



Report to the Legislature

Inventory of Surplus Lands

RCW 79.02.400

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INVENTORY OF SURPLUS LANDS REPORT TO THE LEGISLATURE

EXECUTIVE SUMMARY

RCW 79.02.400 requires the Department of Social and Health Services (DSHS) to conduct an inventory every five years that identifies real property not needed for state-provided residential care, custody, or treatment. DSHS is required to report the inventory to the Legislature and the Department of Natural Resources (DNR) every five years, beginning December 1, 1992.

DSHS has developed, and is in the process of implementing, a new asset management system that includes standard criteria and guidelines to identify land and buildings at DSHS institutional campuses and group homes that are not needed for state-provided residential care, custody, or treatment. That evaluation is currently in process at DSHS institutional campuses. Given the complexity of the analysis, we anticipate completion of the surplus land assessment and identification by December 1, 2009. Upon completion, we can provide an updated Surplus Land Inventory.

This report describes the asset management process and the status of surplus property evaluation.

ASSET MANAGEMENT

In May 2005, DSHS Secretary Arnold-Williams directed the DSHS Lands and Buildings Division to develop a plan for oversight and coordination of the DSHS building and land assets for all institutional campuses and state-owned group homes. The objectives are to develop a standard department-wide practice for asset management, provide a clear definition of roles and responsibilities, and improve the efficiency of space usage on DSHS campuses.

As a part of that asset management process, DSHS established standard criteria and guidelines for identification of property not needed for state-provided residential care, custody, or treatment of DSHS clients. In addition to identifying buildings and land that are not utilized by the primary DSHS program occupying an institutional campus or group home,

the process includes review and evaluation of potential surplus¹ land for use by other DSHS programs. All DSHS managed land, including any land and buildings identified as surplus in previous inventories submitted to the Legislature, is being evaluated under these standard criteria and guidelines.

Several elements of the Asset Management planning process relate to development of the Inventory required by RCW 79.02.400 and those elements are outlined below.

Establishing the Framework to Assess Institutional Properties

A first step in asset management is reviewing the property in state ownership for issues related to title, boundaries, and encroachments. Mapping and assessment of DSHS institutional campuses was completed at Rainier School, Lakeland Village, Yakima Valley School, Frances Haddon Morgan Center, Fircrest School, Eastern State Hospital and Western State Hospital. With the completion of the campuses listed above, the Juvenile Rehabilitation Administration (JRA) managed institutional campuses are next in line for the assessment. The assessment and mapping includes the following steps:

- Title reports to identify any ownership questions that need to be resolved, including deed restrictions.
- Surveys, where necessary, to establish legal boundaries and identify encroachments.
- Identification and mapping of easements, existing lease boundaries, support system locations such as wells and utility lines, and local jurisdiction zoning designations.

Ongoing Activities in Asset Management

DSHS developed criteria for three elements of asset management.

- Asset condition assessment and asset closures and vacant building mothballing, to determine:
 - Is it cost effective to retain the building(s)?
 - Is the building safe to occupy?

¹ The terms “surplus” and “excess” are used interchangeably in the DSHS process to mean buildings or land not needed for the residential care, custody, or treatment of DSHS clients.

- Surplus land identification and management to determine:
 - Which lands and buildings are excess to the department's current and future needs.
 - Which lands and buildings are unavailable due to legal restrictions, leases, easements, or other encumbrances.
- Space use (including leases and change of occupancy), to address:
 - Building space is to be used efficiently and appropriately.
 - New uses of space are appropriate and the potential impacts to existing programs and the community are considered.

The asset condition assessment process is completed annually at all DSHS managed properties. The space use process has also been implemented at all DSHS managed properties.

Status of Surplus Property Identification

DSHS developed criteria and guidelines to screen and identify surplus property. The screening tool used in the evaluation is provided in Appendix A.

DSHS has completed the asset management assessment, including the surplus property identification at three institutional campuses: Rainier School, Lakeland Village, and Indian Ridge Youth Camp. The assessment is in various stages of completion at the remaining DSHS institutional campuses. The assessment applies to the entire institutional campus, including property identified as surplus in the agency's 2002 Inventory of Surplus Lands Report. The chart provided in Appendix B lists the status of the assessment on each DSHS institutional campus and includes a list of the surplus lands identified in the agency's 2002 Inventory Report.

The Legislature provided specific direction for excess property at three DSHS institutional campuses: Rainier School, Lakeland Village, and Fircrest School. At those three campuses, a surplus property evaluation complies with the specific Legislative directive.

- The Developmental Disabilities Community Trust (DD Trust) was created by the Legislature in 2005. Under RCW 71A.20.170, excess property at Rainier School and Lakeland Village Rehabilitation Habilitation Centers (RHC) is subject to the DD Trust. Since the property is subject to the DD Trust, excess property at

Rainier School and Lakeland Village will not be reported in the Inventory required under RCW 79.02.400.

- In the 2007 Capital Budget (Chapter 520, Laws of 2007), Section 2037, the Legislature directed DSHS to develop a master plan for the portion of the Fircrest School campus not utilized by the Fircrest School RHC or the Department of Health. DSHS is directed to report to the Legislature by January 1, 2008. DSHS conducted a surplus property analysis of the Fircrest Campus to identify real property not needed for Fircrest School residential care, custody, or treatment. We anticipate further review and direction from the Legislature related to that surplus property after the January 1, 2008 report.

Given the complexity of the analysis, we anticipate completion of the surplus land assessment and identification for all DSHS institutional campuses by December 1, 2009. Upon completion, we can provide an updated Surplus Land Inventory to the Legislature and the Department of Natural Resources.

Appendix A

Land and buildings that are not currently in use on an institutional campus and state-owned group home properties not currently occupied are screened using the following screening criteria for excess property.

SCREENING CRITERIA TO IDENTIFY EXCESS PROPERTY
FIRST SCREEN: Are there legal restrictions or requirements related to the property that affect a decision that the building/land is or is not excess property?
<ol style="list-style-type: none">1. Are there land grant, deed, or trust restrictions that limit the use of the property? If so, identify whether those restrictions could be changed and the process necessary.2. What are the local government zoning restrictions that apply to the property? Will the zoning restrict the agency from allowing other uses of the property? If so, assess what changes to zoning restrictions are necessary and any barriers to persuading the local government to change the zoning.3. Is the land or building(s) subject to an easement, lease, or other encumbrance? If so, identify the restriction, the term of the restriction, and whether the restriction or encumbrance could be removed.
SECOND SCREEN: Will treatment of the building/land as excess property impact agency operations on the institutional campus?
<p>The answers to the screening questions will be evaluated to determine whether using the property for purposes unrelated to the current institutional use will negatively impact agency operations. The questions should be answered without regard to any particular proposed use for the building/land being evaluated.</p>
<ol style="list-style-type: none">1. Building/land use.<ul style="list-style-type: none">• Is the building identified as abandoned in the facility assessment data base? If so, treat the abandoned building as vacant land for purposes of completing the screening tool.• Is the building/land currently necessary for facility operations?

SCREENING CRITERIA TO IDENTIFY EXCESS PROPERTY

- Is the building/land identified in future plans for agency needs (including infrastructure support)?
2. Proximity.
- Is the building/land separated from essential facility operations by physical location or existing barriers that will effectively separate facility operations and new users? If not, can appropriate physical barriers be created taking into account the location and other physical features of the site?
 - Will vehicle traffic from a new use create safety issues for facility residents and/or staff? If so, could those issues be mitigated by a new user?
3. Utility capacity.
- Is sufficient capacity available for additional load on waste water/sewer, power, water, road, and parking? If not, is alternate utility service available?
4. Operational/capital costs.
- Would use of the building/land require increased capital or operating expenditures that could not be passed-on to a lessee? If yes, explain.

THIRD SCREEN: If the building/land is excess property, is it temporary or permanent excess property?

1. Will the building/land be necessary for future agency operations? If so, the property is temporary excess and must be evaluated for other potential agency need.
2. Can the building/land be sold or otherwise disposed of without negative impacts upon current or future agency operations? If so, the property is permanent excess property.

Appendix B
Status of Surplus Land Assessment and Identification by Institutional Campus

The status of the assessment on each DSHS institutional campus is described below. In addition, the property in the agency's 2002 Inventory of Surplus Lands is listed by institutional campus together with the current status of that property.

1. Western State Hospital campus (Mental Health)

Current Status of Surplus Property Evaluation

The following steps are complete:

- Title report.
- Mapping.
- Easements and encumbrances identification and analysis.

The surplus property analysis and identification process has not yet started on the Western State Hospital campus. We anticipate completion of the analysis by December 1, 2009.

2002 Inventory of Surplus Lands	2007 Status
Western and Southeastern portions of Pierce College leased property	DSHS leases approximately 71.7 acres to Pierce College. The lease expires in 2045. Pierce College completed a Master Plan for the property in 2007. The Master Plan does not identify any property as surplus to Pierce College needs.
Southern portion of the Pierce County Park lease (approximately 85 acres).	DSHS leases approximately 345 acres to Pierce County for Fort Steilacoom Park, including the 85 acres listed in the 2002 Inventory. The lease expires in 2025. The southern portion of the lease was included in the 2002 Inventory because that land is not included in the federal patent lands

2002 Inventory of Surplus Lands	2007 Status
	that are restricted for recreational and educational uses. DSHS has no plans to discontinue the relationship with Pierce County for Fort Steilacoom Park.

2. Eastern State Hospital campus (Mental Health)

Current Status of Surplus Property Evaluation

The creation of the Developmental Disabilities Community Trust (DD Trust) required a separation between the Lakeland Village campus (DD Trust land) and the Eastern State Hospital campus (non-Trust land). Fancher Road was designated the dividing line, running approximately east-west.

For Eastern State Hospital, the following steps are complete:

- Title report.
- Mapping.
- Identification and analysis of easements and encumbrances, including verification of wells and water rights.

The surplus property analysis and identification process has not yet started for the land associated with Eastern State Hospital campus. We anticipate completion of the analysis by December 1, 2008.

2002 Inventory of Surplus Lands	2007 Update
Agricultural land northeast of Eastern State Hospital campus, exclusive of 10 acre well site.	All agricultural land is leased to private parties for farming or grazing. The leases are managed by DNR for DSHS.
Department of Fish and Wildlife boat launch	DSHS granted an easement to the state Department of Game (now Department of Fish and Wildlife) for access to West Medical Lake for a public boat launch. The easement expires in 2050.

2002 Inventory of Surplus Lands	2007 Update
Fishing resort	DSHS leases approximately 4.37 acres on West Medical Lake to a private party for a fishing resort. The lease expires in 2017 and is managed by DNR for DSHS.
Medical Lake City Park	DSHS leases approximately 45 acres to the City of Medical Lake for a park. The lease expires in 2022.

3. Lakeland Village campus (Residential Habilitation Center)

Current Status of Surplus Property Evaluation

As noted above, Fancher Road was designated the dividing line, running approximately east – west, between Eastern State Hospital and Lakeland Village RHC.

For Lakeland Village campus, the following steps are complete:

- Title report.
- Mapping.
- Identification and analysis of easements and encumbrances, including verification of wells and water rights.

The surplus property evaluation and identification is complete. Surplus land on the Lakeland Village campus, as identified under RCW 71A.20.170, is subject to the DD Trust.

2002 Inventory of Surplus Lands	2007 Update
Agricultural land at the south end of West Medical Lake and north of Lakeland Village, exclusive of the institutional cemetery. Agricultural land east of Lakeland Village. And, agricultural land south and west of Lakeland Village.	Approximately 488 acres of agricultural land south of Fancher Road and east, south, and west of Lakeland Village campus is identified as surplus and subject to the DD Trust. All agricultural land is currently leased to private parties for farming or grazing. The leases are managed by DNR for DSHS.

4. Rainier School campus (Residential Habilitation Center)

Current Status of Surplus Property Evaluation

For Rainier School campus, the following steps are complete:

- Title report.
- Mapping.
- Easements and encumbrances identification and analysis
- Surveys complete, as necessary.
- Surplus property evaluation and identification complete.

Surplus land on the Rainier School campus, as identified under RCW 71A.20.170, is subject to the DD Trust.

2002 Inventory of Surplus Lands	2007 Update
Dairy farm and agricultural lands	Approximately 230 acres of agricultural lands, including the dairy farm is identified as surplus and subject to the DD Trust. The agricultural lands are currently leased to a private party for farming. The lease expires June 30, 2008. DSHS conducted an appraisal and a solicitation for new proposed uses to generate income to the DD Trust. A review of proposals is currently underway.
Forest land	Approximately 780 acres of forest land is designated as surplus and subject to the DD Trust. DSHS has completed an appraisal, a timber cruise, and a forest operational plan and is currently reviewing recommendations to generate income from the property.

5. Yakima Valley School campus (Residential Habilitation Center)

Current Status of Surplus Property Evaluation

For Yakima Valley School campus, the following steps are complete:

- Title report complete.
- Mapping complete.
- Easements and encumbrances identification and analysis complete, including verification of wells and water rights.

The surplus property analysis and identification process has not yet started on the Yakima Valley School campus. We anticipate completion of the analysis by December 1, 2009.

2002 Inventory of Surplus Lands	2007 Update
Three acres of vacant land.	In 2004, DSHS exchanged the 2.6 acres of land identified in the 2002 Surplus Property Inventory for a 1 acre parcel adjacent to the School. The transaction consolidated the School property, providing a necessary buffer from adjacent housing development.

6. Fircrest School campus (Residential Habilitation Center)

Current Status of Surplus Property Evaluation

For Fircrest School campus, the following steps are complete:

- Title report complete.

- Mapping complete.
- Easements and encumbrances identification and analysis complete.
- Surveys complete, as necessary.

The 2007 Legislature directed that DSHS develop a master plan for the portion of the Fircrest School campus not utilized by the Fircrest School and report to the Legislature by January 1, 2008.

Update on 2002 Inventory of Surplus Lands

No Fircrest School property was identified in the 2002 Surplus Property Inventory.

7. Frances Haddon Morgan Center campus (Residential Habilitation Center)

Current Status of Surplus Property Evaluation

For Frances Haddon Morgan Center (FHMC), the following steps are complete:

- Title report.
- Mapping.
- Easements and encumbrances identification and analysis complete.

The surplus property analysis and identification process is in progress for the Center and we anticipate completion by December 1, 2008.

Update on 2002 Inventory of Surplus Lands

No FHMC property was identified in the 2002 Surplus Property Inventory.

8. Maple Lane School campus (Juvenile Rehabilitation)

Current Status of Surplus Property Evaluation

The surplus property analysis and identification process has not yet started on the Maple Lane School campus. We anticipate completion of the analysis by December 1, 2009.

2002 Inventory of Surplus Lands	2007 Update
Agricultural and forest lands in the Chehalis River flood plain.	DSHS leases the agricultural land to a private party for farming. The lease is managed by DNR for DSHS. The lease will expire in 2017. There are some small areas of trees in the agricultural land lease, but no separate forest lands.

9. Green Hill Training School campus (Juvenile Rehabilitation)

Current Status of Surplus Property Evaluation

The surplus property analysis and identification process has not yet started on the Maple Lane School campus. We anticipate completion of the analysis by December 1, 2009.

2002 Inventory of Surplus Lands	2007 Update
Chehalis City Park	DSHS leases approximately 40 acres of land to the City of Chehalis for a park. The land is located across I-5 from the Green Hill School campus. The lease expires in 2026.

10. Naselle Youth Camp (Juvenile Rehabilitation)

Current Status of Surplus Property Evaluation

The surplus property analysis and identification process has not yet started on either campus. We anticipate completion of the analysis by December 1, 2009.

Update on 2002 Inventory of Surplus Lands

No property was identified for in the 2002 Inventory of Surplus Lands.

11. Echo Glen Children's Center campus (Juvenile Rehabilitation)

Current Status of Surplus Property Evaluation

The surplus property analysis and identification process has not yet started on either campus. We anticipate completion of the analysis by December 1, 2009.

Update on 2002 Inventory of Surplus Lands

No property was identified in the 2002 Inventory of Surplus Lands.

12. Indian Ridge Youth Camp (formerly Juvenile Rehabilitation)

Current Status of Surplus Property Evaluation

DSHS leases the underlying land from the Department of Natural Resources. The facility was constructed by DSHS and the Department of Corrections (DOC). The surplus property analysis and identification process is complete. This property has been identified as surplus and not needed for DSHS residential care, custody, or

treatment. DOC has identified this property for a potential adult correctional facility. DSHS is in the process of transferring its interest in this property to DOC.

Update on 2002 Inventory of Surplus Lands

No property was identified in the 2002 Inventory of Surplus Lands.

13. Special Commitment Center

Current Status of Surplus Property Evaluation

The surplus property analysis and identification process has not yet started on this campus. We anticipate completion of the analysis by December 1, 2010.

Update on 2002 Inventory of Surplus Lands

No property was identified for this campus in the 2002 Inventory of Surplus Lands.

14. Juvenile Rehabilitation Administration state-owned group home properties

- Canyon View Community Facility
- Oakridge Community Facility
- Parke Creek Community Facility
- Ridgeview Community Facility
- Sunrise Community Facility
- Twin River Community Facility
- Woodinville Community Facility

Current Status of Surplus Property Evaluation

The surplus property analysis is completed on the Sunrise Community Facility. The agency determined that the unoccupied Sunrise facility is temporary surplus property, but is not permanent surplus property. The facility is necessary to meet the future needs of agency clients and is not identified as surplus under RCW 79.02.400.

The surplus property analysis and identification process has not yet started on the state-owned group homes other than the Sunrise facility. We anticipate completion of the analysis by December 1, 2009.

Update on 2002 Inventory of Surplus Lands

No group home property was identified in the 2002 Inventory of Surplus Lands.