Meeting Summary

TO:	Project Team	**MEETING DATE:**	October 9, 2018
		PROJECT NO.:	2180088.30
		PROJECT NAME:	Fircrest Campus Master Development Plan
PREPARED BY:	Ryan Givens, AICP Brittany Port, AICP Tacoma - (253) 383-2422	**MTG. LOCATION:**	Fircrest School - Activities Buildling - Day Program Area
ATTENDEES:	**Project Lead**: Larry Covey – DSHS **Project Consultants**: Ryan Givens & Brittany Port – AHBL, Inc. **Guests:** Derek Lafontaine, Terri Anderson, Terry Williams, Ron Ricker, Nathan Daum, Rich Scrivner, Steve Hardy, Bradley Crow, and Rachael Markle		

Fircrest Campus Master Development Plan
STAKEHOLDERS MEETING #1
Meeting commenced: 5:30pm

1.0 Introductions

The attendees participated in a brief introduction of stakeholders, names, affiliation, and connection to the Fircrest School. *Appendix A* includes the sign-in sheet and attendee contact information.

2.0 Project Objective

Mr. Covey provided an overview of the project objective and clarified the main intent of the project is to obtain a land use permit (Master Development Plan) through the City of Shoreline. Mr. Givens, explained that the property has a Comprehensive Plan land use designation of 'Institution/Campus' and is within the 'Campus' zoning district. He clarified that the City assigns the Campus designation to large campuses, colleges or institutions that, through the development of a master development plan, can avoid haphazard, uncoordinated development.

The land use designation/zoning district requires that landowners obtain Master Development Plan approval to establish uses and development standards before building permits for individual buildings can be issued. Mr. Covey and Mr. Givens explained that the project includes a public engagement plan. The Stakeholders Group will provide more in-depth recommendations on the projects during a series of three meetings. The general public will also provide comments at two community workshops.

3.0 Work to Date Summary

Mr. Covey summarized the work completed to date including the 2008 Master Plan, 2010 Master Plan (Phase 2), and 2017 Master Plan (Phase 3). He clarified that the previous plans are internal planning documents and not formally recognized or approved by the City of Shoreline. Mr. Covey explained that the 2008 and 2010 plans reviewed options and opportunities for the underutilized portions of the property. Mr. Givens clarified that the 2017 Master Plan (Phase 3) reviewed the existing building conditions and identified deferred maintenance needs on the campus. Mr. Givens introduced the new master plan (this project), DSHS's future plans for the Fircrest Campus, and what elements are in play for discussion. *Appendix B* includes the exhibits/boards that show the previous plans and the future improvement framework for the Fircrest School property.

4.0 Stakeholder Engagement: Goals and primary interest

Stakeholders participated in a "card exercise" in which they wrote down their goals for the project and primary interest in being involved. Mr. Givens read each card aloud and the attendees discussed each comment. *Appendix C* includes the participants' written cards. The following table lists the main topic themes along with specific comments/ideas.

Table 4.1 – Goals and Primary Interest – Themes and Summary
Theme 1: Fircrest School Services
• The nursing facility should be limited to one story, having ramps from one floor to another would not work for the residents. • The campus needs a new state of the art nursing facility. Currently we have a 5 star program with a 1 star building. • The cottages were originally constructed for all ages (children). They are age restricted now (21+), and are too small and cramped. • Decide if we are looking to limit the footprint of Fircrest. The campus could be constricted to a smaller area. The parents of Fircrest residents are not opposed to the site being smaller, as long as the clients can move around and enjoy the walking paths. There is concern if we were to constrict the size of the campus then it could continue to get constricted until it can no longer provide for its residents and certainly can't be expanded to help more people. • Repurpose 200 [#65] building for adult training program • Define uses and standards for DSHS to operate efficiently into the future • Goal to create a safe and healthy living environment for residents. • The Fircrest School has ICF certification which can help a lot more individuals, however we need to expand and update buildings to accommodate more people. • Define uses and standards for DSHS and perform environmental review of the master plan so that the school is poised to go to the State legislature for improvements. • Create a roadmap for development for DSHS to use in planning for the future.
Theme 2: Fircrest Utilities and Infrastructure
• The campus needs modern infrastructure, and is in need of new water pipes. • In the past, a bandaid approach to maintaining the campus has been employed which should be changed. • Through the master plan process, separate out the utilities of DOH from DSHS. • The water system on campus is in adequate. Question for the master plan is who should own the system going forward.
Theme 3: Jobs and Economic Development
• Goal for the plan should include job creation opportunities. DSHS has an opportunity to leverage excess property with compatible uses and add jobs to the City of Shoreline. • Determine if in the redevelopment of excess property, if this can be accomplished by the private sector or does it have to go through the State legislature.
Theme 4: Fire Protection and Safety
• Goal for the development/redevelopment of the site should include modern buildings with sprinkler systems. • The master development plan should address emergency access – the campus is confusing and needs

Table 4.1 – Goals and Primary Interest – Themes and Summary
new access that clarifies that. • Decide if we are going to have a secure campus (fenced) or an open campus. The parents of Fircrest residents are mixed but open to either.
Theme 5: Preservation and Compatibility
• Ensure uses on either side of DOH are compatible with the current DOH use. • Preserve significant trees and natural features on campus that residents enjoy.

5.0 Stakeholder Engagement: Campus issues / functional challenges

Stakeholders participated in a "map exercise" in which they wrote down campus issues or functional challenges on campus that should be addressed by the master plan. *Appendix D* includes the map with the participants' written ideas for campus improvements. Some of the issues/challenges identified include:

- No directional signage
- Lack of main entry
- Left turn signal SB 15th issues
- Vacant lonely areas on campus
- Access to site needs to be coordinated through DOH
- Wider roadways w/ sidewalks and striping
- Increase fire flow, need current analysis of water flow
- Need an entry between Hamlin Park and the campus
- City is planning to expand the maintenance yard, just to be aware, this however will result in cleaning up of the facility which should improve the Fircrest campus.
- Safety improvements, install fencing and have a secure access point to protect residents

6.0 Stakeholder Engagement: Preservation / Conservation Goals

Stakeholders provided comments and recommendations for preservation on the Fircrest property. The project team intends to utilize these comments to guide the Master Development Plan design. *Appendix E* includes the participants' written ideas for campus preservations. Participants identified the following preservation comments:

- Preserve the healing garden; continued on for the nursing facility.
- Preserve the ICF area garden; enjoyment/activities for clients (swings and garden beds). Recognize/acknowledge that other community members utilize the garden area.
- Preserve the trees around the chapel; recognize that the original trees were planted to represent the 50 states.

- Preserve the chapel building.
- Preserve and enhance walkability on the campus.
- Preserve the filming opportunities on the campus (e.g. the Y buildings).

7.0 Stakeholder Engagement: Community Engagement Recommendations

Stakeholders provided recommendations to engage the general community in upcoming workshops, meetings, and project notice. *Appendix F* includes the participants' recommendations for community engagement. Participants identified the following comments:

- Ensure all stakeholders are heard and informed.
- Ensure the public understands the project and parameters
- State goals for low income housing; clarify that DSHS does not control future low income residential projects on the Fircrest property.
- Invite neighborhood groups.
- Explore other community outreach options (e.g. the chamber, water utility management).
- Explore an effective way to address what areas are in the master plan.

8.0 Next steps

The meeting adjourned with next steps for staying involved, including being ambassadors to the project and participating in the community workshop scheduled for October 30.

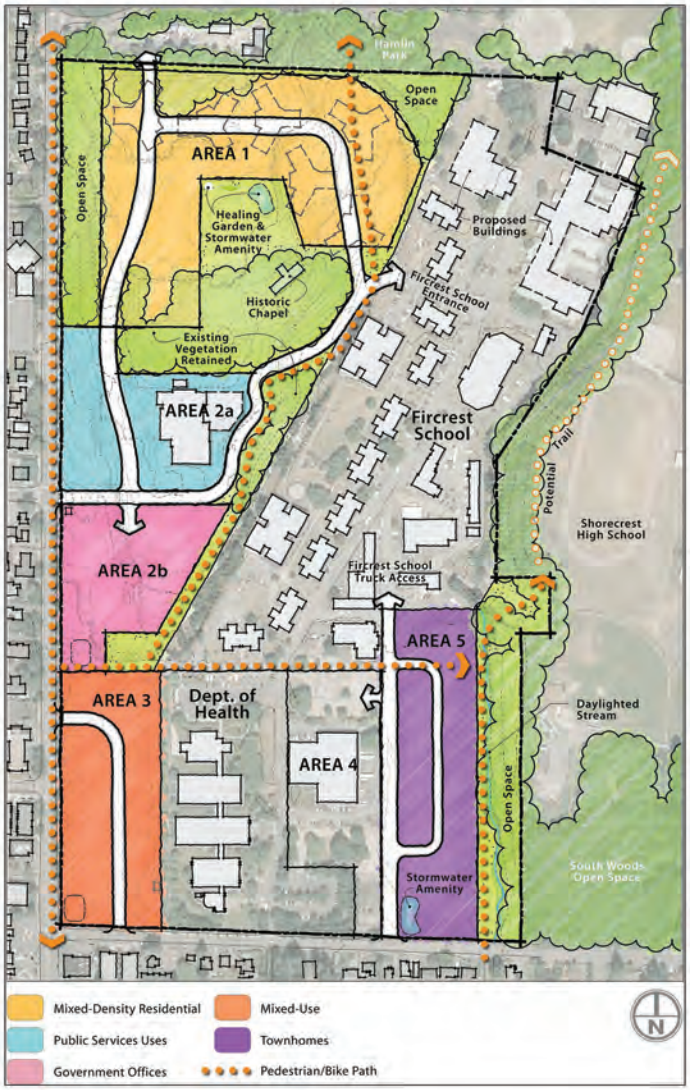
Appendix A:
Meeting Sign-in sheet and Attendee Contact Information

STAKEHOLDERS MEETING #1 SIGN-IN SHEET

PROJECT NAME: Fircrest Campus Master Development Plan
MEETING DATE: October 9, 2018 – 5:30 pm to 7:30 pm

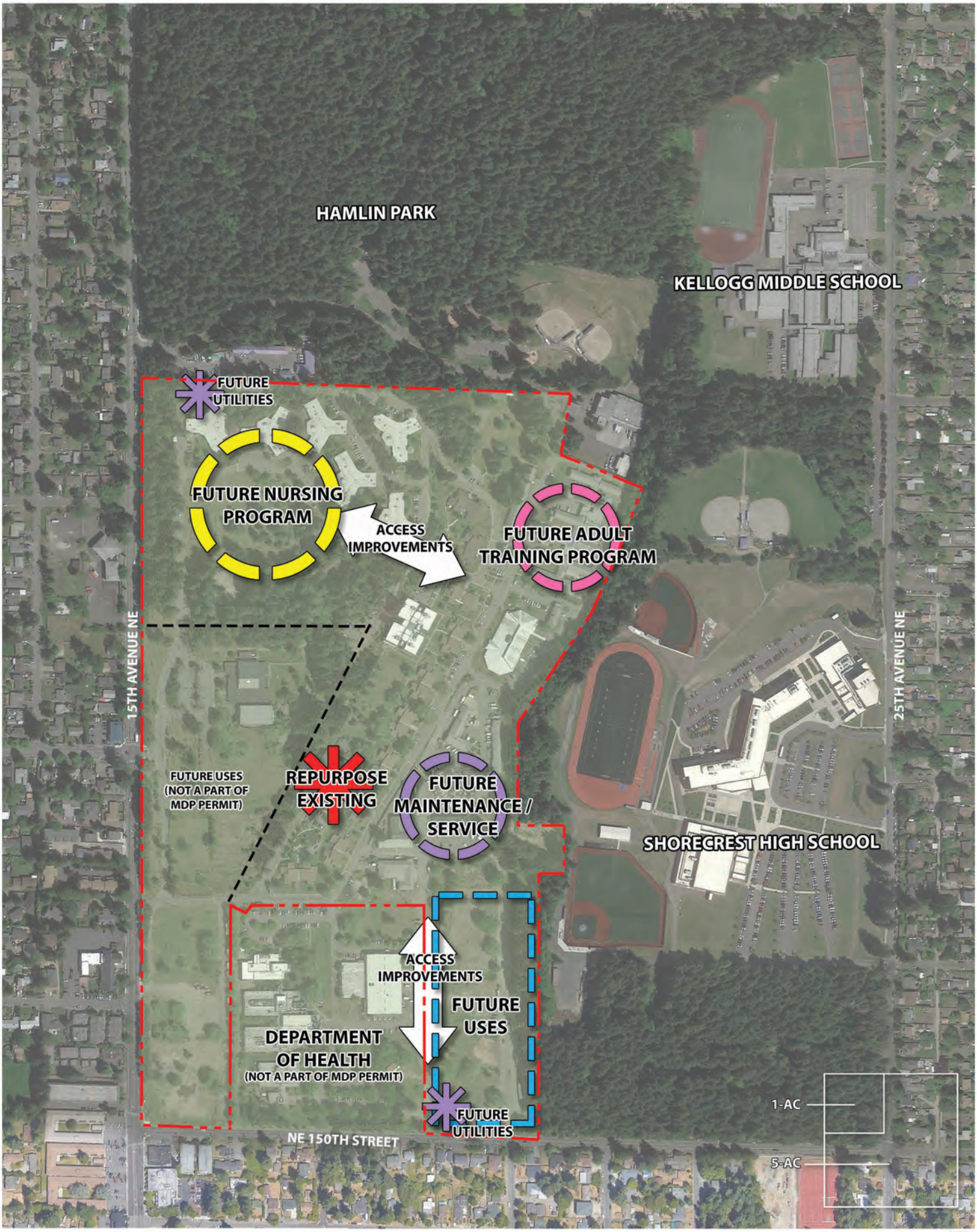
NAME	ORGANIZATION	PHONE	E-MAIL
RYAN GIVENS	AHBL	253 383 2422	RGIVENS@AHBL.COM
BRITTANY PORT	AHBL	(206) 658-2661	BPORT@AHBL.COM
DEREK LAFONTAINE	SHORELINE FIRE	206-533-6571	dlafontaine@shorelinefire.com
Terri Anderson	Friends of Fircrest	425-788-4529	winchesterwillie@comcast.net
TERRY WILLIAMS	DEPT OF HEALTH	206-418-5577	terry.williams@doh.wa.gov
RON RICKER	NORTH CITY WATER DIST	206 362 8101	RONR@NORTHCITYWATER.ORG
NATHAN DAUM	CITY OF SHORELINE	206-801-2218	NDAUM@SHORELINEWA.GOV
Rich Scrivner	DNR	360-902-1059	richard.scrivner@dnr.wa.gov
STEVE HARDY	DSHS FIRCREST	206-361-3199	HARDYSBC@DSHS.WA.GOV
BRADLEY CROW	DSHS Fircrest	206-361-2990	crowbl@dshs.wa.gov

Appendix B:
Previous Plans & Future Improvements Framework



2010 - Phase II Final Master Plan

2017 - Phase III Campus Master Plan



Future Improvement Framework - WORKING DRAFT

Date: 2018-10-02

Fircrest Campus Master Development Plan

Shoreline, Washington

Appendix C:
Goals and Primary Interest Responses

CONTINUE
SERVICES AT
FIRCREST

CAREFULLY
CONSIDER ONCE-
IN-A-LIFETIME
OPPORTUNITY OF
AVAILABLE PUBLIC
URBAN LAND

BE RESPONSIVE TO ADJACENT COMMUNITY'S ENJOYMENT OF OPEN/GREEN SPACE

PROTECT
SERVICE FOOTPRINT

Make the Property Viable:

1) Residents & Needed Services.

2) Compatible Land Use Development and Zoning w/ City

3) Financially for the Trust.

4) Other Partners

Will Campus Footprint be Reduced to 35 Ac?

SAFE & HEALTHY

LIVING UNITS

MODERN INFRASTRUCTURE

FULLY SPRINKLED
AND ALARMED
BUILDINGS

One Story
Nursing
Facility

200 Bldg –
Repurpose
for ATP

FIRE FLOW

LOOPED FIRE MAIN

EMERGENCY

ACCESS

NEW STATE OF THE ART NURSING FACILITY

EXPASION OF

ICF/IDD

SERVICES

SECURE OPTION
OF JOB CREATION
OPPORTUNITIES
COMPATIBLE W/FHC

CREATION OF
LIVING WAGE
JOBS - COMPATIBLE
W/ DSHS
MISSION

DEFINE USES
AND STANDARDS
FOR DSHS TO OPERATE
EFFICIENTLY INTO
FUTURE

FAST LAND USE PROCESS

COMMUNITY SUPPORT

NORTH CITY WATER

COMPLETE PLAN FOR SYSTEM
+ WHAT WILL BE NEED FOR PROPER
WATER FOR DOMESTIC + FIRE FLOW
RESIZINE + STORAGE TANKS

COMPATIBLE USES WITH THE PHL

CO-ORDINATED
SITE ACCESS w/
THE PAL

SEPERATE UTILITIES
FROM FURCREST.

ADDRESS / ID
LONG TERM
INFRASTRUCTURE
NEEDS FOR
CAMPUS

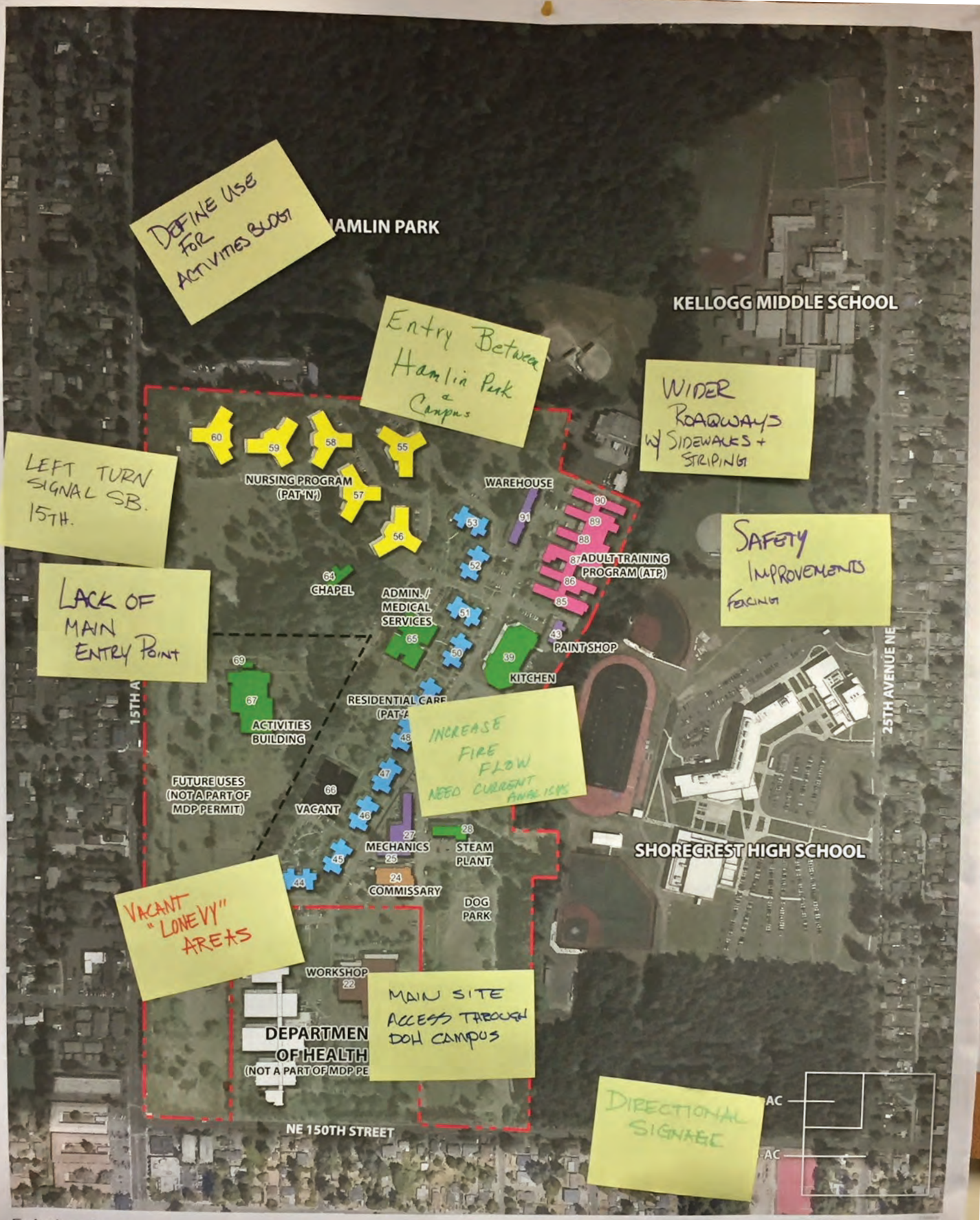
ADDRESS NEEDS OF RESIDENTS + IMPROVE SITE CIRCULATION

PRESERVE TREES + NATURAL FEATURES

ROAD MAP FOR DEVELOPMENT

CREATE LONG TERM GOALS

Appendix D:
Campus issues / Functional Challenges Responses



Existing Campus

Fircrest Campus Master Development Plan

Shoreline, Washington

AHBL

Appendix E:
Preservation / Conservation Responses

- HEALING GARDEN CONTINUED ON FOR THE NURSING FACILITY
- ICF AREA GARDEN ENJOYMENT / ACTIVITIES FOR CLIENTS (SWINGS, GARDEN BEDS)
- TREES BY CHAPEL PRESERVED + POSSIBLY ENHANCED, STATE TREES FROM EVERY STATE
- CHAPEL
- WALKABILITY
- FILMING LOCATION 'Y' BUILDING AREA

- PRESERVATION -

- PRESERVE BUT RELOCATE
- PRESERVE AS-IS

Appendix F: Community Engagement Recommendations

- COMMUNITY ENGAGEMENT - GOALS

- ENSURE ALL STAKEHOLDERS HEARD + INFORMED
- PUBLIC UNDERSTAND THE PROJECT + PARAMETERS
- STATE GOALS OF LOW INCOME HOUSING - DSHS DOES NOT CONTROL
- INVITE NEIGHBORHOOD GROUPS
- OTHER COMM. OUTREACH OPTIONS (CHAMBER, WATER UTILITY MAILINGS)
- HOW TO ADDRESS WHAT AREAS ARE IN MASTER PLAN