



Meeting Summary

TO:	Project Team	MEETING DATE:	November 13, 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 Building - Day Program Area
ATTENDEES:	Project Lead: Larry Covey – DSHS Project Consultants: Ryan Givens – AHBL, Inc. Guests: Nathan Daum, Terri Anderson, Liz Patterson, Steve Szafran, Terry Williams, Dian Pottinger, Ron Ricker, Rich Scrivner, Derek LaFontaine, Bradley Crow, Ted Graves, Jean Hilde, Patty Hale.		

***Fircrest Campus Master Development Plan
STAKEHOLDERS MEETING #2
Meeting commenced: 5:30pm***

1.0 Introductions

The attendees participated in a brief introduction of stakeholders, names, affiliation, and connection to the Fircrest School. The stakeholders group expanded with representatives from the Briarcrest and Ridgecrest neighborhoods (Jean Hilde and Patty Hale). *Attachment A* includes the sign-in sheet and attendee contact information (some attendees did not sign in).

2.0 Previous Engagement Summary

Larry Covey and Ryan Givens summarized the public comment themes from Stakeholders Meeting #1 and Community Meeting #1. Mr. Givens distributed the meeting summarizes for both events. He acknowledged that the team is still compiling community comments for the Community Meeting #1 and indicated that a lot of the feedback echoed the stakeholders' sentiments. They acknowledged that these themes would drive the project design and implementation recommendations. The following summarizes the main community feedback themes:

- Theme 1: Improve Fircrest School Services
- Theme 2: Address and plan for utilities and better infrastructure on the Fircrest Campus
- Theme 3: Explore opportunities to spur jobs and economic development on the Fircrest property.
- Theme 4: Address fire protection and safety at the Fircrest School
- Theme 5: Preserve trees and the historic chapel building on the Fircrest property.



3.0 Alternatives Analysis

AHBL (the project Consultant) prepared three conceptual plan alternatives. Mr. Givens explained that the alternatives provide redevelopment scenarios to improve and/or reconstruct the following elements on the Fircrest property:

Fircrest Concept Components
<ul style="list-style-type: none">• Nursing Facility: plan for a new, single-level 160-bed nursing facility.• Adult Training Program (ATP): plan for a new adult training program facility.• Residential Care Program (expand the cottages): plan for additional cottages.• Operations Building: consolidate the operation activities into a new building.• Dog Park: plan for a dog park on the property (existing or new location).• Services: plan for Fircrest services and utilities.• Circulation (roadway, parking, and pedestrian facilities): explore ways to improve circulation on the Fircrest property.

Nursing Facility Feasibility (Summer 2018)

Mr. Covey and Mr. Givens explained that DSHS conducted a feasibility study during the summer of 2018 to identify the opinion of probable costs for a new nursing facility on the Fircrest Campus. DSHS contracted with Sage Architects to develop a general building program for a new 160 facility. Some of this information can be used for the Master Development Plan phase and planning.

Concept Alternatives

AHBL created three conceptual plan alternatives for the Fircrest Campus to illustrate redevelopment options. The concept plans incorporated the components listed above. AHBL, Inc. used the same nursing facility footprint from the summer feasibility study to create the conceptual plan alternatives. The following describes each alternative. *Attachment C* illustrates the three concept plans.

Fircrest Conceptual Plan Alternative Descriptions (plans attached)
Alternatives A.1: This alternative includes a new 160-bed nursing facility in the property's northwest corner and a new adult training program facility in the #66 building OR adjacent to the kitchen. The plan consolidates the service and maintenance activities in a new operations building. Area 5 will support future uses in the site's southeast corner. The plan focuses the main on-site circulation route along the property's outer boundaries. The southern entrance is generally the same.
Alternatives B.1: This alternative includes a new 160-bed nursing facility in the property's northwest corner and a new adult training program facility in the #66 building OR adjacent to the kitchen. The plan consolidates the service and maintenance activities in a new operations building. Area 5 will support future uses in the site's southeast corner and portions of the current service area. The plan focuses the main on-site circulation route around the main wooded area and the residential treatment cottages (tighter circulation circle. The plan shifts the southern entrance to a new alignment along the Department of Health property.
Alternatives C.1: This alternative includes a new 160-bed nursing facility in the property's northwest corner and a new adult training program facility in the #66 building OR adjacent to the kitchen. The plan assumes little change to the existing Fircrest property. (Moreover, this alternative generally reflects the recommendations for a nursing facility feasibility study that occurred in the Summer of 2018)



Stakeholder's Feedback (main themes)

Mr. Givens and Mr. Covey facilitated the stakeholders to identify their ideas and preferences for the Fircrest property. The stakeholders discussed a lot of ideas and considerations. The following lists the key discussion themes. *Attachment D* is a graphical depiction of the stakeholders' ideas as it relates to a conceptual plan for the property.

- **Circulation** – provide a main property circulation pattern that has roadways along the northern boundary and between the nursing facility/chapel. Provide a new southern entrance that runs alongside the Department of Health property.
- **Nursing Facility** – construct a new nursing facility in the property's northwest corner. Plan for 160 beds with all patient/resident areas on one level. Consider offices and staff areas on upper floors to provide a smaller building footprint. Accommodate fire and ambulance accessibility. Acknowledge that the topography in the north-central areas will not accommodate a single-story facility. Acknowledge that the piped streams and buffers will not accommodate a 160-bed nursing facility (the building will have to be divided into separate structures).
- **Nursing Facility (future)** – plan for a nursing facility in Area 5 (the property's southeast corner) as a potential future use.
- **Adult Training Program** – plan for a new adult training program (ATP) building adjacent to the kitchen building because it is centrally located and adjacent to the residential cottages. Acknowledge that the existing building 66 has parking and accessibility challenges.
- **Future State Offices** – plan for building 66 to accommodate other state offices. Explore opportunities to improve building access and parking.
- **Operations** – consolidate the service and maintenance operations into a new building. Construct a new operations building adjacent to the commissary building.
- **Dog Park** – keep the dog park in its present location in Area 5 as an interim use. Ensure that dogs are separate from the residents.
- **Future Fircrest Health Operations** – retain Area 1a and the North Campus area for future health services and/or other uses that directly complement the Fircrest School. Design the on-site roadway network so these areas are accessible/visible.



Attachment A: Meeting Sign-in sheet

Project FIRECREST SCHOOL
Subject _____
With/To _____
Address _____
Date 11-13-2018

Project No. _____
Phone _____
Fax # _____
Faxed Pages _____
By _____

☐ Page ____ of ____
☐ Calculations
☐ Fax
☐ Memorandum
☐ Meeting Minutes
☐ Telephone Memo



Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

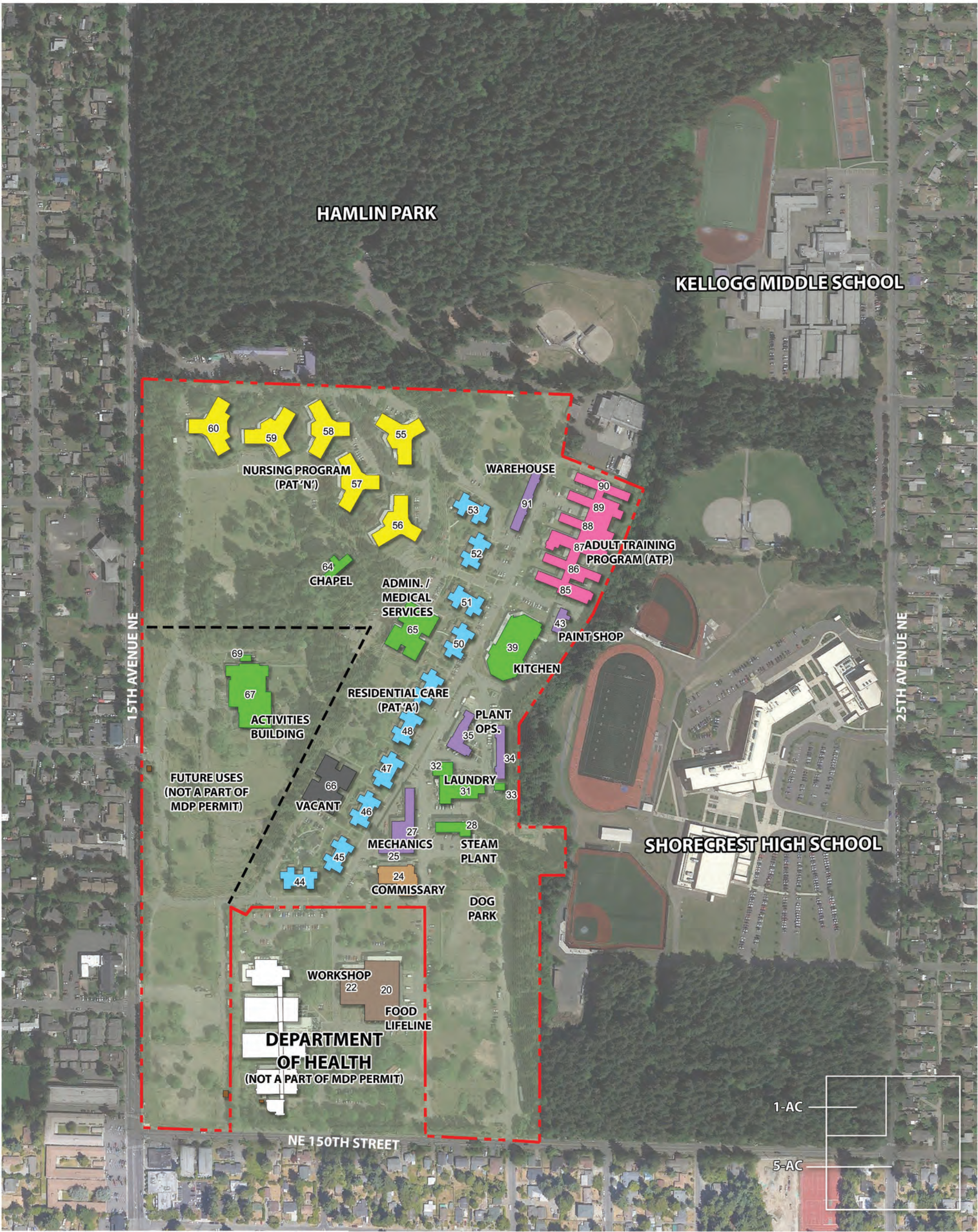
Land Surveyors

NAME
RYAN GIVENS
LARRY COVEY
NATHAN DAVM
Terri Anderson
Liz Patterson
STEVE SZAFRAN
TERRY WILLIAMS
Diane Pottinger
POW RICKEN
Rich Scribner
DEREK LAFONTAINE
Bryan Gurn
Ted Graves

ORG.
AHBL INC.
DSHS
CITY OF SHORELINE
Friends of Fircrest
Friends of Fircrest
CITY OF SHORELINE
DEPT OF HEALTH
North City Water District
NORTH CITY WATER
DNR
FIRO
DSHS Fircrest
DSHS CMO



Attachment B: Existing Campus

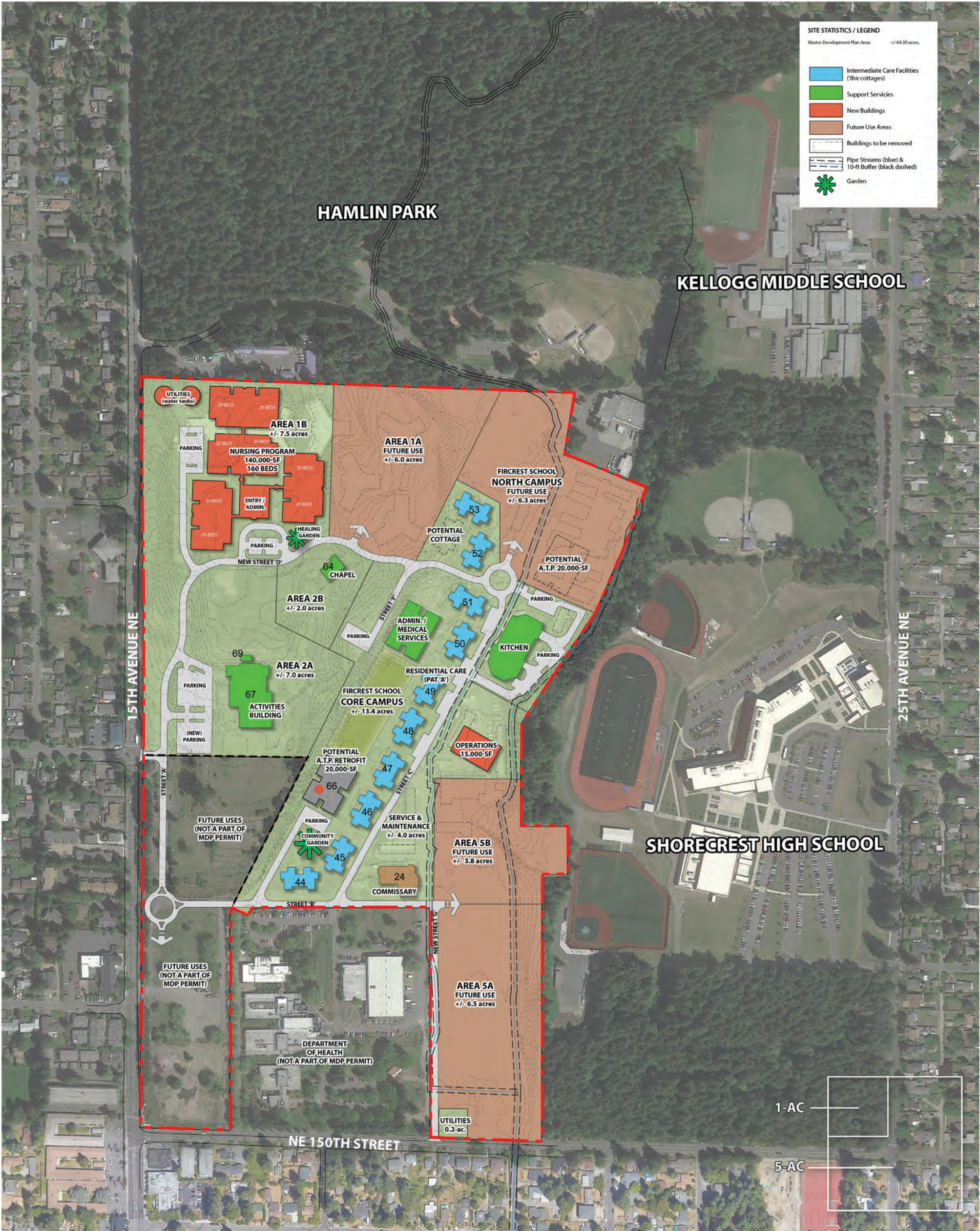


Existing Campus

Fircrest Campus Master Development Plan

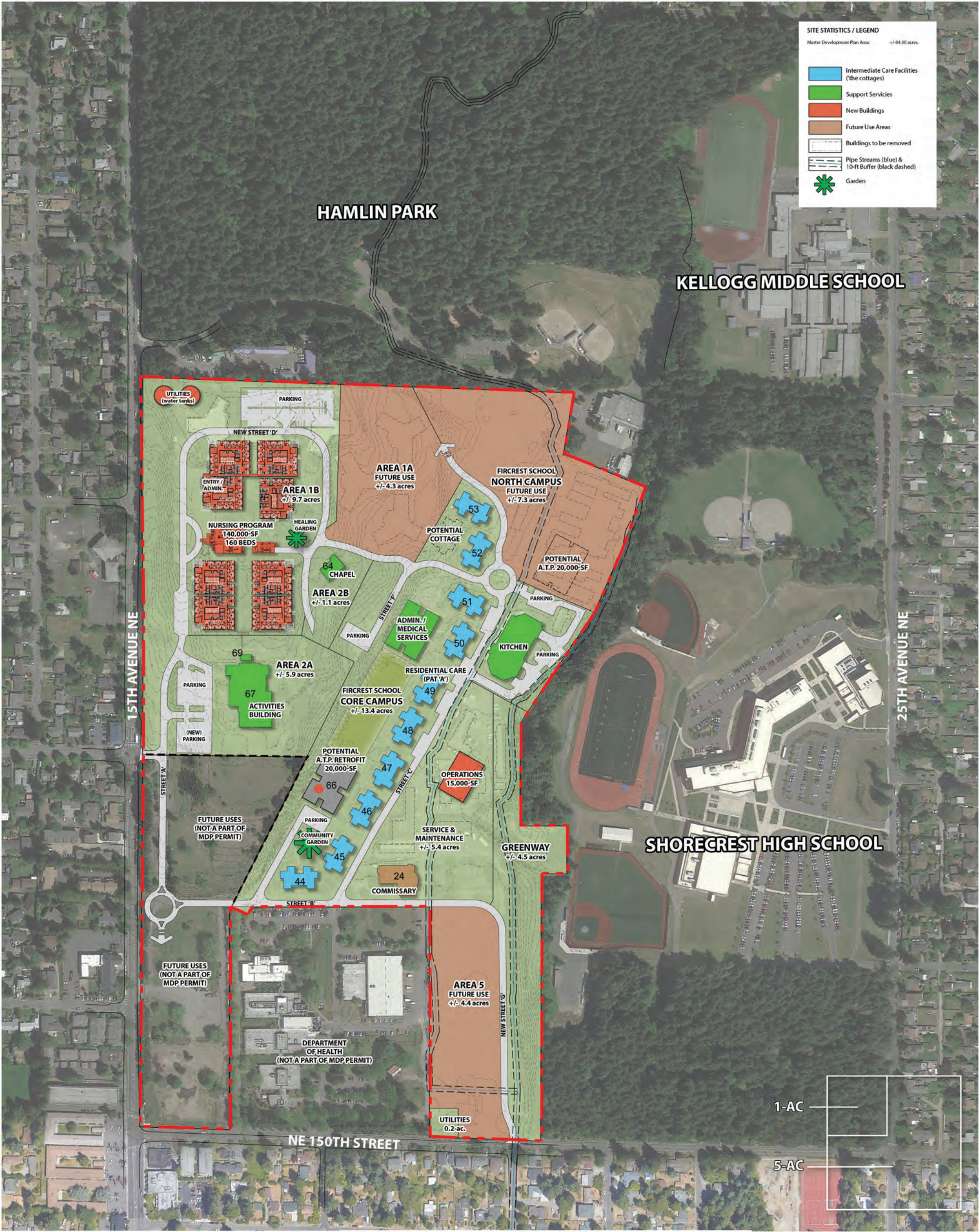


Attachment C: Concept Plan Alternatives



Concept Plan - Alternative B.1.
Fircrest Campus Master Development Plan

Working Draft / For Planning Purposes only



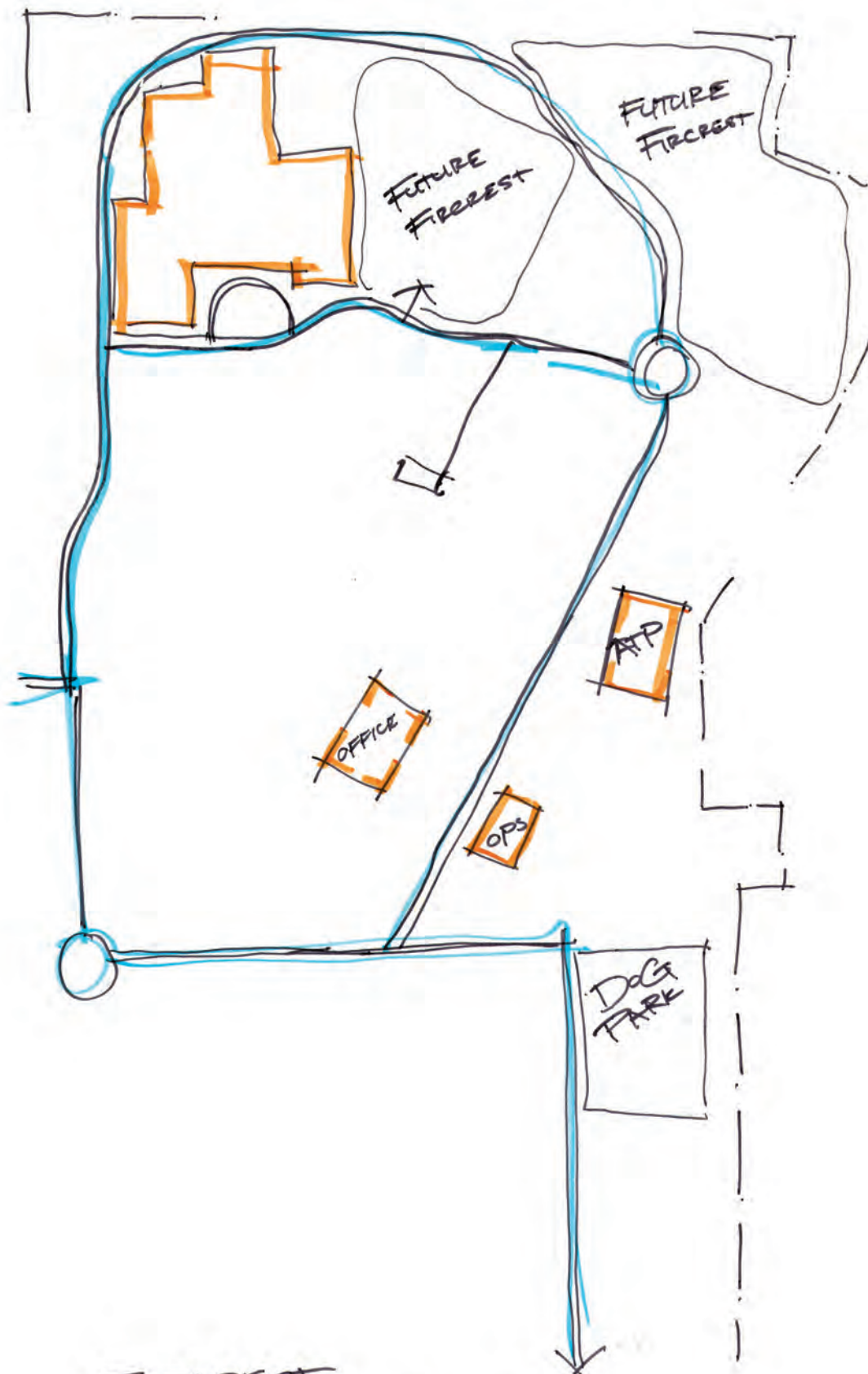
Concept Plan - Alternative C.1.
Fircrest Campus Master Development Plan

Architect Feasibility Study Layout (Summer 2018)
Working Draft / For Planning Purposes only



Attachment D: Working Concept

(Sketch to reflect stakeholder recommendations)



FIRCREST
WORKING CONCEPT

11.13.2018