

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Fircrest Master Plan Update DEPARTMENT: Planning and Development Services PRESENTED BY: Rachael Markle, Asst. Director of Planning and Development Services and DSHS Representative

PROBLEM/ISSUE STATEMENT:

In 2007, the Council adopted a goal to "Develop a Fircrest Master Plan in Partnership with the State". The Council reconfirmed this goal for 2008-2009. The purpose of this memo and the presentation that will follow is:

- To provide an update to the Council on the status of Fircrest Master Plan; and
- To respond to the proposed amendments associated with the Master Planning process as they relate to the Fircrest Master Plan.

Status Update

DSHS completed its analysis of the Fircrest facilities and concluded that approximately 43 acres of the campus can be considered excess property. DSHS also selected and retained the consulting services of AHBL to assist in the preparation of the master plan.

Complete Draft Plan

DSHS has envisioned that the master planning process will be completed in two phases. The main purpose of Phase I was to define the potential uses of the excess property using a public process. Based on this, DSHS identified four options for the Legislature to consider. During the 2008 legislative session, the Legislature funded DSHS to complete the Fircrest Master Plan using the Recommended Hybrid Option. The Hybrid Option includes:

- A mix of uses including governmental office, mixed-use, public services, open space and mixed income housing as well as the replacement of the "Y" nursing home buildings and adult training building with a new building creating additional excess property while enhancing provision of services.

Review and Adopt Final Plan

Phase II has started and will be the development of the master plan permit. DSHS estimates that Phase II will occur between April 2008 and April 2009. Staff has met and been in correspondence with the consultants working for DSHS. Staff and the consultants have discussed the expected level of analysis for SEPA review. The Legislature is requiring committee reports from DSHS by December 1, 2010.

Proposed Master Planning Process amendments

DSHS has expressed concerns regarding the most recent revisions to the amendments proposed to finalize a process for Master Planning. When the amendments were simplified it became ambiguous whether or not a Master Planned Area can include new uses that do not currently exist on the site. As evidenced in the recommended hybrid option, DSHS has been contemplating new uses as part of the Master Plan since 2007 when the Council Goal was conceived.

Some of the City's first discussions with DSHS regarding the Council Goal involved identifying the property that was considered excess to current usage of the site. Further, DSHS and City staff have been working together to identify a mix of uses and amenities for the site that implement the Council's adopted strategies for Housing and Environmental Sustainability. These new uses may not meet the definition of an existing use.

Therefore, DSHS requested that staff check in with Council to clarify the intent of the Council's goal. If the Council is open to considering new uses through the master plan process as originally envisioned on the site that may be developed by public, private or other non profit entities such as has been presented in the hybrid option, DSHS is requesting that Council consider amending the proposal to allow for new uses as part of the Master Planned Area process. Staff supports this request.

ALTERNATIVES:

Staff offers the Council the following options for achieving this clarification:

1. Amend the proposed language to explicitly allow the consideration of new uses as part of the Master Planned Area process; or
2. In partnership with Fircrest, sponsor a Planned Area designation for the Fircrest Campus that may include existing and new uses.

Alternatively, the Council could:

3. Clarify that Master Planned Areas are limited to existing uses only.

DSHS representatives will be attending this meeting and making a brief presentation to provide updates as to where they are in the planning process and to further discuss the potential limitations the proposed amendments may have on the Master Plan work DSHS has completed to date.

RECOMMENDATION

No action is required. Please advise staff on how the Council envisioned addressing new uses on sites identified to be Master Planned.

Approved By: City Manager  City Attorney _____