing more capacity and reduce the stigma associated with mental illness by creating a more effective treatment model.

The Behavioral Health Facility would provide three 90 to 180-day treatment facilities. The 90 to 180-day 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. These individuals may have completed treatment in an Evaluation and Treatment (E&T) facility but require further treatment prior to being returned to their community. The 90 to 180-day facility will have large spaces for activities/life skills/exercise space to keep patients engaged for the longer stay and to help teach life skills that will help transition patients back into the community. These services are not currently provided in Washington outside of the Western State Hospital in Lakewood and Eastern State Hospital near Spokane.

DSHS identified the Fircrest School campus as a potential site for a 48- bed behavioral health center, as part of a state-wide effort to provide better access to mental health services for those suffering from acute metal illness. In March 2020 a predesign report titled Behavioral Health: Community Civil 48 Bed Capacity, completed by BCRA/BWBR, considered six alternative sites, including Fircrest School, for the location of a 48-bed facility (see Appendix A.4). While the report identified Clark County as the preferred alternative, Fircrest School is also a favorable location for DSHS to locate this facility.

The proposed 48-bed Behavioral Health Facility will consist of three single story buildings, each approximately 17,000 square feet, and each containing 16-beds for the care of patients. The buildings are proposed to be located in the northeast corner of the campus in place of the current Adult Training Program Building which is proposed to be demolished and relocated elsewhere on campus.

Adult Training Program

The Adult Training Program Building was built 80 years ago and while no structural analysis has been done, it is likely the building does not meet current building code standards. Given the building's state of repair it is not practical to attempt any upgrades to the building to meet current building codes.

The building is proposed to be demolished prior to the development of the Behavioral Health Facility. The Adult Training Program will continue to operate at the Fircrest School campus. It is proposed to be relocated to other buildings on campus including the Activities Building and Building 66.

ICF Cottages (#52 & #53)

The two ICF Cottages in the northeast area of the campus are proposed for demolition. The cottages are both 16-bed residential facilities that will be replaced with the construction of the new 4-bedroom ICF cottages located south of the Dietician (Building #39). Demolition is not anticipated to occur until years 15-20 of the life of the Master Development Plan.

Warehouse (Building #91)

The Warehouse building is used to store equipment and appliances required for building operations. The building is older, in disrepair and likely does not meet current building code standards. The Warehouse is proposed to be demolished. The existing uses of the building will be relocated to a new maintenance building in the central area of the campus. One of the three buildings proposed for construction as part of the Behavioral Health Facility will be constructed in place of the demolished Warehouse Building.

Central Campus Quadrant

Figure 3.6 Central Campus Quadrant

New 4-Bedroom ICF Cottages

DSHS plans to upgrade parts of the cottage style residential facilities at the campus and construct a new cottage development. The new cottage development will include the construction of 14, single-story, 4-bedroom ICF cottages, each approximately 3,500 square feet, for individuals with intellectual disabilities. The new ICF cottages will replace four of the existing ICF cottages proposed for demolition, however the majority of existing cottages will remain. Within the proposed area for the new cottage development a series of walking paths will provide pedestrian connection between the cottages and community-orientated open space.

The new cottages are seen as an opportunity to construct a smaller community within the Fircrest Campus to replicate a normal community environment. Programmatically, residents that will stay in these cottages may be short term stay

ICF Cottages (#44 & #45)

The two most southern ICF Cottages in the central area of the campus are proposed for demolition. The cottages are both 16-bed residential facilities that will be replaced with the construction of the new 4-bedroom ICF cottages described above.

Demolition is not anticipated to occur until years 15-20 of the life of the Master Development Plan.

Commissary Building (Building #24), Plant Mechanics Shop (Building # 25 & #27), Carpentry and Plumbing Shop (Building #34), Plant Operations (Building #35), & Paint Shop (Building #43)

The Plant Mechanics Shop, Carpentry and Plumbing Shop, Plant Operations, and the Paint Shop are all proposed to be demolished. All of these buildings are more than 70 years old and are in poor condition. The uses of these buildings are proposed to be relocated to a new maintenance building described below. The new 4-bedroom ICF Cottages will be constructed once these buildings are demolished.

New Maintenance Building

A new Maintenance Building is planned to replace and consolidate the existing Warehouse Building, Plant Mechanics Shop, Carpentry and Plumbing Shop, Plant Operations Building, and the Paint Shop. The proposed structure is two stories and approximately 42,800 square feet.

New Commissary Building

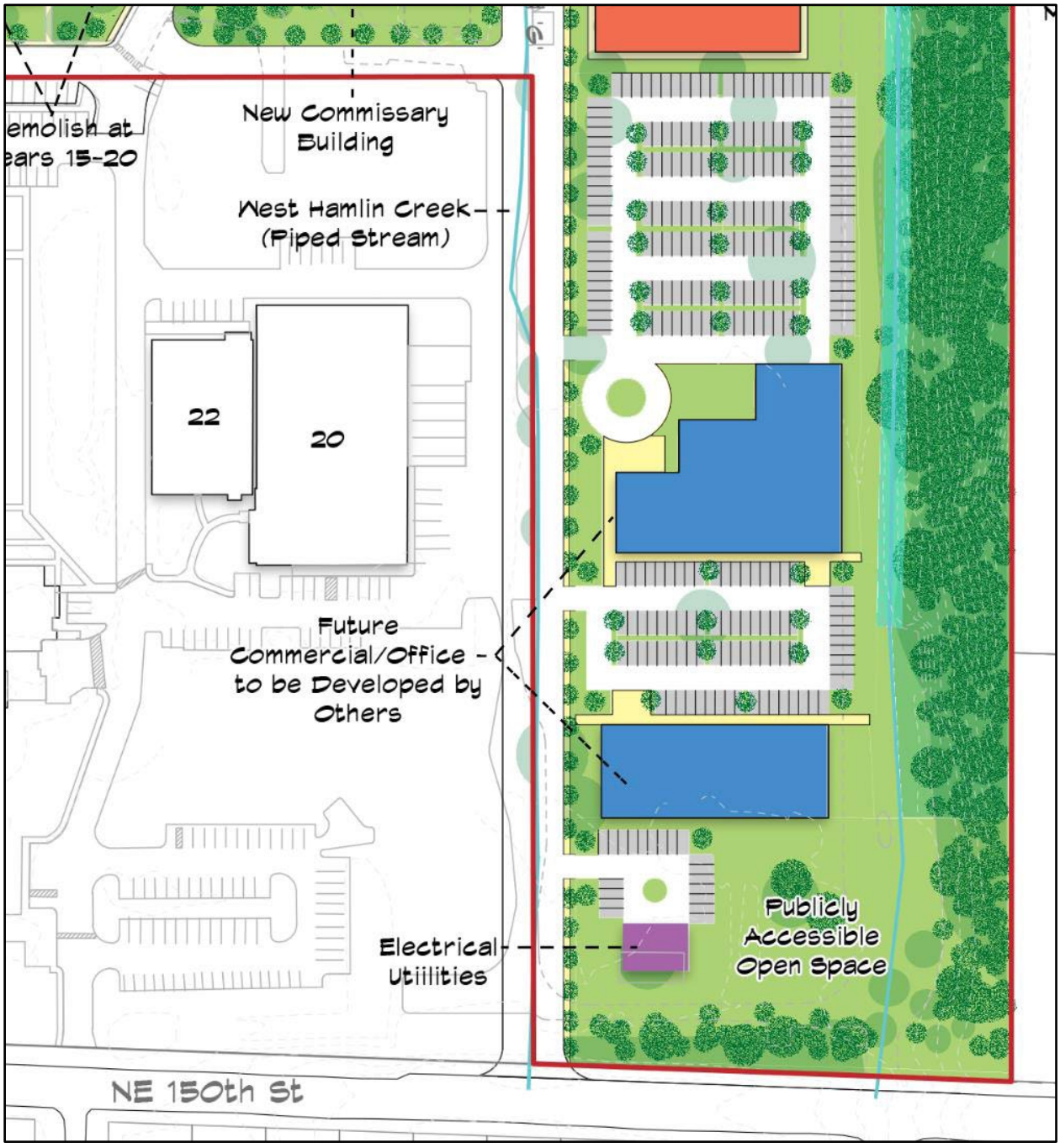
A new Commissary Building is planned to replace the existing Commissary Building (Building #24) proposed for demolition. The proposed structure is a single-story building approximately 8,075 square feet with sections that will include high bay storage.

Steam Plant (Building #28)

DSHS plans to decentralize the heating system on the campus. Buildings needing heating will be constructed with or upgraded to include HVAC systems or boilers to support building heat. When building upgrades are complete and heating is no longer required from the steam plant the Steam Plant Building will be demolished.

Southeast Campus Quadrant

Figure 3.7 Southeast Campus Quadrant



Commercial Development

As noted earlier in this Master Development Plan, DSHS is exploring potential opportunities for commercial and civic uses in the southeast corner of the campus to generate revenue for the Dan Thompson Account. There are no planned campus facility needs south of the new maintenance building.

This portion of the campus could be leased and developed by others. These uses would align with several of the City's Comprehensive Plan goals for economic development, as outlined in Section 1.5 of this Master Development Plan.

The City's list of permitted uses (see Table 3.1 below) and development standards are key to providing economically viable options for this portion of the site that are also compatible with Fircrest School, the DOH Public Health Laboratories, and the surrounding neighborhoods.

Table 3.1 Existing Fircrest Campus Zone (FCZ) Permitted Uses per SMC 20.40.150 Campus uses

Fircrest Campus Zone – Permitted Uses	
Child and adult care services	Nursing facility
Church, synagogue, temple	Personal services (including laundry, dry cleaning, barber and beauty shop, shoe repair, massage therapy/health spa)
Dormitory	Power plant for site use power generation only
Food storage, repackaging, warehousing and distribution	Recreational facility
Fueling for on-site use only	Research development & testing
Home occupation	Residential habilitation center and support facilities
Housing for disabled persons	Social services provider
Light manufacturing	Specialized instruction school
Maintenance facilities for on-site maintenance	Support uses and services for the institution on site (including dental hygiene clinic, theater, restaurant, book and video stores and conference rooms)
Medical-related office or clinic (including personal care facility, training facilities, and outpatient clinic)	
State-owned/operated office or laboratory	

It is important for DSHS to have some flexibility to respond to future development opportunities and market conditions for the southeast corner. As a result, DSHS proposes adding the following permitted uses to the Fircrest Campus:

- Professional office
- Parks and trails
- General retail trade, services
- School district support facility
- Veterinary clinic and hospital
- Fire station
- Post office
- Library

Figure 3.4 illustrates an example configuration development within the southeast portion of the site, with potential commercial or professional office buildings shown in blue. For massing and capacity purposes, DSHS is exploring options for up to four-stories for the northern building, and up to three-stories for the southern building. Parking areas shown in the site plan illustrate what would be needed to support the building uses, though there may be a need for some parking to be integrated within the building as well (possibly taking a portion of the ground floor). Section 5 of this Master Development Plan provides detailed design standards that are intended to shape the built form of future development in this area and ensure high-quality buildings and site design.

The site plan locates the example commercial buildings in the center and northern portions of this part of the site, leaving the southern area, adjacent to NE 150th Street as a publicly accessible open space. This area has sufficient size to accommodate picnicking, walking, gardening, and/or other informal recreational activities. This portion of the site will also include vehicle access and parking for the open space and the existing electrical utility.

Heartland LLC, a Seattle-based real-estate advisory and investment firm, evaluated a range of potential real estate product types for financial viability across the entire Fircrest campus for the 2021 Fircrest School Land Use Assessment (Appendix A.5). For this Master Planning effort, they evaluated development opportunities specifically for this southeast portion of the site. The findings emphasized that given the distance from future light rail, lack of surrounding commercial uses and supporting retail, speculative office development here appeared highly unlikely (as evidenced by the lack of examples of land sales or new construction in the market). However, an owner-user, non-profit, or other unique case, via a market-based approach and solicitation, could prove this baseline market assumption to be incorrect.

3.2 DEVELOPMENT TIMELINE

All major projects to support the Fircrest School Campus are tied to the DSHS Biennial Capital Budget and Ten-Year Capital Plan. For major new capital projects, the State Capital Budget typically has three phases; Predesign, Design and Engineering, and Construction. Funding for major projects often occur over three biennia; Biennium 1: Predesign, Biennium 2: Design, and Biennium 3: Construction.

Given the uncertainty of the market and the State of Washington's continually changing financial situation, future projects identified in this Master Development Plan are not assured of success and may be delayed; therefore, project phasing is difficult to predict. DSHS is also aware that in conjunction with proposed developments associated mitigation measures may be necessary. These mitigation measures will vary depending on the scale of the development and DSHS will ensure appropriate mitigation measures align with the conditions of approval as directed by City staff. Estimated project phasing and associated mitigation is shown in the table below.

Table 3.1 Estimated Project Phasing

Project Element	Project Type	Project Phasing	Associated Mitigation
120-Bed Skilled Nursing Facility	Demolition and New Building	2023-2027	Frontage improvements, pedestrian trails, tree replacements.
Relocate Adult Training Program (Phase 1)	Relocation to existing Building 66	2023-2024	N/A
ICF Cottages HVAC Improvements	Remodel	2023-2025	N/A
Maintenance Building	New Building	2028-2031	Tree replacement
Laundry Facility	New Building	2028-2031	Tree replacement
Commissary Building	New Building	2028-2031	Tree replacement
Activities Building	Building Remodel	2023-2026	N/A
Building 66 - 1st Floor Remodel	Building Remodel	2024-2025	
Water System Improvements-Phase I	Infrastructure	2024-2025	N/A
Boulevard Improvement	Site Access Improvement	2026-2028	Tree replacement
Water System Improvements-Phase II	Infrastructure	2026-2027	N/A
Water System Improvements-Phase III	Infrastructure	2028-2029	N/A
Activities Building	Addition	2035-2039	Tree replacement
Walking Trails	New Pedestrian Facility	2023-2035	N/A
Interior Vehicular Circulation Improvements	Circulation Improvement	2026-2038	Tree replacement
48-Bed Behavioral Health Facility	New Building	2026-2029	Tree replacement, traffic impact fee, fire impact fee, pedestrian trails.
Building 66 -Systems Improvement	Building Remodel	2028-2029	
Adult Training Program	Demolition	2036	N/A
ICF Cottages (#52 & #53)	Demolition	2036	N/A
Warehouse (Building #91)	Demolition	2032-2033	N/A
4-Bedroom ICF Cottages	New Building	2032-2035	Tree replacement, pedestrian trails.
ICF Cottages (#44 & #45)	Demolition	2036-2037	N/A
Commissary Building (Building #24), Plant Mechanics Shop (Building #	Demolition	2032-2033	N/A

Project Element	Project Type	Project Phasing	Associated Mitigation
25 & #27), Carpentry and Plumbing Shop (Building #34), Plant Operations (Building #35), & Paint Shop (Building #43)			
Steam Plant (Building #28)	Demolition	2032	N/A
Decentralize Heat System	Building Remodel	2026-2030	N/A
SE Corner Private Development #1	New Building	2023-2027	Frontage improvements along 150th Street, traffic impact fee, fire impact fee, tree replacement.
SE Corner Private Development #2	New Building	2030-2033	Public access open space, traffic impact fee, fire impact fee, tree replacement.

4. DEVELOPMENT STANDARDS

4.1 DENSITY LIMITS

The density limit specified in SMC 20.30.353 Master development plan. E. Developments standards (1) is a maximum of 48 units per gross acre. The residential care facilities provided at Fircrest School are located in the 48-Bed Behavioral Health Facility, the Intermediate Care Facility (ICF) Cottages, and the 120-Bed Skilled Nursing Facility.

Definitions provided in SMC 20.20.044 categorize the 48-Bed Behavioral Health Facility as a 'Residential Treatment Facility', the ICF Cottages as an 'Assisted Living Facility', and the Skilled Nursing Facility as a 'Nursing Facility'. SMC 20.40.120 and 20.40.140 defines Assisted Living Facilities as Group Residences and Residential Treatment Facilities and Nursing Facilities as a Health use. Therefore, density limits will not be applicable for the Behavioral Health Facility and Skilled Nursing Facility but will apply to the ICF Cottages. The Master Development Plan proposes the campus to have 20 buildings to be used as ICF Cottages. On the 65.57-acre site this equates to 0.3 ICF Cottages (dwelling units) per acre.

4.2 HEIGHT LIMIT

The maximum building height specified in SMC 20.30.353(E)(2) is 65 feet. The majority of buildings on campus are single story with the exception of the Administration Building (Building #65) and the currently vacant building (Building #66) which are both three stories. The tallest buildings on the campus are the Administration Building (Building #65) and currently vacant building (Building #66) which are both 40 feet high. The proposed developments included in this Master Plan are all single story with the exception of the commercial development which is proposed to be up to four stories. All new buildings will be under the 65-foot maximum height.

4.3 BUILDING SIZE AND LOT COVERAGE

The total site area for this Master Development Plan is 65.57 acres. Existing lot coverage is 1,272,619 square feet (44.6%) and proposed lot coverage is approximately 1,208,442 square feet (42.31%). Table 4.1 describes the existing building sizes and lot coverage. Table 4.2 describes the best estimate of the building size and lot coverage for proposed developments included in this Master Development Plan.

Table 4.1: Existing Buildings and Impervious Surface Area

Building	**Building(s) Footprint (sf)**	**Number of Floors**	**Total Size (sf)**
Pat N / "Y Buildings" (Buildings #55-60)	65,628	1	65,628
Adult Training Programs (ATP) (Building #85-90)	47,021	1	47,021
Pat A (Independent Living Facility Cottages) (Buildings #44-53)	65,790	1	65,790
Commissary Building (Building #24)	8,000	1	8,000
Kitchen (Building #39)	21,950	1	21,950
Steam Plant (Building #28)	8,256	1	8,256
Chapel (Building #64)	3,518	1	3,518
Administration Building (Building #65)	16,304	3	48,912
Activities Building (Building #67)	35,341	1	35,341
Vacant Building (Building #66)	13,682	3	41,046
Plant Mechanics Shop (Building #25 & #27)	13,324	1	13,324
Carpentry and Plumbing Shop (Building #34)	5,578	1	5,578
Plant Operations (Building #35)	6,532	1	6,532
Paint Shop (Building #43)	2,932	1	2,932
Warehouse (Building #91)	6,438	1	6,438
Emergency Building (Building 69)	800	1	800
Gatehouse Building (Building #68)	174	1	174
Existing Buildings Total	**321,268**		**381,240**
Impervious Surfaces			
Surface Parking	148,540	1	148,540
Roadways	647,302	1	647,302
Other Hardscapes	155,509	1	155,509
Existing Impervious Surfaces Total	951,351	1	951,351
Total Existing Lot Coverage	**1,272,619**		

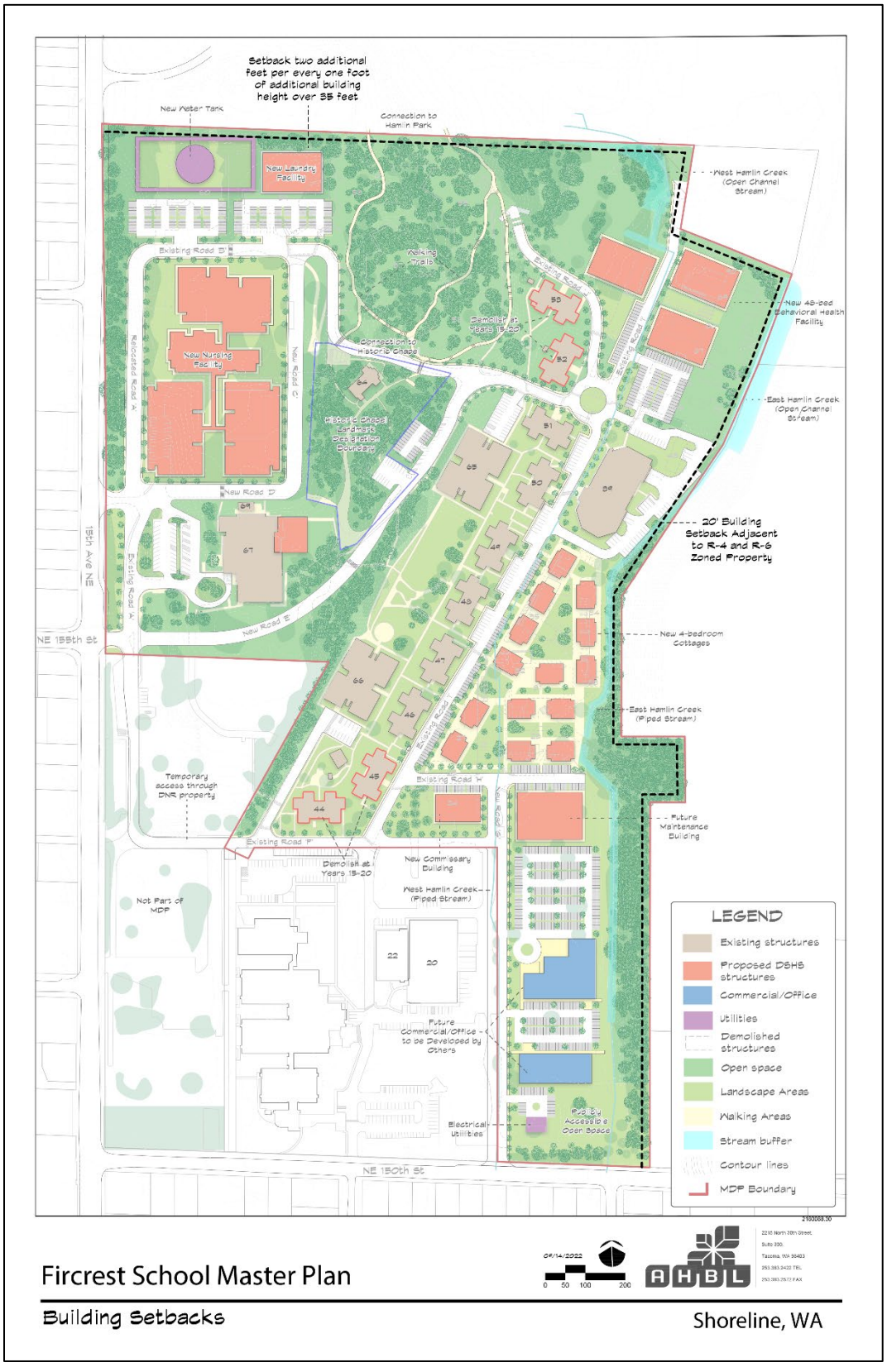
Table 4.2: Proposed Buildings and Impervious Surfaces

Building	Building(s) Footprint (sf)	Number of Floors	Total Size (sf)
New Skilled Nursing Facility	115,851	1	115,851
ATP Building (Building #66)	13,682	3	41,046
New Laundry Facility	15,000	1	15,000
New Maintenance Building	42,794	1	42,794
New Commissary Building	8,075	1	8,075
Chapel (Building #64)	3,518	1	3,518
Administration Building (Building #65)	16,304	3	48,912
Kitchen (Building #39)	21,950	1	21,950
Activities Building	42,694	1	42,694
Behavioral Health Facility	51,000	1	51,000
New 4-Bedroom ICF Cottages (14 cottages)	49,000	1	49,000
Pat A - 12-Bed ICF Cottages (Buildings #46, #47, #48, #49, #50, & #51)	39,474	1	39,474
Emergency Building (Building 69)	800	1	800
Gatehouse Building (Building #68)	174	1	174
New Commercial Building: Professional Office	20,678	5	103,390
New Commercial Building: Professional Office / Daycare	14,160	2	28,320
Proposed Buildings Total	**455,154**		**611,998**
Proposed Other Impervious Surfaces			
New Water Tanks	48,487	1	48,487
Surface Parking	103,673	1	103,673
Roadways	374,616	1	374,616
Other Hardscapes	226,512	1	226,512
Proposed Other Impervious Surfaces Total	**753,288**		**753,288**
Total Proposed Lot Coverage	**1,208,442**		**1,365,286**

4.4 BUILDING SETBACKS

Building setbacks specified in SMC 20.30.353(E)(3) stipulate that buildings abutting R-4 and R-6 zones must be set back at least 20 feet from property lines with portions of buildings above 35 feet set back at a ratio of two feet of additional setback to every one foot of additional building height. Figure 4.1 below illustrates where setbacks apply on the proposed development site plan. Section 5 of this Master Development Plan includes special design standards related to building setbacks from 15th Avenue NE and NE 150th Street.

Figure 4.1 Setback Lines Abutting R-4 and R-6-Zoned Properties.



5. DESIGN STANDARDS

5.1 PURPOSE AND APPLICABILITY

The purpose of the Fircrest School Design Standards is to:

- Promote site and building design that supports campus uses while improving aesthetics.
- Minimize impacts to surrounding uses.
- Promote innovative sustainable site and building design techniques.
- Create a safe and welcoming pedestrian system that serves campus uses, connects to destinations, accesses transit, and serves as a community recreational asset.
- Site buildings consistent with the Master Development Plan while maximizing the preservation of existing significant trees.
- Encourage the use of native and low-maintenance vegetation that enhances the function and appearance of Fircrest School.
- Provide a variety of indoor and outdoor gathering places for recreational and cultural activities.

The design standards herein apply to all development within the Fircrest Campus Zone.

5.2 SITE DESIGN STANDARDS

Campus Site Frontages

Campus site frontages refer to the disposition of buildings and site development features adjacent to public streets and certain identified private internal roadways. Campus streetscape improvements (i.e., sidewalks, planting strips, and streetlights adjacent to public streets) are addressed in the Streetscape Improvements Section of the Site Design Standards. See Figure 5.1 for campus site frontages and interior driveways.

Purpose

a. To maximize the retention of existing trees along the campus' public street frontages.

b. To create a comfortable, safe, and accessible streetscape environment along the campus' internal driveways.

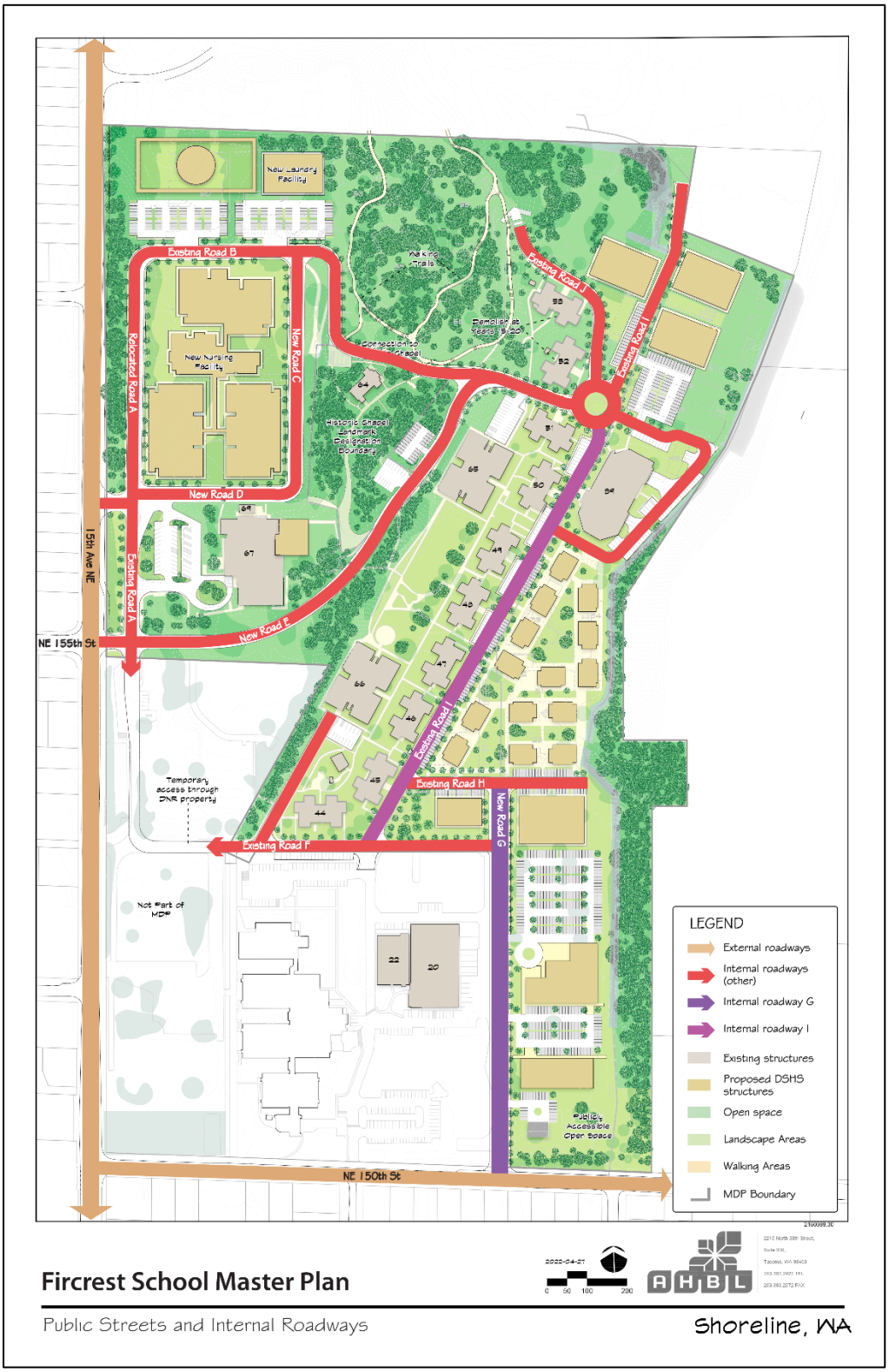
c. To reinforce and enhance the visual character of the campus.

Design Standards

- **15th Avenue NE site frontage:** Buildings and other site improvements must be placed at least 75 feet from the front property line. Exceptions include required streetscape improvements that extent beyond the property line, supplemental landscaping, new or improved roadway access connections (to 15th Avenue NE), approved trails, and walkways, and exempted utility improvements.

- **NE 150th Street site frontage:** Buildings and other site improvements must be placed at least 25 feet from the front property line. Exceptions include required streetscape improvements that extent beyond the property line, supplemental landscaping, new or improved roadway access connections (to NE 150th Street), approved trails and walkways, and exempted utility improvements.
- **All internal roadways:** Landscaping must be provided between internal roadways (including parallel walkways) and buildings and parking lots. Exceptions are permitted for entry walkways.
- **Internal roadways A-D:** At least two of these roadways must feature a building entry visible from the street and feature direct pedestrian access from the roadway.
- **Internal roadway G:** The main building entry must be visible from the street and feature direct pedestrian access from the roadway.
- **Internal roadway I:** The main building entry must be visible from the street and feature direct pedestrian access from the roadway. Exceptions may be made where buildings are arranged around and oriented to a shared internal courtyard, but the subject buildings feature transparent windows along at least 10-percent of the ground floor facade to help provide eyes on the street for safety.

Figure 5.1 Public Streets and Internal Roadways



Streetscape Improvements

Purpose

Promote and enhance public walking and gathering with attractive and connected development.

Design Standards

- **15th Avenue NE:** When such improvements are required, they must take the following form (measured from the required curb edge and toward the front property line):

    a) 5-1/2-foot amenity zone.

    b) 8-foot sidewalk.

    Adjustments in these standards may be approved by the Director when necessary to avoid large retaining walls and/or the removal of existing mature trees.

- **NE 150th Street:** When such improvements are required, they must take the following form (measured from the required curb edge and toward the front property line):

    a) 5-foot amenity zone.

    b) 8-foot sidewalk

    Adjustments in these standards may be approved by the Director when necessary to avoid removal of existing mature trees.

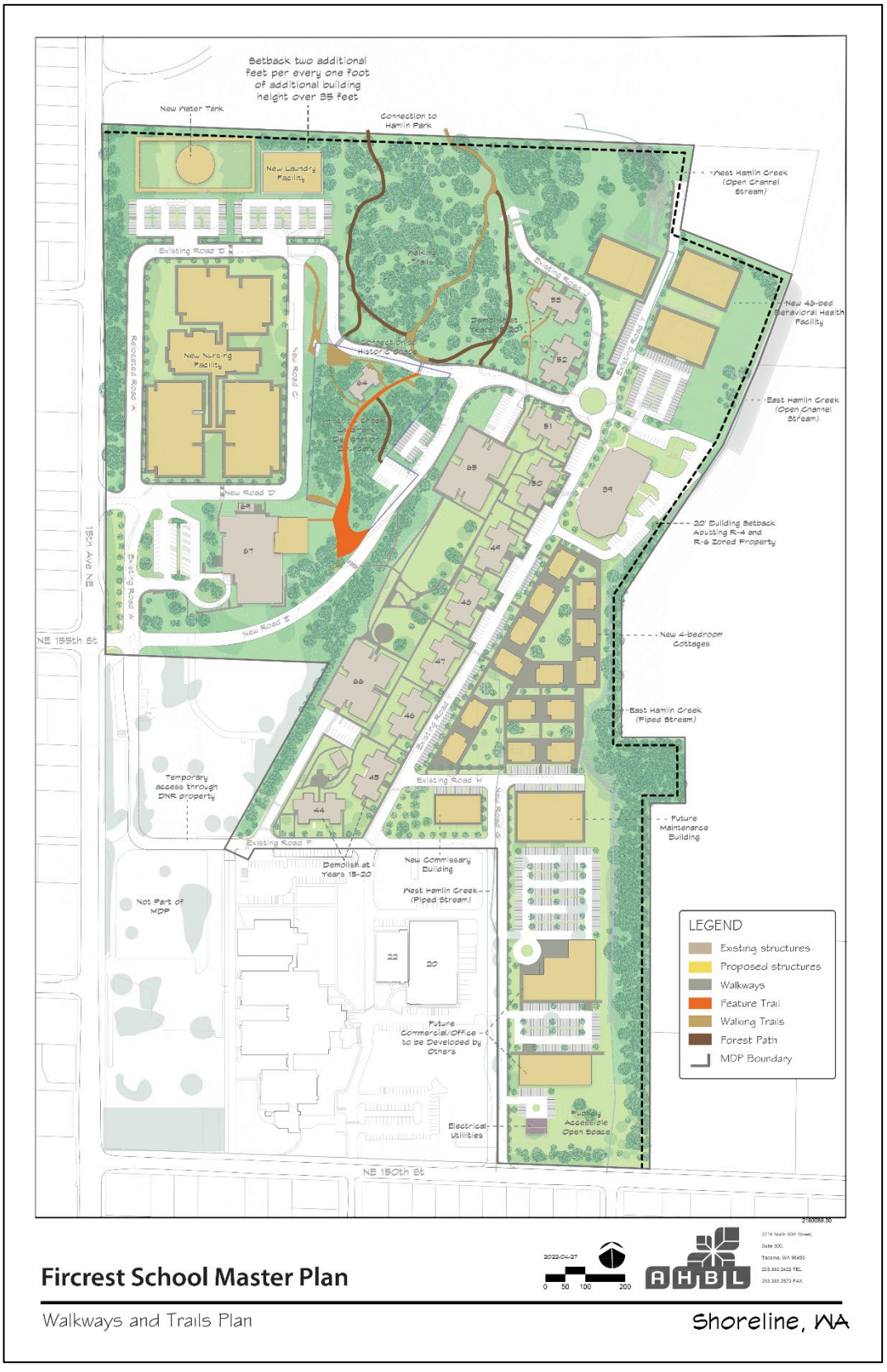
Internal Campus Walkways

Purpose.

a. To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride within, to, from, and/or through the Fircrest School campus.

b. To enhance access to on- and off-site open space areas and pedestrian/bicycle paths.

Figure 5.2 Walkways and Trails Plan



Design Standards

- **Developments shall include a connected network of internal walkways and trails, including:**
  - a) Walkways along private internal roadways (except for alleys or similar service roads)
  - b) Walkways between building entrances, sidewalks, and walkways along private roads.
  - c) Walkways between campus buildings and open spaces.
  - d) Hard and soft-surface recreational trails.

  Figure 5.1 Walkways and Trails Plan illustrates a connected network of internal walkways and trails.

- **Minimum widths for campus walkways:**
  - a) 12-feet for walkways connecting the entries to large buildings (those with greater than 20,000 square feet of gross floor area).
  - b) 8-feet for walkway parallel to internal roads.
  - c) 8-feet for walkways connecting the main entrances to buildings with between 5,000-20,000 square feet of gross floor area (excluding private entrances to individual residential units) and other major internal walkways connecting commercial buildings.
  - d) 4-feet for short walkways connecting to private cottage residences.
  - e) 6-feet for all other walkways.

- **Standards for campus recreational trails:**

Table 5.2: Trail dimensions and surfaces

Trail type	Dimensions		Surface type alternatives					
	Trail[1]	Shoulder	Asphalt	Concrete	Special paving	Crushed rock[2]	Mulch	Boardwalk
Feature Trail	8' min.	2' each side; or 1' on one side & 3' on the other	✓	✓	✓			
Walking Trail	6' min.	n/a	✓	✓	✓			
Forest Path	4' min.	n/a				✓	✓	✓

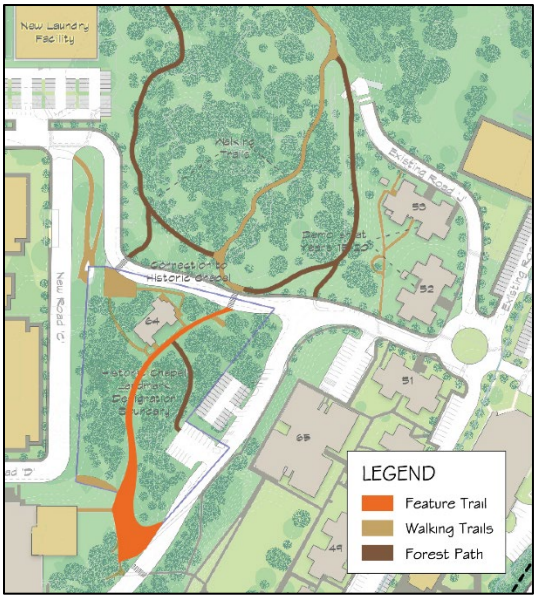


Figure 5.3 Trail in Campus Wooded Areas

Notes:

1. Trail widths may be increased upon request by the applicant and approval by the designated official.

2 Mineral soils will be used when they are present; crushed rock will be used if mineral soils and/or structural base cannot be established and following best practices. Crushed rock may not be used within 20 feet of right-of-way.

- **Additional internal campus walkway standards:**

  a) Walkways shall be illuminated per the Outdoor Lighting subsection.

  b) Walkways shall be separated from motor vehicles or raised six inches. "Separated from motor vehicle traffic" means (i) there are at least three linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (ii) separation by a building.

  c) Walkways shall conform to the Americans with Disabilities Act (ADA).

Public Places

Purpose

a. To provide plazas and other pedestrian-oriented spaces in commercial areas that enhance the employees' and public's opportunity for active and passive activities, such as dining, resting, people watching, and recreational activities.

b. To enhance the development character and attractiveness of commercial development.

Design Standards

- **Public space requirement:** Public spaces are required for the commercial portions of development at a rate of four square feet of public space per 20 square feet of net commercial floor area up to a public space maximum of 5,000 square feet. This requirement may be divided into smaller public spaces with a minimum 400 square feet each.
- **Public space design requirements:**

  a) Public spaces may be covered but not enclosed.

  b) Public spaces shall be framed on at least one side by buildings that are oriented towards the space (via entries and/or generous facade transparency).

  c) Eighty percent of the area shall provide surfaces for people to stand or sit.

  d) No lineal dimension is less than 15 feet.

  e) Public spaces must be physically accessible and visible from the public sidewalks, walkways, or through-connections.

  f) Pedestrian access to abutting buildings is required.

  g) Seating and landscaping with solar access at least a portion of the day is required.

  h) Public spaces must not be located adjacent to dumpsters or loading areas.

  i) Amenities must be integrated into public spaces, such as public art, planters, fountains, interactive public amenities, hanging baskets, irrigation, decorative light fixtures, decorative paving and walkway treatments, and other items that provide a pleasant pedestrian experience.

Landscaping Design

Fircrest School is located in a partially forested setting with a mixture of mature forest growth and natural areas situated well for new plantings. Retaining and developing the sense of tranquility of the campus is of great importance to Fircrest School to help protect its natural resources enjoyed by both residents and members of the public.

Purpose

a. To reinforce and enhance the wooded character of the Fircrest Campus.

b. To emphasize the quality of landscaping around new campus buildings as a character defining feature of the Fircrest Campus.

Design Standards

- **Landscape buffer retention:** The Proposed Developments Site Plan in Figure 3.1 illustrates the retention of the natural landscaped buffers that exist along the north, southeast and west property. These perimeter buffers keep much of the campus hidden from public rights-of-way and adjacent parcels. The landscape buffers enhance the natural forest setting of the campus and will be maintained and enhanced with site developments. Furthermore, the campus site frontage provisions above include specific setbacks for new buildings and other site improvements for both the 15th Avenue NE and NE 150th Street frontages.

- **Significant trees:** Fircrest School recognizes the importance of the existing natural resources on the campus, including significant trees, and the role these resources play in enhancing the natural environment for both residents and members of the public. In 2018 a Herrera Environmental arborist and a biologist inventoried the entire Fircrest Campus project area, measuring 176 significant trees or tree groves that met the minimum circumference per the City of Shoreline Municipal Code. Tree groves are larger groups of trees that may have been planted or generated naturally. They tend to have a mixture of sizes and species, and often a mature native canopy with invasive species in the understory. Understory species are listed in the comments section of the tree inventory for each grove in Appendix A.6.

  Proposed developments on the campus will where feasible preserve existing significant trees including all trees within the historic chapel landmark designation boundaries. Where significant trees are removed trees will be replanted per the tree replacement standards contained within SMC 20.50.360.

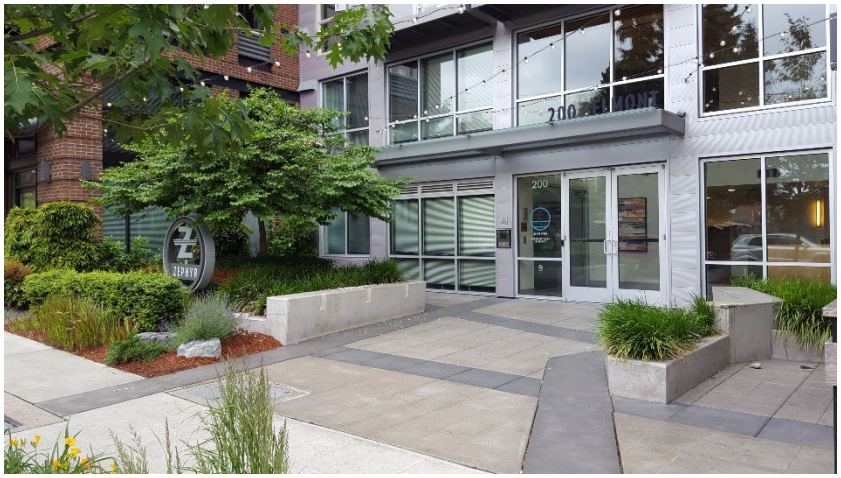
- **Vibrant and colorful landscaping:** Landscaping in high-visibility locations such as within public places and in between internal campus walkways and new buildings shall emphasize the following objectives:

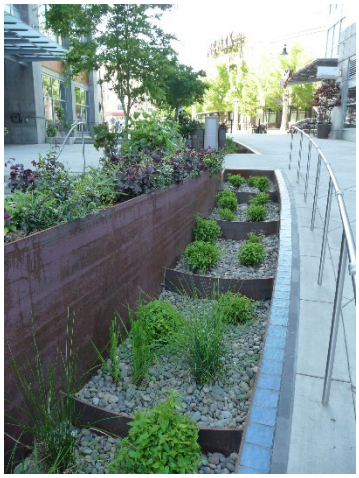
  a) Integrate planting materials that include a variety of textures and colors, offer seasonal interest, and ecological benefits.

  b) Planting materials should help to complement and soften the hard edges of buildings.

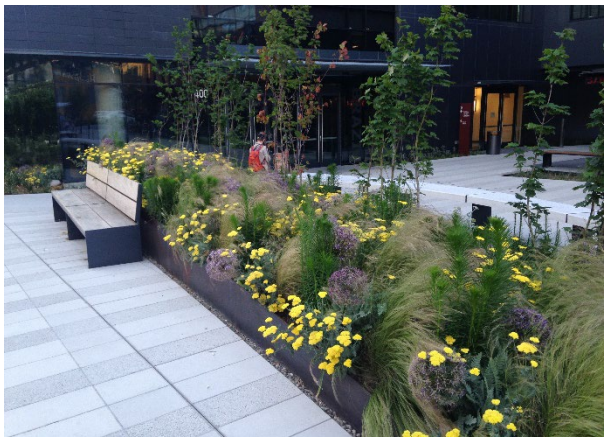
Figure 5.4 Landscaping Examples

Example public space landscaping in left image, with a mixture of textures and colors. The right image is a good example of landscaping to complement and soften an adjacent building.





Left image includes a good landscaping example for a major building entrance, with a variety of plant materials and hardscape elements to create an inviting entry. The right image includes playful rain garden landscaping within a public place.



The left image includes a memorable display of plant materials, textures, and colors in a public place. The right image is an internal walkway with a mix of plantings and hardscape elements.

Outdoor Lighting

All outdoor lighting on the campus shall comply with the provisions herein. This includes, but is not limited to, new lighting, replacement lighting, additions and alterations, or any other lighting whether attached to buildings, poles, structures, the earth, or any other location.

Purpose

a. To ensure that lighting contributes to the character of the campus and surrounding streetscape and does not disturb adjacent developments and residences.

b. Protect against light pollution.

c. Promote lighting practices and systems to conserve energy and limit greenhouse gas emissions.

d. Ensure that sufficient lighting can be provided where needed to promote safety and security on the campus, and to allow for reasonable lighting for outdoor activities.

e. Provide attractive lighting that supports and enhances campus uses and emphasizes architectural elements.

Design Standards

- **All publicly accessible areas on private property shall be illuminated as follows:**

  a) Minimum of one-half footcandle and maximum 20-foot pole height for vehicle areas;

  b) One to two footcandles and maximum 15-foot pole height for pedestrian areas; and

  c) Maximum of four footcandles for building entries with the fixtures placed below second floor.

- All luminaires shall be fully shielded to prevent light emitting into the upper hemisphere around the luminaire or onto adjacent properties and structures, either through exterior full cut-off shields or through optics within the fixture. Support and mounting systems for luminaires shall not allow post-installation adjustments that could defeat compliance of this requirement.

- **Prohibited Lighting:** The following types of lighting are prohibited:

  a) Mercury, low pressure sodium, or other light sources in public areas that can impede or distort the perception of actual colors.

  b) Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel.

  c) Lighting that may be confused with warning signals, emergency signals, or traffic signals.

- **Building-mounted lighting:** Building-mounted exterior lighting must not be placed at any point greater than 20 feet above the adjacent grade. This standard does not apply to fully recessed lights, such as when mounted on the underside of a building roof overhang. “Building-mounted exterior lighting for roof decks is permitted provided the luminaires are located at least 10 feet horizontally from the edge of the roof.

- **Exemption to the standards above:**

  a) Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).

  b) Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.

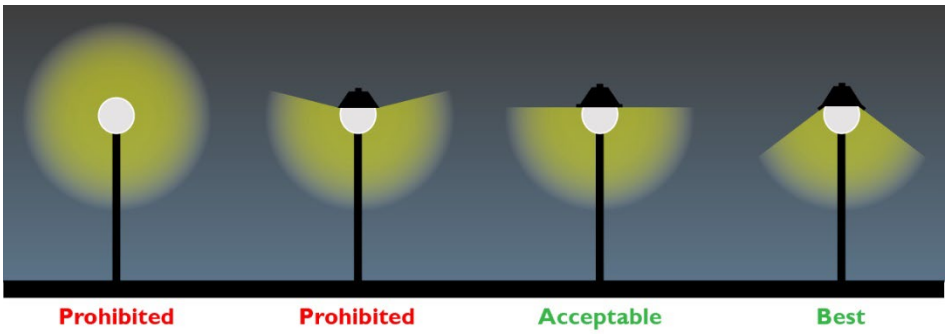
  c) Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.

  d) Holiday and event lighting (except for outdoor searchlights or strobes).

  e) Lighting triggered by an automatic emergency or security alarm system.

Figure 5.5 Lighting Examples

Pole lighting



Acceptable examples

Unacceptable examples

Service Areas and Mechanical Equipment

Purpose

a. To minimize adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas at ground and roof levels.

b. To provide adequate, durable, well-maintained, and accessible service and equipment areas.

c. To protect campus uses and adjacent properties from impacts due to location and utilization of service areas.

Design Standards

- **Location of ground-level service areas and mechanical equipment**: Ground-level building service areas and mechanical equipment includes loading docks, trash collection and compactors, dumpster areas, storage tanks, electrical panels, HVAC equipment, and other utility equipment. If any such elements are outside the building envelope at ground level, the following location standards apply:

    a) Service areas must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the campus environment.

    b) Where practical, service areas must not be visible from a public sidewalk . Where the only option practical for locating a service area is an area visible from a public right-of-way, resident/customer parking area, internal walkway or pedestrian area, or from an adjacent property, the service area must be screened with the structural and landscaping screening measures provided in the subsection below.

    c) Noise-producing mechanical equipment, such as fans, heat pumps, etc., must be located and/or shielded to minimize sounds and reduce impacts to campus residential uses.

    d) Dumpster storage areas must be provided for all development, located on site and not in the public right-of-way, and sized to accommodate the minimum dumpster sizes (as provided by the Shoreline Engineering Development Manual).

- **Screening of ground-level service areas and mechanical equipment:** Where screening of ground level service areas is required the following applies:

    a) Structural enclosures must be constructed of masonry, heavy-gauge metal, heavy timber, or other decay-resistant material that is also used with the architecture of the main building. Alternative materials other than those used for the main building are permitted if the finishes are similar in color and texture, or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas, or adjacent use, but must be no greater than seven feet tall. The enclosure may use overlapping walls as a screening method.

    b) Gates must be made of heavy-gauge, sight-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.

c) Where the interior of a service enclosure is visible from surrounding streets, walkways, or campus residential uses, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).

d) The service area must be paved.

e) The sides and rear of service enclosures must be screened with Type II landscaping (see SMC 20.50.460.B) at least five feet wide in locations visible from the street, parking lots, and walkways to soften views of the screening element and add visual interest. Plants must be arranged with a minimum of 50 percent coverage at time of installation and be able to grow to fully screen or shield the equipment within three years.

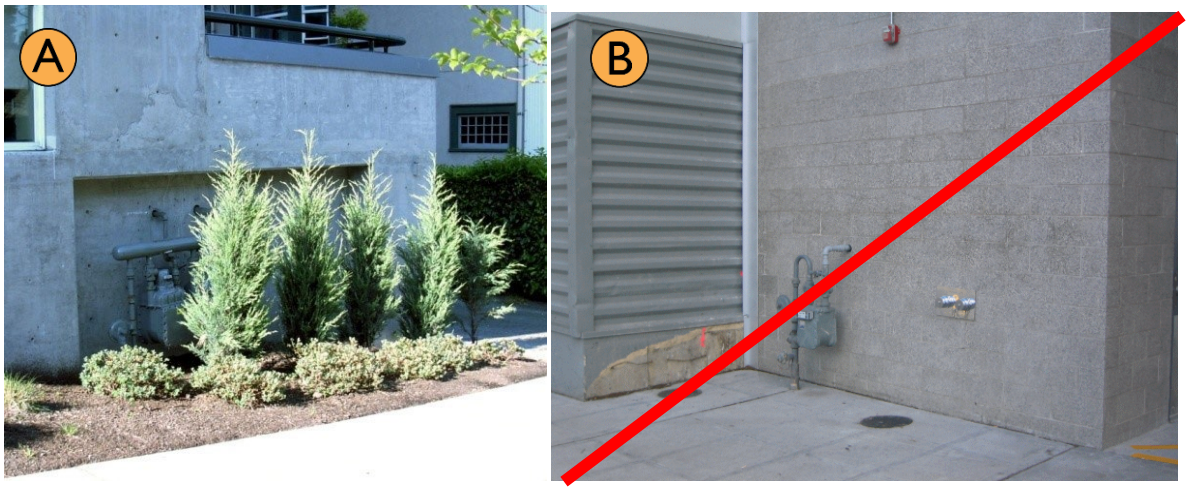
   Alternative screening methods will be considered, provided the enclosure and landscaping treatment meet the purpose of the standards and add visual interest to site users.

Figure 5.6 Trash Screening Enclosures Examples

All examples use durable and attractive enclosures with trees and shrubs to soften views of the enclosures from the side. Image C and D use a trellis and weather protection structure on top – a desirable feature particularly where the top of the enclosure is visible from surrounding buildings, streets, and walkways (due to topography or building heights).

- **Utility meters, electrical conduit, and other service utility apparatus:** These elements must be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, internal walkway, or common outdoor recreation area, they must be screened with vegetation and/or integrated into the building's architecture.

Figure 5.7 Utility Meter Location and Screening



Place utility meters in less visible locations. Image A example is successfully tucked away in a less visible location and/or screened by vegetation. Image B example is poorly executed and would not be permitted in such visible locations. Such meters must be coordinated and better integrated with the architecture of the building.

- **Roof-mounted mechanical equipment**

  a) All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from view at the ground level from primary internal roadways and all walkways and trails. Screening must be located so as not to interfere with operation of the equipment.

  Exception: Roof-mounted wind turbines, solar energy and photovoltaic systems, and rainwater reuse systems do not require screening.

  b) For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood must not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style.

  c) Noise producing mechanical equipment, such as fans, heat pumps, etc., must be located and/or shielded to minimize sounds and reduce impacts to campus residential uses.

5.3 BUILDING DESIGN STANDARDS

Building Massing & Articulation

Purpose

a. To employ facade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales.

b. To create clear and welcoming building entries.

Design Standards

- **Non-residential buildings:** Non-residential buildings shall include at least two of the articulation features listed below at intervals no more than 50 lineal feet facing a street, primary internal roadway, customer or resident parking lot, trail or other internal walkway, or public space. Building facades less than 60 feet wide are exempt from this standard. Design features below may qualify as the required features providing they effectively reinforce an articulation pattern that reduces the perceived scale of the building and adds visual interest:

  a) Use of window patterns and/or entries.

  b) Use of awnings or similar weather protection features.

  c) Use of vertical piers/columns that extend at least two inches from the facade.

  d) Change in roofline with a difference in height, slope or pitch, direction, or shape (such as towers or dormers).

  e) Change in building material or siding style.

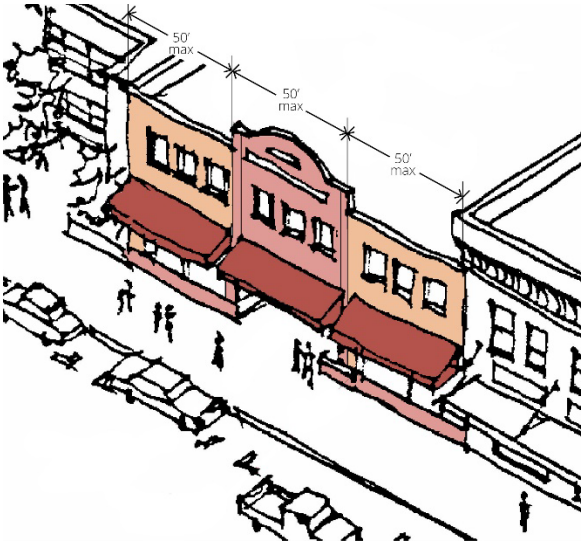
  f) Vertical elements such as a trellis with plants, green wall, or art element.

  g) Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline or a change in building material, siding style, or color.

  h) Other design techniques that effectively break up the massing of the structure and add visual interest.

  The City may approve an increase in the length of the articulation interval if additional articulation feature or features are provided and the overall design meets the purposes of the standard.

Figure 5.8 Non-Residential Articulation



This building uses a distinct window pattern, separate awnings, and change in roofline (center articulation higher than side articulations). Other possible articulation features in this example could include vertical piers or a change in building materials or siding style.

- **Residential:** Campus residential buildings shall provide at least three of the following articulation features at least every 35 feet of facade facing a street, park, public space, or open space.

  a) Use of windows and/or entries.

  b) Change in roofline.

  c) Change in building material, siding style, and/or window pattern.

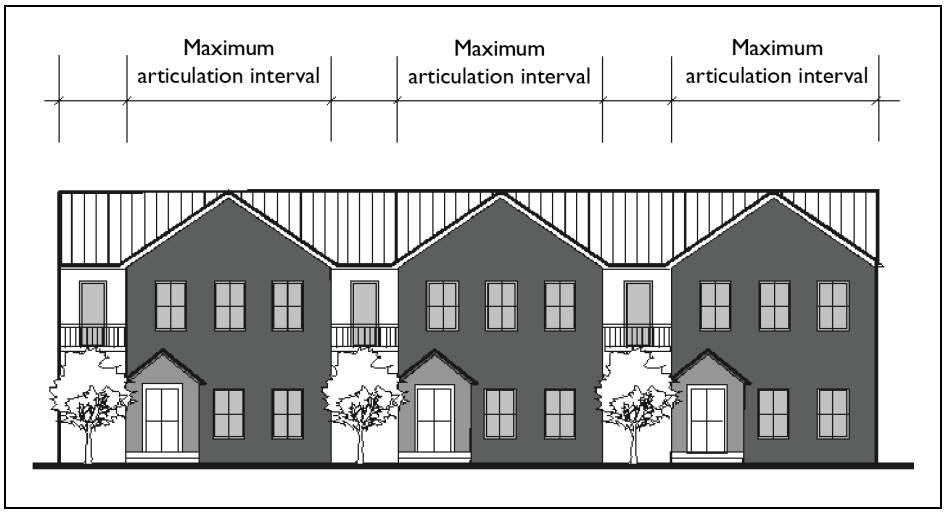
  d) Provide vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the facade will not qualify for this option unless they employ high quality materials and effectively meet the purpose of the standards.

  e) Vertical elements such as a trellis with plants, green wall, or art element.

  f) Other design techniques that effectively break up the massing at no more than maximum articulation intervals.

  The City may approve an increase in the length of the articulation interval if additional articulation feature or features are provided and the overall design meets the purposes of the standard.

Figure 5.9 Campus Residential Building Articulation



Window Design

Purpose

To employ window designs that add depth and richness to building facades.

Design Standards

All windows (except storefront display windows) must employ at least one of the following design features:

a) Recess windows at least 1.5 inches from the facade.

b) Incorporate window trim (at least three inches wide) around windows.

c) Incorporate other design treatments that add depth, richness, and visual interest to the facade.

Figure 5.10 Window Design Examples

The windows in Image A is recessed by at least 1.5 inches from the facade. Images B and C feature trim at least 3 inches wide. Images D and E feature a reveal/recess of less than 1.5 inches, but the contrasting frames and mullions effectively add a sense of depth and richness to the facade. The treatment in Image F does not effectively add a sense of depth and richness to the facade.

Articulated Building Entries

Purpose

To create clear and welcoming building entries.

Design Standards

The primary building entrance for any commercial building must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront entrances on the building and must be scaled proportional to the building.

Figure 5.11 Building Entry Examples

Materials

Purpose

a. To encourage the use of durable, high quality, and urban building materials that minimize maintenance cost and provide visual interest from all observable vantage points.

b. To promote the use of a distinctive mix of materials that help to articulate facades and lend a sense of depth and richness to the buildings.

c. To place the highest priority on the first floor in the quality and detailing of materials at the pedestrian scale.

Design Standards

- **Quality building materials.**

  a) Buildings must use high quality durable materials. This is most important for the base of buildings, particularly for commercial and civic buildings where the facade is sited close to a sidewalk or campus walkway.

  b) Prohibited exterior building materials:

  i. Fiberglass

  ii. Vinyl and plastic siding

  iii. Plywood

  iv. T-111 siding

  v. Exterior insulation and finish system (EIFS)

  c) The use of sustainably harvested, salvaged, recycled, or reused products is encouraged wherever possible.

- **Special conditions and limitations for concrete block** (also known as concrete masonry unit or CMU).

a) Concrete block may be used as a cladding material if it is incorporated with other permitted materials and/or incorporates a combination of textures and/or colors to add visual interest. For example, combining split or rock-facade units with smooth blocks can create distinctive patterns.

b) Concrete blocks of a singular style, texture, or color shall not comprise more than 50 percent of a facade facing a street or public space.

Figure 5.12 Concrete Block Designs Examples

Both buildings integrate a variety of CMU textures and color to add visual interest to the façades.

- **Special conditions and limitations for metal siding:** Metal siding may be used as a secondary cladding material (no more than 35 percent of the cladding for the facade and no more than 50 percent for other buildings elevations) if it is incorporated with other permitted materials and complies with the following standards:

  a) Metal siding must not extend lower than four feet above grade. Masonry, concrete, or other durable material must be incorporated between the metal siding and the ground plane.

  b) Metal siding must be factory finished with a matte, nonreflective surface.

  c) Metal siding must feature visible corner molding and trim.

  d) Use of at least two colors of metal siding on the facade is encouraged but not required.

Figure 5.13 Metal Siding Examples

The left building integrates metal siding with other materials, whereas in the right building, metal siding occupies nearly the entire facade.

Special conditions and limitations for cementitious wall board paneling/siding: Such material may be used, provided the design integrates a mix of colors and/or textures that are articulated consistent with windows, balconies, and modulated building surfaces and are balanced with facade details that add visual interest from the ground level and adjacent buildings.

Figure 5.14 Cementitious Wall Board Examples

The building on the left uses cement board in different textures and colors to help articulate the facade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding. The wall board panels covering a large area in a single color as in right image would not meet the purpose of the standards.

Blank Wall Treatment

Purpose

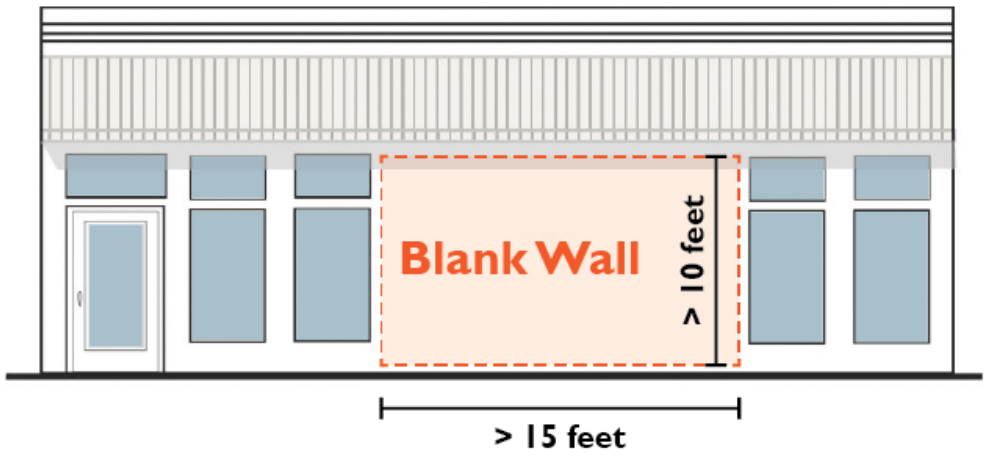
a. To avoid untreated blank walls.

b. To retain and enhance the character of streetscapes.

Design Standards

- **Blank wall definition:** A wall (including building facades and retaining walls) is considered a blank wall if it is over 10 feet in height, has a horizontal length greater than 15 feet, and does not include a transparent window or door.

Figure 5.15 Blank Wall



- **Blank wall treatment options:** Untreated blank walls visible from a street, public space, or campus walkway are prohibited. Methods to treat blank walls include the following:

  a) Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases do not qualify as a blank wall treatment.

  b) Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.

  c) Installing a vertical trellis or "green wall" in front of the wall with climbing vines or plant materials. The method shall be sufficient to obscure or screen at least 60 percent of the wall surface within three years. This option requires an irrigation and maintenance plan sufficient to maintain healthy plants for the life of the building.

  d) Installing a noncommercial mural or other permanent art feature such as metal work or mosaics.

  e) Building detailing that adds visual interest at a pedestrian scale such as belt courses of masonry, decorative tile work, or accent lighting. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

5.4 SIGN DESIGN STANDARDS

The Fircrest School Master Development Plan includes two entry drives (one from 15th Ave NE and one from NE 150th St), a separate emergency entrance way (from 15th Ave NE), four major parking areas, several smaller parking areas, and a series of interior driveways and pedestrian pathways connecting the buildings on campus. All of which may need signage or graphics for purposes of identification, traffic control and safety, and direction and wayfinding.

Figure 5.16 Building number signage on the Kitchen building

Buildings on Fircrest School campus are generally identified by bold numbering fixed to the outside of each building. Proposed new developments in the southeast corner in buildings not used by Fircrest School will require additional signage for business identification.

Purpose

a. To provide campus signage opportunities for identification, traffic-control and safety, and wayfinding.

b. To promote economic development in the southeastern portion of the site.

c. To ensure that signs are compatible with the design of the Fircrest Campus

Design Standards

Proposed sign standard modifications: Fircrest School is requesting the following modifcations from the sign standards in the Campus zone due to the size, context, and proposed uses for the Master Development Plan:

a. Monument signs: Apply the same standards as the CB Zone, except for sign illumination standards (see subsection e below). This includes:
   i. Maximum area per Sign Face: 50 Squate feet.
   ii. Maximum height: 6 feet
   iii. Maximum number Permitted: One per street frontage.Two per street frontage if the frontage is greater than 250 feet. and each sign is minimally 150 feet. apart from other signs on same property.

b. Building-mounted signs: Apply the same standards as the CB Zone, except for sign illumination standards (see subsection e below). This includes:
   - Maximum sign area: 25 sq. ft. (each tenant), Building Directory 10 sq. ft., Building Name Sign 25 sq. ft.
   - Number permitted: One per business per facade facing street frontage or parking lot.

c. Under-awning signs: Apply the same standards as the CB Zone for those uses in the southern portion of the site. One exception to this is the permitted sign illumination (see subsection e below). This includes:
   - Maximum sign area: 12 square feet.
   - Number permitted: One per business per facade facing street frontage or parking lot.

d. Driveway entrance/exit: Apply the same standards as the CB Zone. This includes:
   - Maximum sign area: 8 square feet
   - Maximum height: 48 inches

e. Illumination standards. Externally illuminated signs are permitted throughout the campus, provided all external light sources illuminating signs shall be less than six feet from the sign and shielded to prevent direct lighting from entering adjacent property. The following types of internally illuminated signs are permitted for monument signs, building-mounted signs, and under-awning signs, provided they are not visible from 15th Avenue NE or NE 150th Street:
   i. Channel lettering or individual backlit letters mounted on a wall, or individual letters placed on a raceway, where light only shines through the copy.
   ii. Opaque cabinet signs where light only shines through copy openings.
   iii. Shadow lighting, where letters are backlit, but light only shines through the edges of the copy.

Figure 5.17 Sign Illumination Examples

The left image includes backlit channel lettering, the middle image features shadow lettering, and the right image features an opaque sign where the light only shines through the letters, graphic, and sign outline.

6. TRANSPORTATION

6.1 SITE ACCCESS AND CIRCULATION

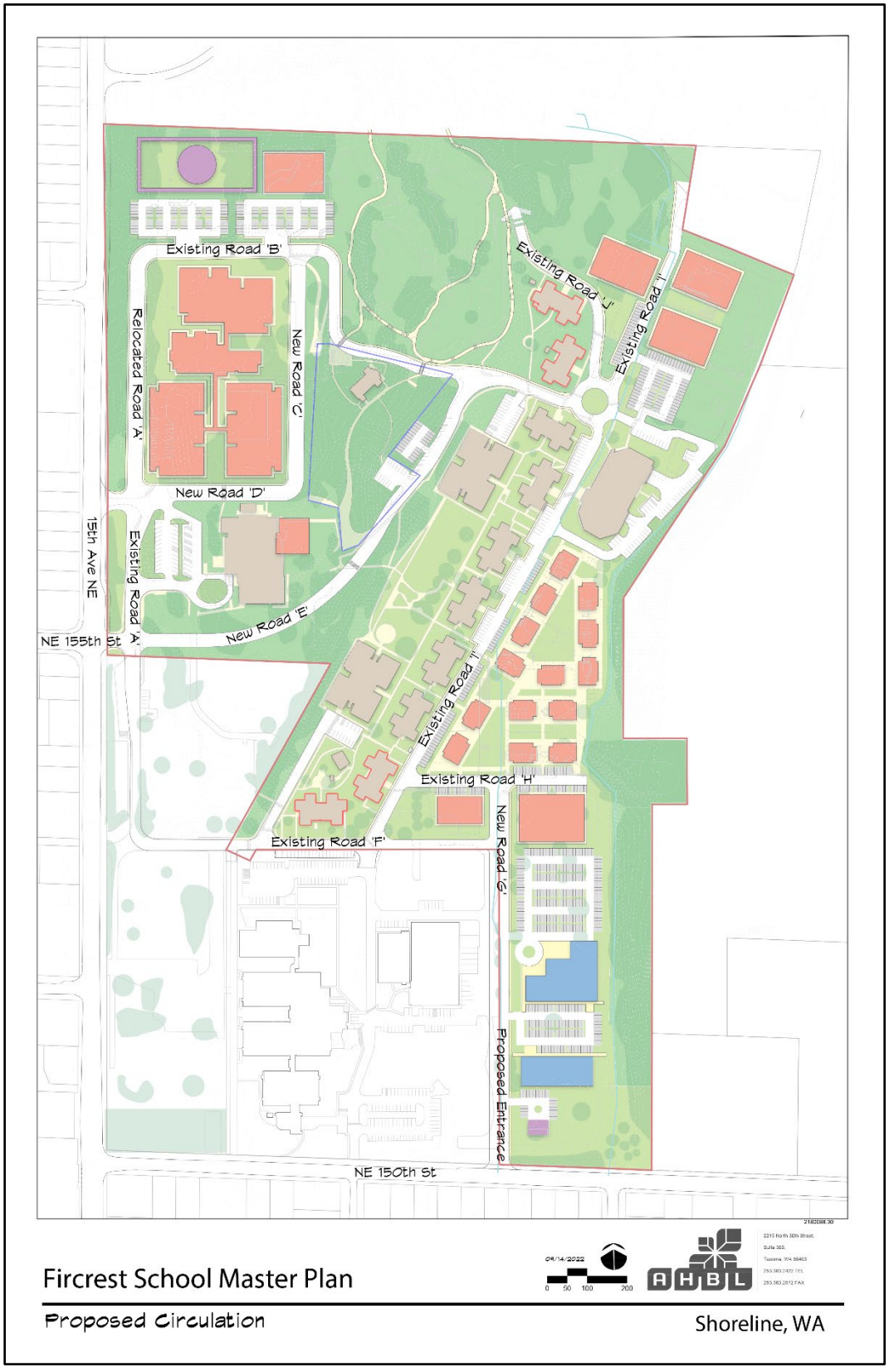
Fircrest School is bounded by two public-right-of ways: 15th Ave NE to the west and NE 150th street to the south. A series of interior driveways provide connections through the campus.

Fircrest School is primarily accessed from 15th Ave NE along the western boundary of the property. A second entrance is from NE 150th Street along the southern boundary of the site (see Figure 6.1). From the primary access on 15th Ave NE, the interior driveway (Road 'I') hugs the western boundary of the campus and curves around following the northern property line (Road 'II') of the parcel behind the existing Pat N / "Y Buildings" (Buildings #55, #58, #59 & #60). After passing behind the last "Y" Building (Building #55) the driveway turns south (Road 'III') wrapping around "Y Buildings" #55 and #56. Continuing south through the campus the interior driveway turns towards the eastern campus boundary (Road 'IV') where it is met by NE 160th Street. NE 160th Street runs through the central area of the campus separating the ICF Cottages on the west side of the driveway from the ATP Building, Kitchen, and the Maintenance and Storage Buildings on the east. NE 160th Street continues south then turns east to connect to 20th Ave NE which connects to the second access from NE 150th Street. There are also several interior driveways circling the building areas of the ATP Building and Kitchen Building, the two northern ICF Cottages, the Pat N / "Y Buildings", the Historic Chapel, and the vacant land south of the Pat N / "Y Buildings."

Figure 6.1 Existing Circulation

DSHS is proposing to relocate the secondary access from NE 150th Street (see Figure 6.2). The new entrance will be a shared driveway with the Department of Health (DOH) who operates a Public Health Laboratory (PHL) on King County tax parcel 1626049111 which is enclosed by the Fircrest Campus parcel to the north, east, and west and borders NE 150th Street to the south. The new entrance will be relocated approximately 250 feet west of the existing entrance and connect to a new driveway separating the DOH PHL to the west and the proposed commercial and/or civic uses developments to the east before connecting to an existing east-west driveway (Road 'H') directly below the proposed new ICF Cottages. The existing secondary access will be removed. Additional proposed improvements to circulation also include relocating the existing road along the eastern boundary (Road 'A') that connects to the primary entrance slightly east, adding new driveways to surround the new nursing facility (Road 'C' and Road 'D), and a new curved driveway (Road 'E') connecting the east-west road north of the historic chapel to the existing north-south road along the western site boundary south of the main entrance.

Figure 6.2 Proposed Circulation



6.2 TRANSIT SERVICE

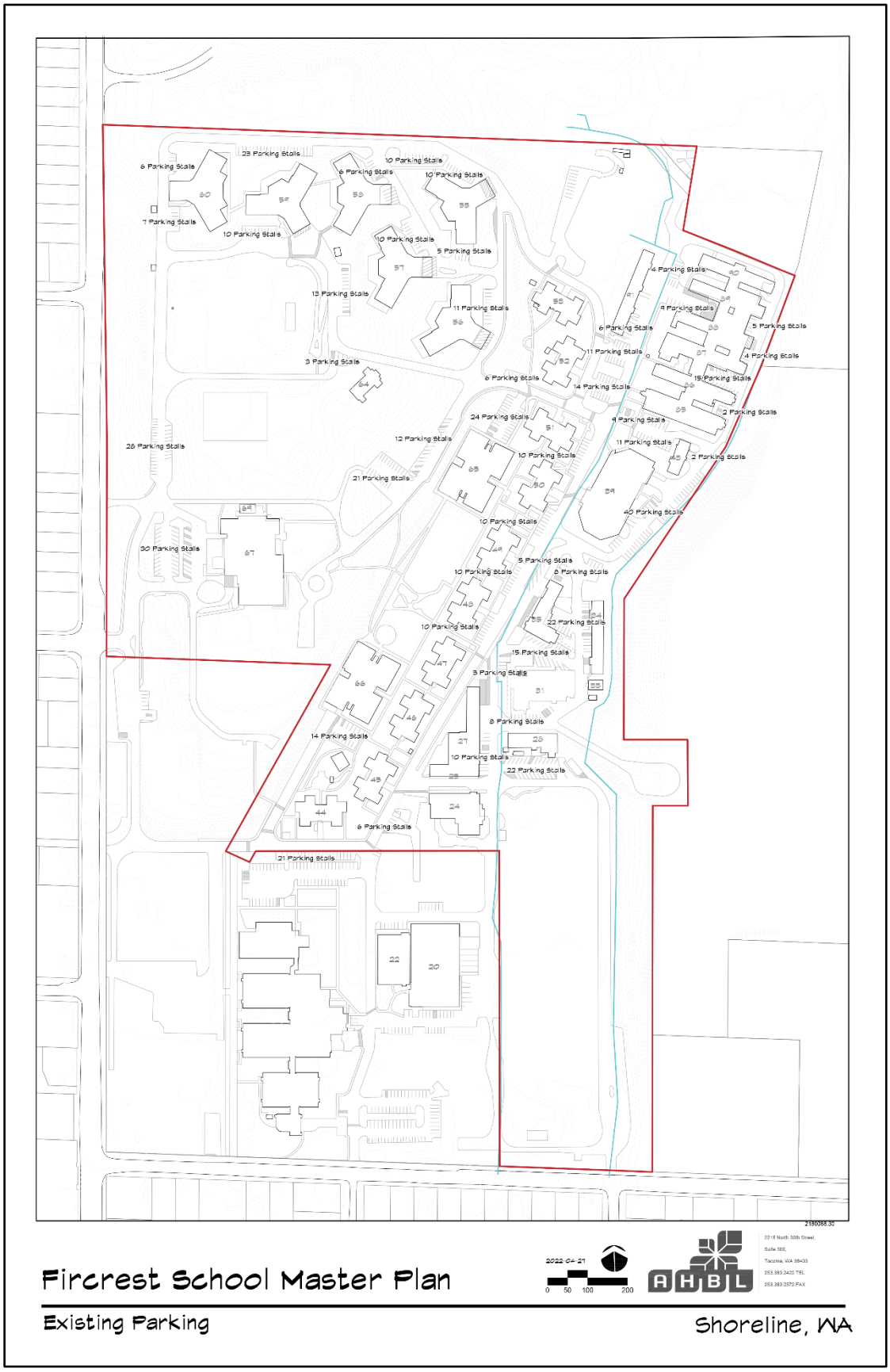
The site is served by King County Metro Transit Routes 330 and 348. Route 348 operates along 15th Avenue NE adjacent to the site; Route 330 operates along NE 150th Street, 25th Avenue NE, and NE 155th Street. Route 330 provides weekday peak period directional service between Lake City and Shoreline Community College. Route 348 operates full-day service, 7 days per week, to and from Richmond Beach, Shoreline, Northgate, North City, Shoreline, Ballinger, and Mountlake Terrace. The headways (time between consecutive buses) range between 10 and 60 minutes. 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. Located just northeast of I-5 at the NE 145th Street exit, the elevated Shoreline Station will be served by Link light rail beginning in 2024 with frequent service between south Snohomish County and the University of Washington, downtown Seattle, the Eastside, Sea-Tac Airport, and beyond. It will also provide a connection to the new the Sound Transit SR 522/NE 145th Bus Rapid Transit service, which is also scheduled to begin service in 2024.

6.3 PARKING

Due to the unique nature and variety of uses on the Fircrest School Campus, parking demand is largely attributed to the number of full time equivalent (FTE) employees on duty and the number of residents at the campus. Currently, the campus has 541 parking spaces spread throughout the campus with larger clusters of spaces near the Activities Building, Kitchen, Administration Building, and the Pat N / “Y Buildings”. See Figure 6.3 below for existing parking.

Figure 6.3 Existing Fircrest School Parking



With the proposed developments contained in this Master Development Plan the total number of parking spaces on the campus will be 812 (an increase of 271 spaces). This exceeds the parking demand for the campus which is estimated to be 751 stalls. As the campus has many functions the parking demand for each building was calculated based on its primary use. The following table shows the parking supply and demand for each building on campus and the associated proposed parking standards.

Building	Parking Supply	Parking Demand	Proposed Parking Spaces Standard
Existing Buildings to Remain			
16-Bedroom ICF/ID Cottages	40	80	1 per 5 residents, plus 1 per FTE employee on duty
Activities Building	30	8	1 per FTE employee on duty + 3 spaces for deliveries/visitors
Administration Building	24	53	1 per FTE employee on duty + 3 spaces for deliveries/visitors
Kitchen	53	23	1 per FTE employee on duty + 3 spaces for deliveries/visitors
Chapel	46	27	1 per 5 fixed seats + 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes*
Existing Building Parking Spaces Total	**193**	**191**	
Near-Term Developments (estimated completion by 2030)			
120-Bed Nursing Facility	112	90	1 per 5 residents, plus 1 per FTE employee on duty
Adult Training Program (Relocation)	14	38	1 per FTE employee on duty + 3 spaces for deliveries/visitors
48-Bed Behavioral Health Facility	89	31	1 per 8 residents, plus 1 per FTE employee on duty
South Building – Professional Office/Daycare	81	51	Professional office uses: 1 per 500 square feet Daycare II: 2 + 1 for each 20 clients**
Near-Term Developments Parking Spaces Total	**296**	**210**	
Long-Term Developments (estimated competition by 2040)			
Laundry Facility	0	11	1 per FTE employee on duty + 1 loading space
Maintenance Facility	20	60	1 per FTE employee on duty + 10 loading space
Commissary Building	15	6	1 per FTE employee on duty + 2 spaces for deliveries/visitors

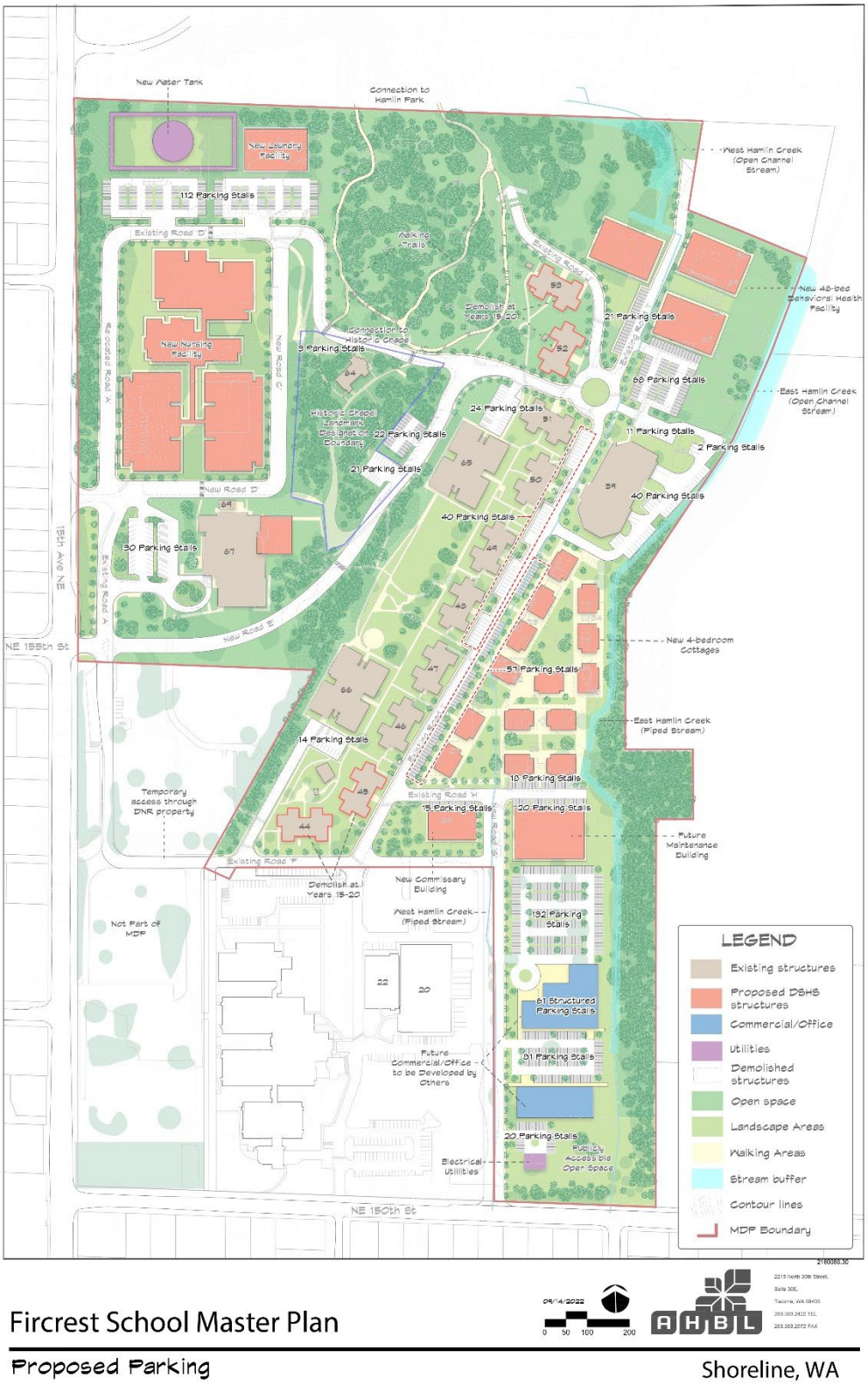
Building	Parking Supply	Parking Demand	Proposed Parking Spaces Standard
4-Bedroom ICF/ID Cottages	75	96	1 per 5 residents, plus 1 per FTE employee on duty
North Building – Professional Office	193	170	1 per 500 square feet
Recreation Space	20	7	10 per acre
Long-Term Developments Parking Spaces Total	**323**	**350**	
Total	**812**	**751**	

**Assuming 100 seats and 10% of the chapel is without seats*

*** Assuming 5,000 sf of Daycare with up to 40 clients*

In total the parking supply on campus in the Master Development Plan exceeds the parking demand by approximately 61 spaces. Some of the buildings on campus have less parking spaces than the demand stipulated for the proposed use, however other nearby buildings have an excess parking supply. Most buildings on the campus are in close proximity to one another and to multiple parking areas allowing for additional parking spaces to be available when needed. For example, the 16-bedroom ICF Cottages have a parking demand of 75 spaces and parking supply of 40 spaces however the northern ICF Cottages are adjacent to the kitchen and new Behavioral Health Facility which both have an excess parking supply.

Figure 6.4 Proposed Fircrest School Parking



Fircrest School Master Plan

Proposed Parking

Shoreline, WA

7. ENVIRONMENT

7.1 Site Character

The Fircrest School Campus is located on the approximately 65.57 acres covered in this Master Development Plan. Fircrest School is situated in a largely built-out residential area of the City of Shoreline with several large street trees on the streets surrounding the campus. The campus has a number of mature trees and tree groves scattered throughout the campus interior as well as several perimeter trees. These perimeter trees help screen the site from adjacent rights-of-way and this combined with large setbacks of principal structures on the campus mean most of the campus is not visible from adjacent properties and rights-of-way.

The site includes flat areas, areas with gentle slopes, and smaller areas of steeper slopes which are mostly confined to the eastern edge of the project site that separates the campus from Shorecrest High School. In general, development on campus is confined to the flat areas of the campus and the steeper slopes are forested areas with mature trees.

7.2 VEGETATION

The Campus includes areas of remnant forest with understory of native plants, perimeter treed areas, and a number of large mature landscape trees in various locations. The main treed areas of the Campus consist of mixed deciduous and coniferous native and ornamental species and includes:

- a treed perimeter at the northwest corner, in good to excellent health;
- a large interior area around the chapel with connectors forming borders along the west edge of the Fircrest School site, in good health except for hemlocks; and
- a buffer along the southeast corner of the Campus, in fair to good health.

Ornamental and native trees are located around each of the buildings and along the roadways, within the off-leash dog park, and within an open field along the southeastern portion of the campus. The predominant ornamental/specimen trees species are American Sycamore, Horse Chestnut, Norway Maple, Sycamore Maple, Port Orford Cedar, Northern Red Oak and Scots Pine.

Tree groves are predominantly along the edges of the property line, along with a large grove of trees around the Naval Hospital Chapel. Healthy, large stands of Pacific Madrone and mature native conifers such as Douglas Fir and Western Hemlock are prominent throughout. Other native species found within the tree groves include Bigleaf Maple, Ponderosa Pine, and Red Alder.

Native species within the tree grove understory consist of Bracken Fern, Salal, Western Swordfern, Dull Oregon Grape, Red Huckleberry, Pacific Blackberry, Osoberry, Beaked Hazelnut, Common Snowberry, and small native tree saplings. Invasive understory species within the tree groves consist of Himalayan Blackberry, Common Hawthorn, English Ivy , English Holly, Herb Robert, English Laurel, Creeping Buttercup, Field Bindweed, and Norway Maple saplings.

Some of the proposed improvements contained in this Master Development Plan will result in the disturbance of nearby vegetation and the removal of significant trees. For each of the proposed development projects where significant trees will be removed, Fircrest School will comply with the City of Shoreline tree replacement requirements.

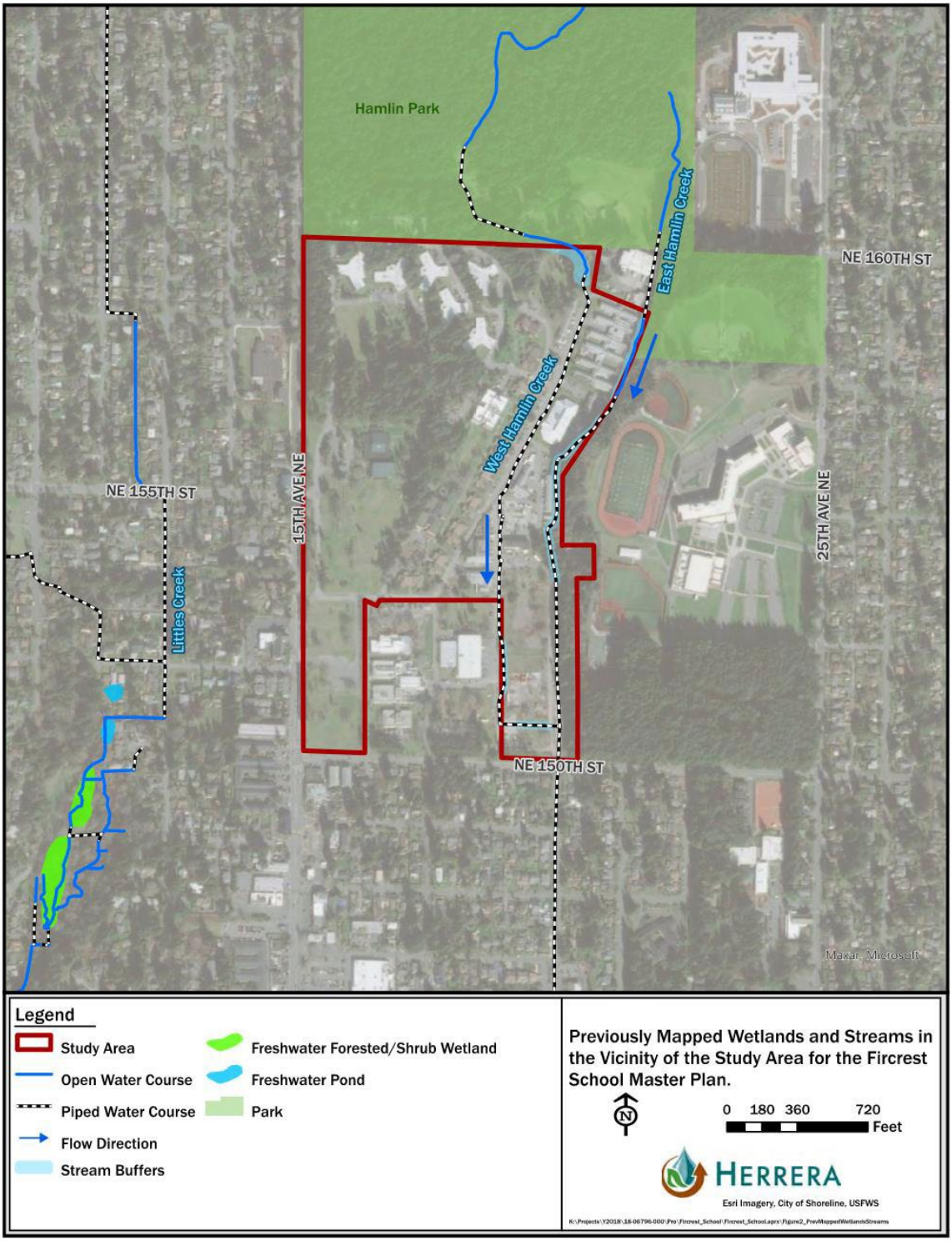
7.3 STREAMS AND WETLANDS

A Critical Areas Report prepared by Herrera Environmental Consultants, Inc. shows the project site has two non-fish bearing streams (West Hamlin Creek and East Hamlin Creek). West Hamlin Creek is a Type Ns stream (seasonal non-fish habitat) that flows south from Hamlin Park through the eastern portion of the site. At the southeastern corner of the site, West Hamlin Creek flows into East Hamlin Creek. East Hamlin Creek is also a Type Ns stream that flows south into the campus at its northeast corner. East Hamlin Creek flows south out of the campus at its southeast corner after joining West Hamlin Creek.

The project is not expected to directly impact the streams, but may impact stream buffers (see the Critical Areas Report in Appendix A.6). Mitigation for impacts on stream buffers will occur in accordance with the City of Shoreline's Critical Areas code.

The National Wetlands Inventory (NWI) does not map any wetlands in the study area. Additionally, Herrera biologists found no evidence of hydrophytic vegetation or wetland hydrology during the site investigation and determined that no wetlands are present in the study area.

Figure 7.1 Streams and Wetlands in Vicinity of Fircrest School

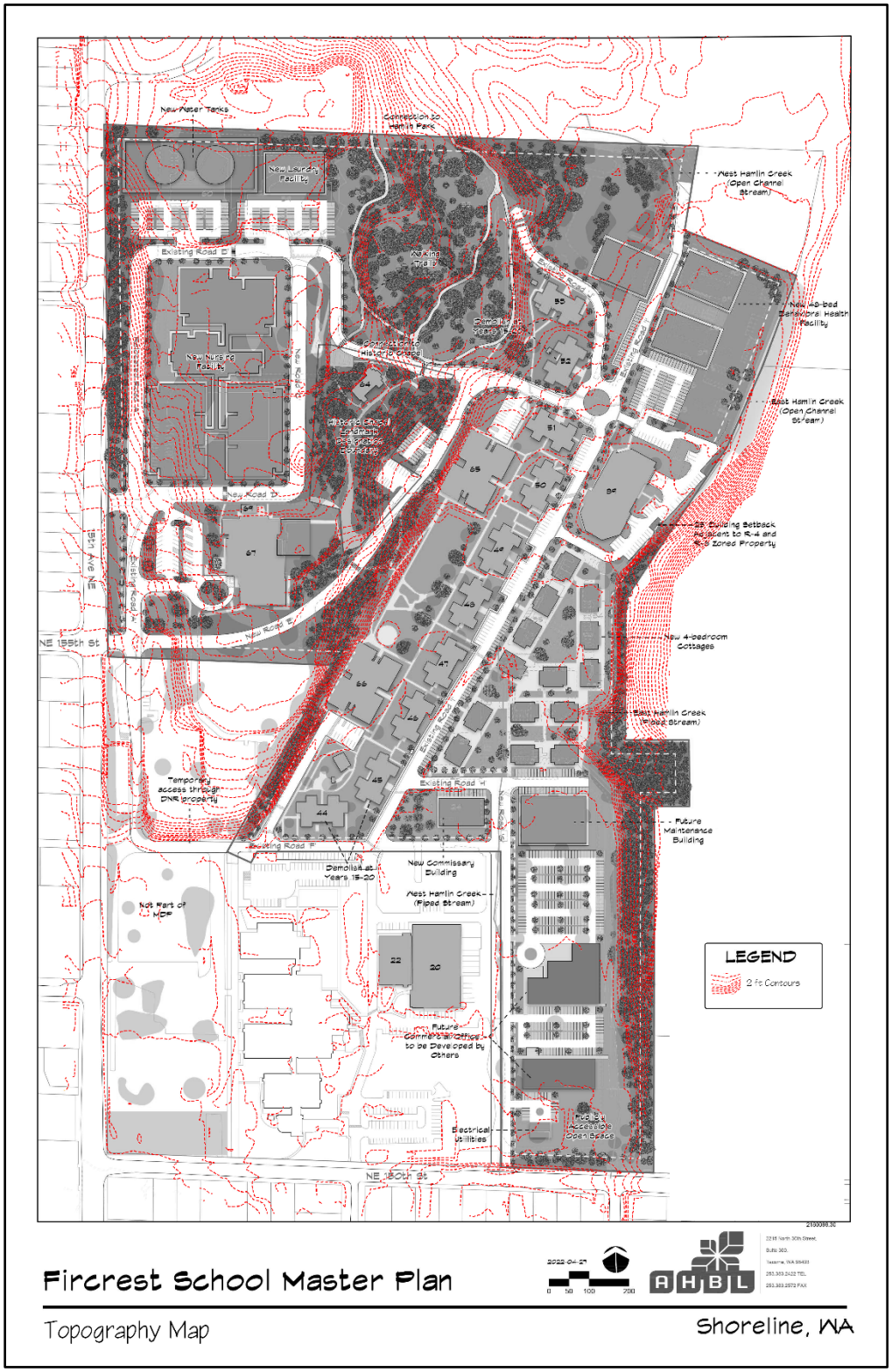


7.4 STEEP SLOPES AND GEOLOGICALLY HAZARDOUS AREAS

Topographically, the Campus consists of two parallel north-south ridges bordering a relatively flat valley that broadens out toward the southern portion of the Campus. The western portion of the Campus consists of a series of plateaus that step down to relatively flat terrain in the southwestern portion of the Campus. Slopes on the property are not shown as having landslide susceptibility on the DNR Geologic Information portal or King County iMap system. Portions of the slope in the northern side of the Fircrest campus are shown on the King County iMap system as a potential soil erosion hazard. Portions of the slope south of the historic Naval Church and east of the Activities Building show an elevation change of about 35 feet per King County GIS topographic information. There are no proposed developments in this slope area.

Near the proposed area for the construction of the new ICF residential cottages, a west facing slope extends up to the ball fields of Shorecrest High School on the east side of Fircrest School Campus. South Sound Geotechnical Consulting prepared a landslide and erosion hazard assessment on this slope area and found the elevation change on the slope was approximately 50 feet. The assessment of the slope found no evidence of excessive erosion, and evidence of recent slope movement (such as slumps, tension cracks, head scarps, etc.) was not observed on the slope. See the Critical Areas Report in Appendix A.6 for more.

Figure 7.2 Topography



7.5 SEPA ANALYSIS

A SEPA Environmental Checklist was submitted to the City of Shoreline concurrent with the Master Development Plan. City staff performed environmental analysis of the Master Development Plan application and issued a XX.. (to be updated after SEPA process).

8. UTILITIES

8.1 WATER

Existing Water Infrastructure

The site is served presently by a water system that is looped through the site with 8-inch and 6-inch water mains. The system is owned and maintained by DSHS with metered connections to the water mains within 15th Avenue NE and NE 150th Street which are owned and maintained by North City Water District (NCWD), of which NCWD is the water purveyor of the surrounding area. Hydrant flow tests of the existing water system on the campus were conducted by Columbia Fire on January 28th 2022 which confirm the system to be inadequate for the campus needs due to low fire hydrant flow. Fire flow was generally 1,300 to 1,900 gallons per minute while fire flow requirements are likely 3,100 gallons per minute.

Future Onsite Water Infrastructure

The comprehensive plan on site will include construction of new 8- to 12-inch water mains, to provide multiple closed-looped systems. Additional improvements will include individual domestic and fire sprinkler services to be connected to the different uses as the campus develops. Individual certificates of water availability will be acquired for each newly constructed building. All new construction of water mains will adhere to NCWD standards and specifications with the intent of providing an extension of the NCWD system onto the campus. Typically water main extensions require a contract with the water district, constructing new mains per the water districts standards, and providing an easement. NCWD has expressed an interest in this approach however additional discussions and contracts are required.

Water Tanks and Offsite Infrastructure

Based on preliminary hydraulic modeling, fire hydrant flow tests, experience with a fire onsite, and discussions with NCWD and Shoreline Fire Department, it has been acknowledged that there is a fire flow volume deficit. Per discussions with NCWD, two tanks will need to be added to the NCWD system in order to provide sufficient volume for the campus. NCWD is proposing that one 2-million-gallon tank be provided on the Fircrest campus while another tank is located offsite by NCWD. The tank will be an above grade tank, potentially partially buried up to five feet in height. The system will be fed from the water main in 15th Avenue and discharge to the NCWD campus across the street before integrating back into the NCWD system. The water tank will not be directly connected to the Fircrest water system.

A pump house will be constructed to support filling the tank and pressurizing the system. The pump house could be located onsite and/or across the street based on discussions with NCWD. In addition, NCWD believes that upsizing the water main within 15th Ave from an 8-inch pipe to a 12-inch pipe from 150th to 155th could potentially increase fire flow availability to the site. Another consideration is to connect the Fircrest campus to the Hamlin Park system with a meter and a backflow check valve.

Figure 8.1A North Campus Water Plan

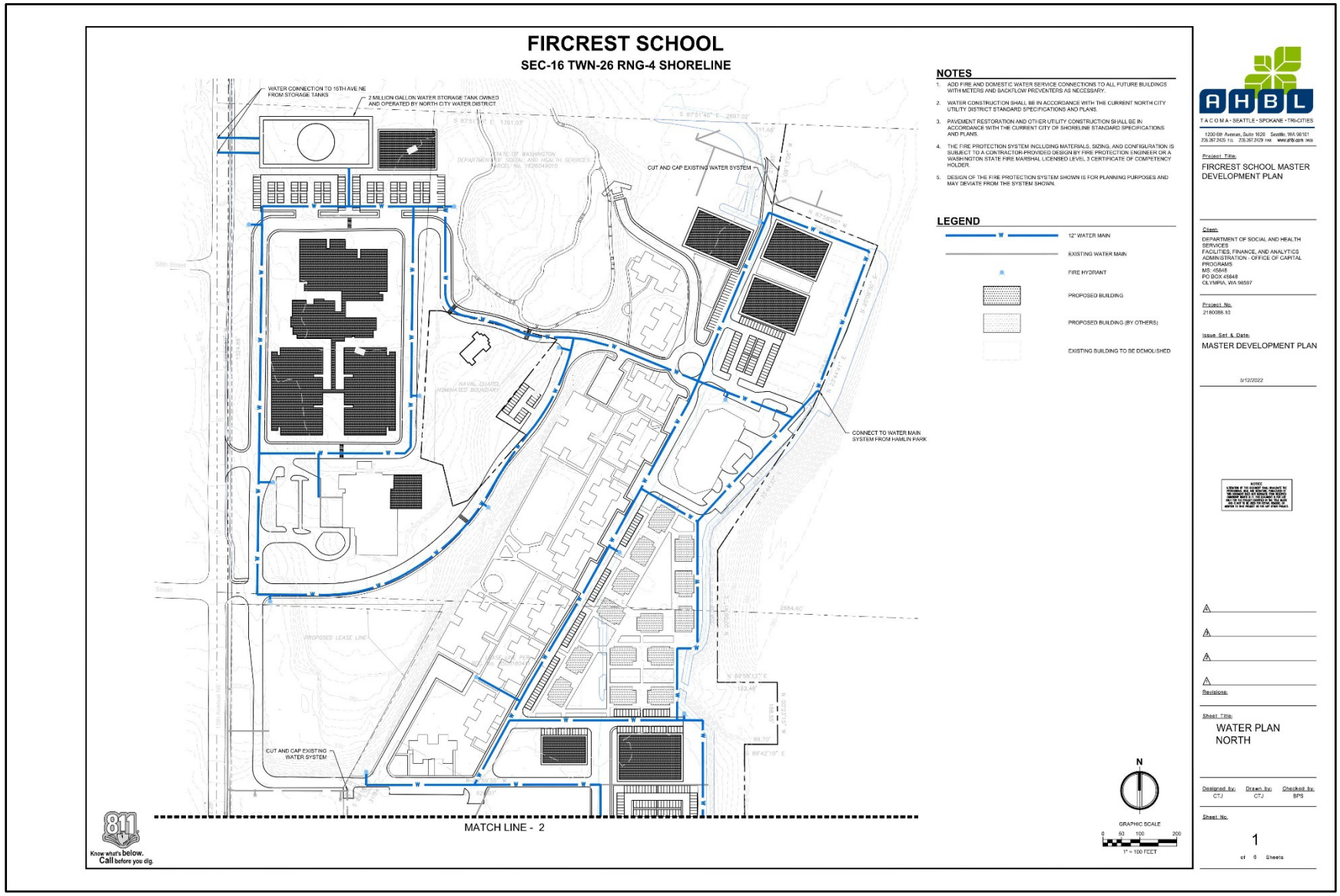
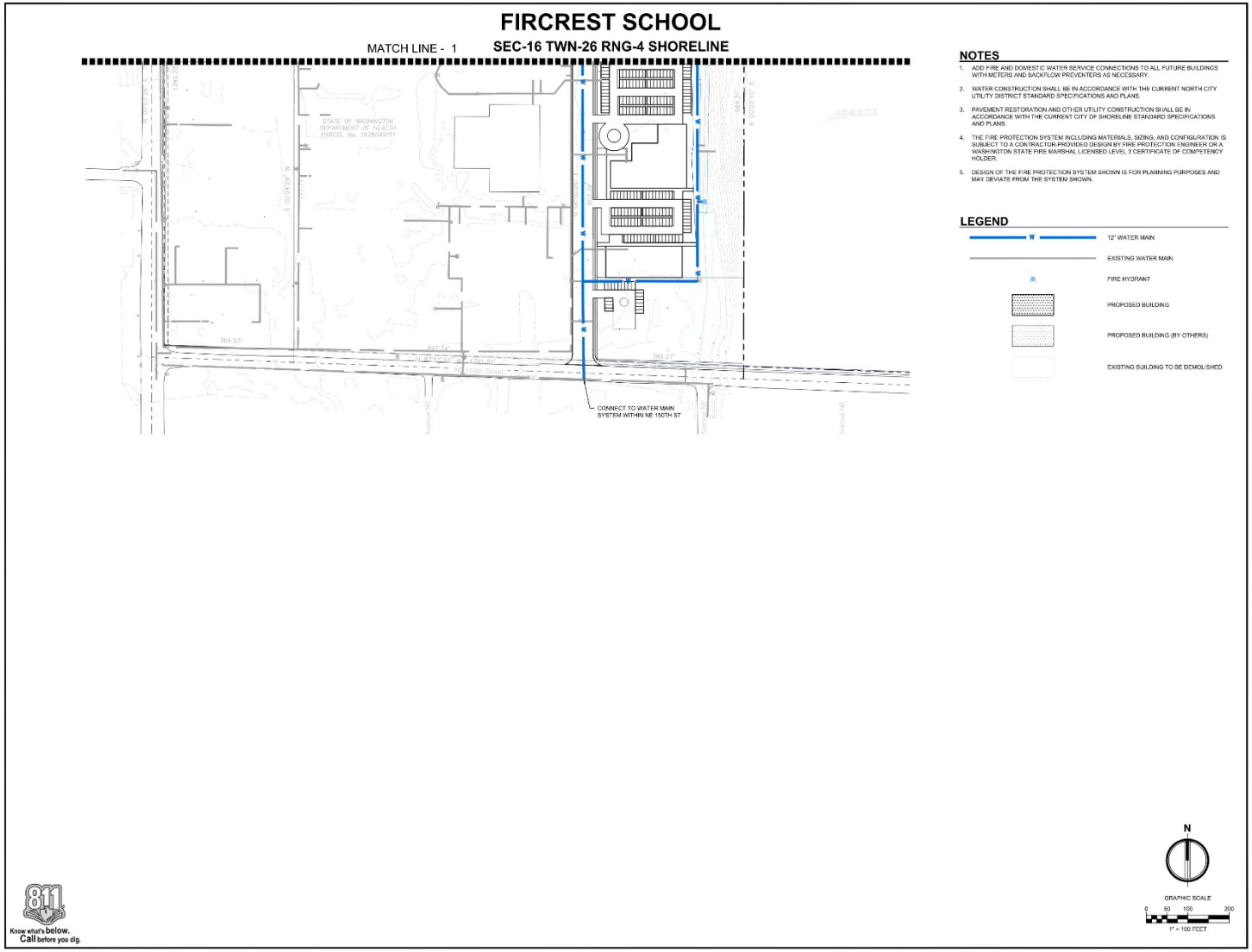


Figure 8.1B South Campus Water Plan



8.2 Sanitary Sewer

Existing Service

The site is served by an existing sewer main owned and maintained by the City of Shoreline Public Works Department (COSPWD). Ownership of the system transferred from Ronald Wastewater Utility District to COSPWD approximately two to three years ago. The campus has excellent coverage with sufficient capacity. Outlet connections are made to the campus via 15th Avenue Northeast and Northeast 150th St. Inlet connections are made in the northeast corner of the campus.

Future Service

City of Shoreline Public Works has no concern of future capacity issues. As the campus develops, the sewer can be retained; however, upgrades may be warranted depending on existing pipe connections.

Figure 8.2A North Campus Sewer Plan

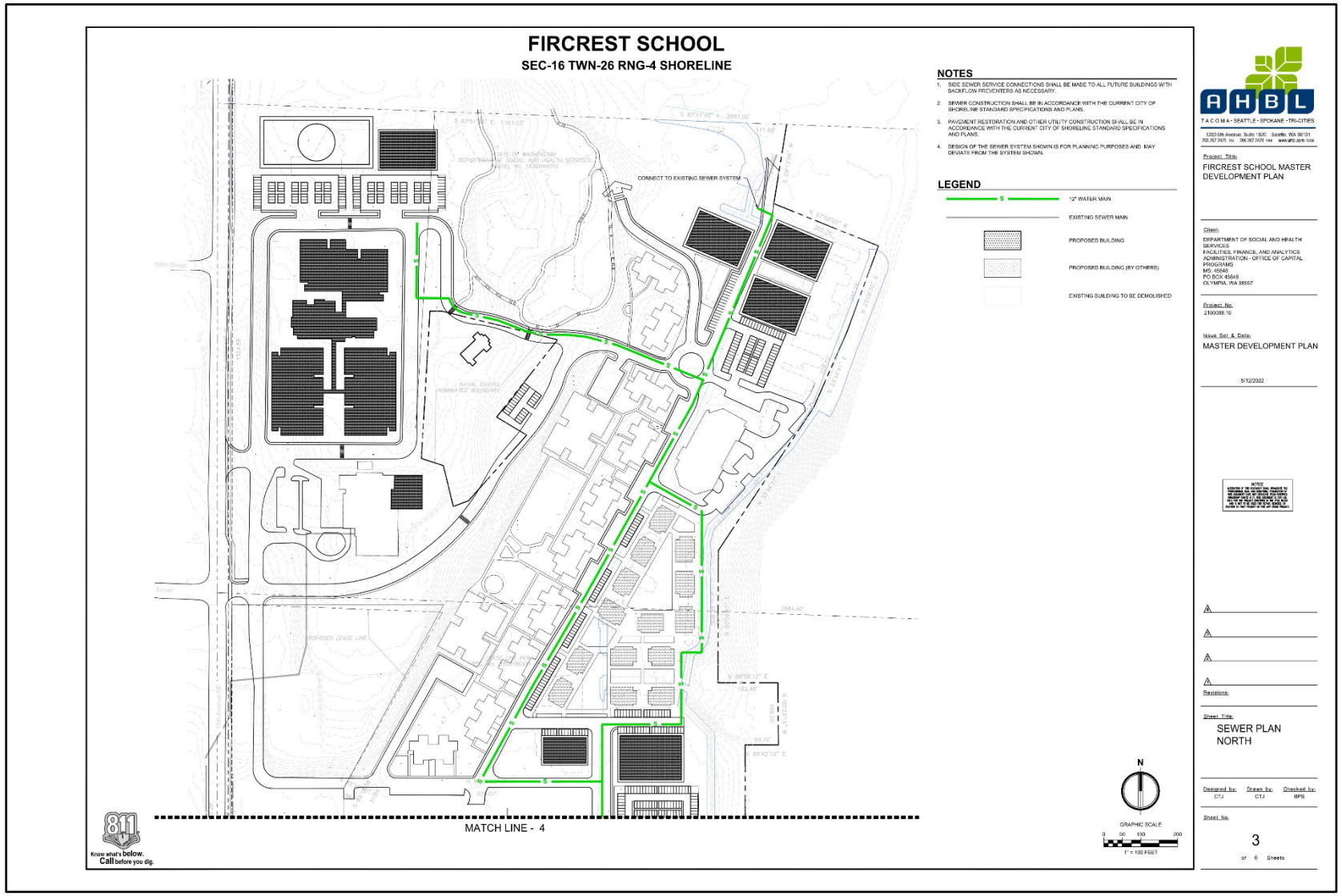
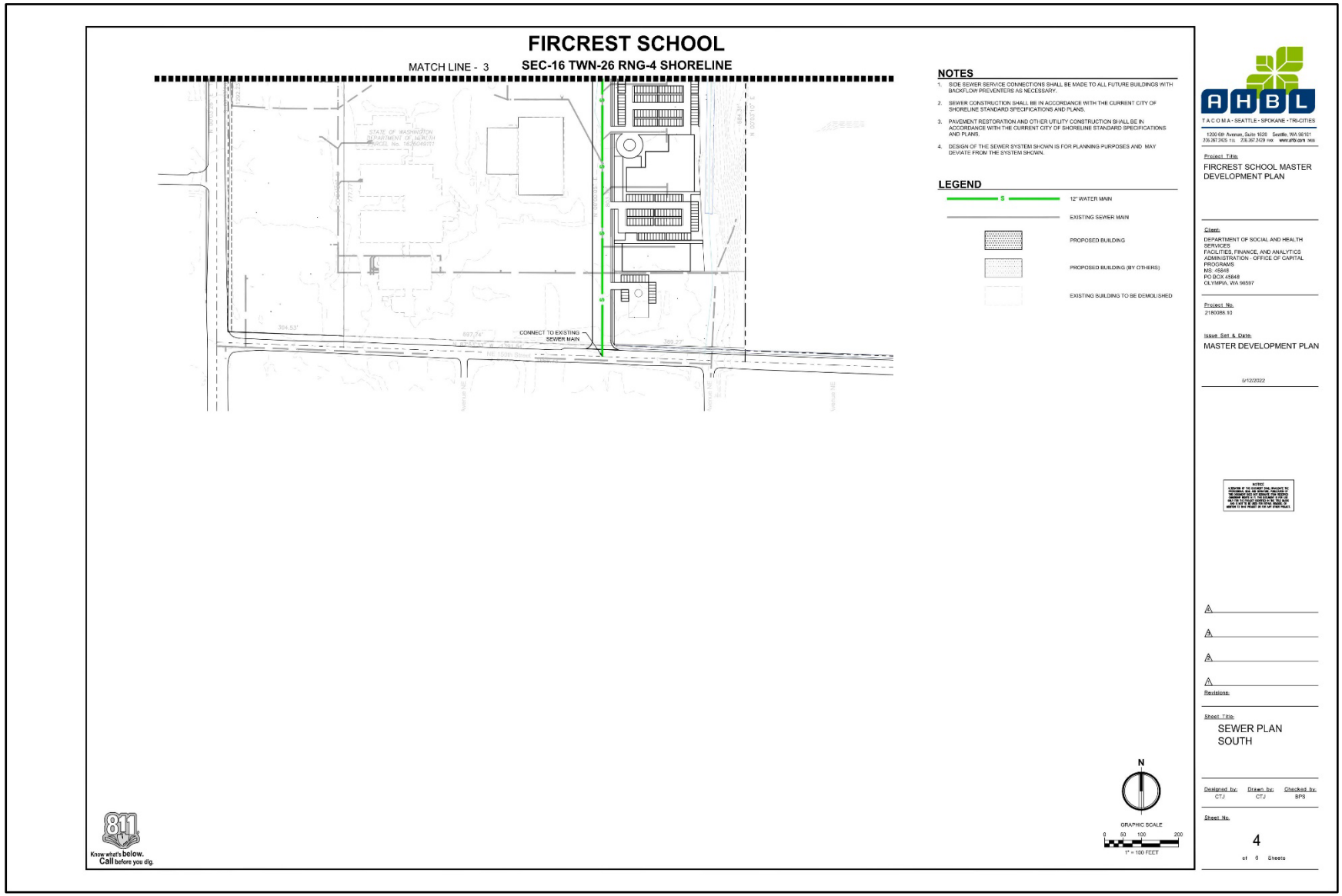


Figure 8.2B South Campus Sewer Plan



8.3 POWER

Existing Service

Service extends from NE 150th Street and is distributed to the site accordingly. Seattle City Light is the electricity purveyor. Recent upgrades included a new power house and new distribution to the core area in a new loop.

Future Service

Future improvements will connect to the existing services located onsite. The adequacy of connections will be evaluated on a site by site basis.

8.4 NATURAL GAS

Existing Service

The existing site is served by a natural gas. The condition of the gas is unknown and should be evaluated as development commences. Puget Sound Energy is the purveyor.

Future Service

Gas service can be extended or relocated as required. The condition of the existing gas service should be evaluated when future development warrants.

9. STORMWATER

Existing Service

The site is served by an existing sewer main owned and maintained by the City of Shoreline Public Works Department (COSPWD). Ownership of the system transferred from Ronald Wastewater Utility District to COSPWD approximately two to three years ago. The campus has excellent coverage with sufficient capacity. Outlet connections are made to the campus via 15th Avenue Northeast and Northeast 150th St. Inlet connections are made in the northeast corner of the campus.

Future Service

City of Shoreline Public Works has no concern of future capacity issues. As the campus develops, the sewer can be retained; however upgrades may be warranted depending on existing pipe connections.

Figure 9.1A North Campus Stormwater Plan

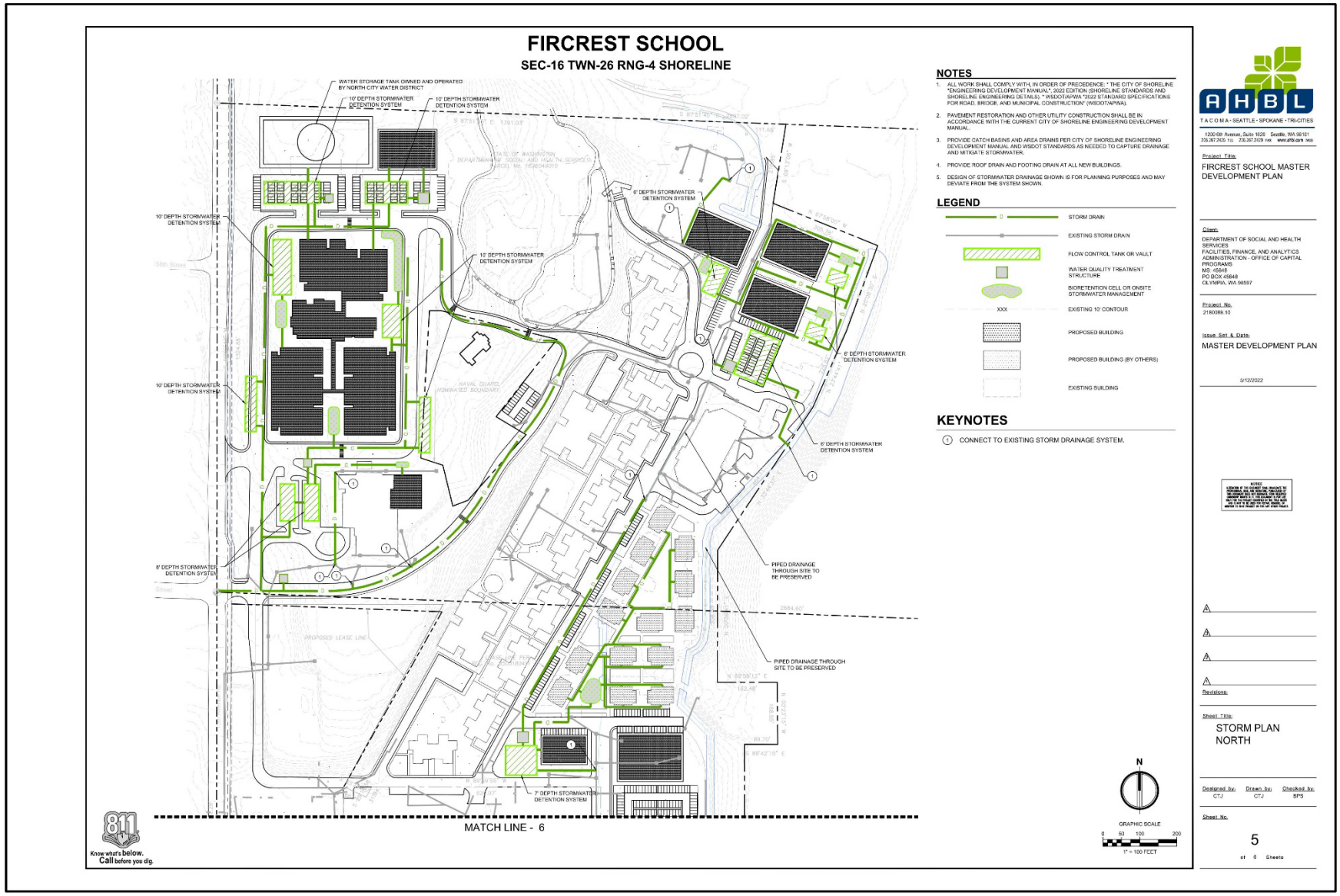
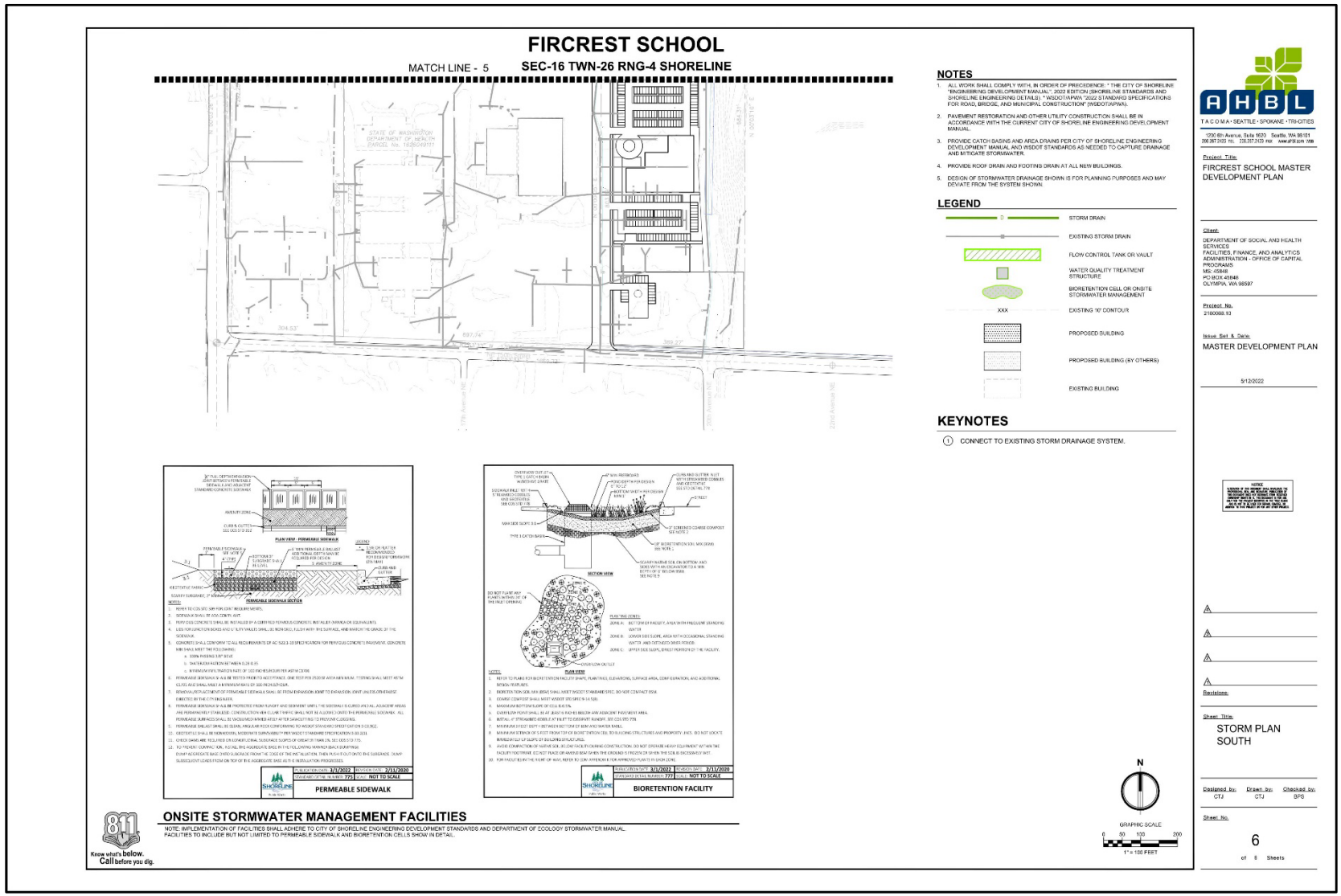


Figure 9.1B South Campus Stormwater Plan



APPENDICES

A.1 SEPA Checklist

A.2 2007 Capital Budget

A.3 Nursing Facility Pre-Design

A.4 Behavioral Health: Community Civil 48 Bed Capacity – Preliminary Predesign Report

A.5 2021 Fircrest School Land Use Assessment

A.6 Critical Areas Report

A.7 Transportation Technical Report

A.8 Stormwater Site Plan Report

A.1 SEPA CHECKLIST

A.2 2007 CAPITAL BUDGET

A.3 NURSING FACILITY PRE-DESIGN

A.4 BEHAVIORAL HEALTH: COMMUNITY CIVIL 48 BED CAPACITY – PRELIMINARY PREDESIGN REPORT

A.5 2021 FIRCREST SCHOOL LAND USE ASSESSMENT

A.6 CRITICAL AREAS REPORT

A.7 TRANSPORTATION TECHNICAL REPORT

A.8 STORMWATER SITE PLAN REPORT