

### STATE OF WASHINGTON

## DEPARTMENT OF SOCIAL AND HEALTH SERVICES

**Facilities, Finance and Analytics Administration**

**P.O. Box 45013, Olympia, Washington 98504-5013**

## **MARKET SEARCH**

The State of Washington, acting through the Department Social and Health Services with delegated authority from the Department of Enterprise Services, Real Estate Services, is seeking to lease space as defined in this document.

**Project Information**

**Project # CHILDREN’S SOLA HOMES**

**Agency:** Department of Social and Health Services (DSHS),

Developmental Disabilities Administration (DDA)

**Location:** North Pierce County, South King County Washington

**Square Footage:** 2500 square feet of residential space

**Date Posted:**

**Desired Term:** 5 years

**Occupancy**

**desired:** 1/1/22 (one home), 6/1/22 (one home)

**DSHS DDA Contact Information**

**Housing Specialist:** Bary Hanson, DDA

**Email:**  [Bary.Hanson@dshs.wa.gov](mailto:Bary.Hanson@dshs.wa.gov)

**Phone number:** (360) 688 – 0513

**Mailing Address:** 1009 College St SE

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**Geographical Areas of Consideration:**

Properties for consideration shall be located in the following preferred areas: Pierce County to South King County

**Attachments:** Appendix A Standard Lease template

**General Considerations:**

1. Facility should be a residence to house three children with developmental disabilities that cannot live with their families and will also include a small office space for staff use.
2. Parking count must meet program need (up to 10 vehicles), allowing all staff to park legally on or near the property.
3. Lease will be written on the State of Washington’s approved lease documents. See Appendix A, “Standard Lease Template”.

**Location Characteristics:**

The agency has identified certain key location features for delivery of their services, including but not limited to the following:

1. Proposed facilities should be in an appropriately zoned area, not in an HOA.
2. Proposed facilities should be near a fire station, within five minutes of a bus stop and 15 minutes of a medical facility by vehicle.
3. Preference may be given to locations with physical space around the home between neighbors.
4. Proposed facilities must be in areas with sufficient infrastructure in place to support the program needs. See building characteristics below.

**Building Characteristics:**

1. The residence should have a securable outdoor area with limited impact from neighbors and the community.
2. The residence should be a single story residence with at least three bedrooms and two bathrooms (one of which can serve an individual in a wheelchair) and wide hallways.
3. The residence should have at least a two car garage either attached or detached and able to fit a standard van.