

Special Use Permit (SUP) Criteria Response

SMC 20.30.330.B. Decision Criteria (Applies to All Special Uses). A special use permit may be granted by the City only if the applicant demonstrates that:

1. The special use will provide a public benefit or satisfy a public need of the neighborhood in which it is located, district, City or region;

In 2019 Washington State Legislature supported the vision to provide mental health services in local communities for people with acute mental illness. The use of a small portion of the site as a community-based treatment facility 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.

2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas;

The community-based treatment facility is compatible with existing uses on the project site that provide individualized health care and activities to persons who have unique medical needs as well as individualized rehabilitative services that support and enhance individual skills and strengths. While the area surrounding the campus is primarily residential and institutional (parks and schools), the existing and proposed uses of the campus have minimal impact on the surrounding neighborhoods.

3. The special use will not materially endanger the health, safety and welfare of the community;

The community-based treatment facility is an in-patient facility for individuals who have been civilly committed to receive mental health treatment. The facility is operated by DSHS and is a secure acute care environment that will not materially endanger the health safety and welfare of the community.

4. The proposed location of the special use shall not result in either the detrimental over-concentration of particular uses within the City or within the immediate area of the proposed special use, unless the proposed special use is deemed a public necessity;

The proposed location of the community-based treatment facility will not result in either the detrimental over-concentration of this particular use within the City or within the immediate area of the proposed use. The services in this facility are not currently provided in Washington outside of the Western State Hospital in Lakewood and Eastern State Hospital near Spokane.

5. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

Access to the community-based treatment facility is designed to be shared with the Department of Health site to the west of the along Southeast 150th Street. The facility will contribute approximately 114 PM peak hour trips to the road network. Mitigation for traffic impacts will occur through the payment of applicable transportation impact fees.

6. The special use will be supported by adequate public facilities and services and will not adversely affect public facilities and services to the surrounding area or conditions can be established to mitigate adverse impacts;

The community-based treatment facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area. Mitigation will be provided consistent with SUP conditions of project approval and SEPA mitigation as applicable.

7. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the development or use of neighboring properties; and

The community-based treatment facility is proposed to be sited in the far northeast corner of the property and is not visible from any public rights-of-way. Properties immediately adjacent to the proposed facility include Shorecrest High School and Hamlin Park. The behavioral health facility will not hinder or discourage the use of these sites. For further information on the design guidelines see section 5. Design Standards of the Master Development Plan.

8. The special use is not in conflict with the goals and policies of the Comprehensive Plan.

There are a variety of Essential Public Facilities (EPF) policies (LU63-LU68) that stipulate the importance of siting EPFs equitably across the region. In addition, the Comprehensive Plan includes other goals and policies that this proposal is consistent with including Goal LU XI, Policy LU21, and Policy LU62.

20.30.330.D. Decision Criteria (Essential Public Facilities Only). In addition to the criteria in subsection B of this section, a special use permit for an essential public facility (EPF) may be granted by the City only if the applicant demonstrates the following standards are met:

1. The facility meets one of the following:
 - a. The Growth Management Act definition of an essential public facility pursuant to RCW 36.70A.200(1), as amended; or
 - b. Is on the statewide list of essential public facilities maintained by the Office of Financial Management pursuant to RCW 36.70A.200(4), as amended; or
 - c. Is on the King County countywide list of essential public facilities.

The proposed community-based treatment facility meets SMC 20.30.330.D.1a, above, as an inpatient facility providing substance abuse and mental health services (RCW 36.71A.200(1)(a)).

2. The applicant has investigated and considered alternative sites and provided documentation of the site selection methodology. That methodology, which shall include public outreach, shall include an analysis of whether siting of the proposed EPF would have a disproportionate impact on any one racial, cultural, or socioeconomic group within the City.

In December 2019, DSHS completed an evaluation of six areas for the siting of behavioral health facilities throughout Western Washington. Evaluation and planning for sites in Shoreline (Fircrest Campus), Lakewood (Western State Hospital), Snoqualmie (Echo Glen), Thurston County (Maple Lane Campus), Clark County, and Snohomish County.

The evaluation involved examining possible sites for the new facilities that would provide three types of program offerings:

- **Evaluation and Treatment Facilities**
- **90- to 180-Day Facilities**
- **Step Down Facilities.**

3. The proposed EPF is consistent with the plan under which the applicant operates, if any such plan exists.

The proposed essential public facility will be operated consistent with published DSHS guidelines associated with community-based treatment facilities.

4. The proposed EPF, if to be sited on a property subject to a master development plan, is consistent with the master development plan.

The proposed community-based treatment facility is depicted within the northeast portion of the Fircrest Campus Master Development Plan.

5. Local police, fire and emergency responders have reviewed the EPF and have determined it can be adequately served by local emergency services.

Emergency service providers will be reviewing the proposal during the permit process for the SUP and its concurrent SEPA Environmental Review. As applicable, the use will mitigate impacts to emergency services through the payment of impact fees as authorized under Chapter 3.75 SMC.

6. The proposed EPF and its location, design, use, and operation must be in compliance with any state, county, or local guidelines, regulations, rules, or statutes governing the proposed EPF for the life of the proposed EPF.

The community-based treatment facility will be designed and located consistent with the requirements of the approved SUP and the Master Development Plan and will be operated by DSHS in accordance with applicable state, county, and local guidelines, regulations, rules and statutes associated with behavioral health facilities.

7. To the greatest extent reasonably feasible, the proposed EPF has incorporated mitigation measures developed during a public outreach effort.

On March 8, 2022, the Washington State Department of Social and Health Services (DSHS) and its consulting team hosted an “early community input meeting” consistent with the requirements of SMC 20.30.085. Notice of the meeting was sent to property owners and residents of properties within 1,000 feet of the site. Through public comment from this meeting and previous in-person meetings at the project site, DSHS has sited the community-based treatment facility on the northeastern portion of the site away from adjacent residential land uses.