

Washington State
Department of Social
& Health Services

Report to the Legislature

Yakima Valley School Predesign Study for Future Use Options

ESHB 1497

December 21, 2011

Department of Social and Health Services

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LIST OF ACRONYMS

2SSB	Second Substitute Senate Bill
ADSA	Aging and Disabilities Services Administration
BMC	Bremerton Municipal Code
DCFS	Division of Children and Family Services
DD	Developmental Disabilities
DDD	DSHS Division of Developmental Disabilities
DDSSTF	Developmental Disability Service System Task Force
DEL	Department of Early Learning
DSHS	Department of Social and Health Services
ESHB	Engrossed Substitute House Bill
FHMC	Frances Haddon Morgan Center
GFA	Gross Floor Area
HSS	Health and Social Services
IBC	International Building Code
ICF/ID	Intermediate Care Facilities for the Intellectually Disabled
MD	Master Development
NF	Nursing Facility
RHC	Residential Habilitation Center
SMC	Selah Municipal Code
SOLA	State Operated Living Alternative
YVS	Yakima Valley School

EXECUTIVE SUMMARY

I BACKGROUND AND LEGISLATIVE DIRECTION

The 2011 State Legislature funded a predesign project in ESHB 1497 to identify future reuse options for the Yakima Valley School (YVS) in Selah, Washington to support housing or other services for low income, disabled or other vulnerable persons (see Appendix A). This report was prepared in late 2011 in response to that directive.

The 2011 State Legislature also passed 2SSB 5459 which called for the phased reduction of Yakima Valley School's population with eventual closure or reconfiguration planned and the establishment of a new statewide task force to make recommendations on the development of a system of services for persons with developmental disabilities. The Task Force shall report their recommendations to the appropriate committees of the Legislature by December 31, 2012 (see Appendix B). This report may be useful for the Task Force.

II YAKIMA VALLEY SCHOOL

The Yakima Valley School campus today is:

- A 27-acre site in Selah, Washington located at 609 Speyers Avenue.
- Owned and managed by the Washington State Department of Social and Health Services (DSHS).
- Developed on several terraces linked by an access road and walking paths.
- Bounded by mostly residential neighborhoods and an undeveloped City of Selah park property.

The property includes regional views of Union Gap and the Yakima Valley and is characterized by mature trees.

Current YVS Facilities & Services

There are two types of DSHS services provided at YVS: 1) the Residential Habilitation Center (RHC) and 2) other DSHS and Division of Developmental Disabilities (DDD) office occupancy in the Main Building.

In late 2011, the Yakima Valley School included:

- The Main Building (formerly the 1948 Tuberculosis hospital) houses RHC administration and support services (kitchen, laundry, maintenance, etc.) and other DSHS offices.
- Six residential duplexes which currently house about 96 people and a seventh residential duplex which is not occupied.
- Approximately 280 employees, some supporting YVS and some serving other non-RHC DSHS functions.
- Two undeveloped “ site utility pads” intended for future construction of additional residences.

Yakima Valley School manages the RHC’s residential programs, health services and social - educational activities on the Selah campus. A broad range of activities, services and supports are provided on site. Some services, such as children’s school programs, occur within the local community (see Appendix K for complete list of services).

YVS acts as the landlord for other DSHS and DDD employees who use office space in the Main Building. These employees support YVS business activities, regional and DSHS functions, as well as a number of other supportive and operational services. These include Human Resources Division staff and Aging and Disabilities Services Administration (ADSA) financial offices. About 65 YVS and other DSHS-DDD staff combined occupy office space in the Main building.

Existing Zoning

The Yakima Valley School site is located in the R-1 (One-Family Residential) zone. The primary permitted use is single family residential with a minimum lot size of 10,000 square feet where slopes are less than 25% and water/sewer service is available and 5 acres when slopes are greater than 25% or where municipal water and sewer service is not available. In the R-1 zone, various classes of uses allow different lot coverages and have different development standards.

The Selah Municipal Code (SMC) 10.24 establishes a planned development zoning district. The Planned Development Zoning District may be an appropriate vehicle, if the State chooses to address the zoning of the property as a whole to ensure future property use for support of housing or other services for low-income, disabled, or vulnerable populations or to achieve other State goals.

Identification of Reuse Options

The development of the reuse options was based on the direction from the Legislature, an existing facilities assessment, a market analysis and input from

other agencies and stakeholders. The following project goals were used to define the range of options in terms of land use, facilities and phasing:

- Direction from legislature.
- Neighborhood compatibility.
- Viability of existing facilities and potential for reuse.
- Real estate market opportunities.
- Benefit to state missions and local communities.
- Potential cost and financial return.

III *TRANSITION OF FACILITIES AND PHASING OF REUSE OPTIONS*

The legislation that plans for the future changes at YVS, 2SSB 5459 (see Appendix B), directs that YVS will continue to operate as an RHC until such time there are only 16 residents remaining. At that date, projected to be at least 8 or more years from now, the facility may convert to another type of service, close or otherwise reorganize services or be redeveloped to meet other State goals. The eight year timeframe is suggested both as 1) the earliest potential date at which the residential population might decrease to 16 and 2) as the point at which the YVS buildings and infrastructure would need major or complete renovation to remain viable for continued RHC use and/or reuse for other purposes.

Scale of Development

A lack of parking and the site's terraced topography are two important factors that control and limit development on the property. The need for new on-site parking is driven by the site's location distant from arterial streets and limited access to transit services. Most users will need to travel by car to the site in the foreseeable future.

Range of Options Considered

Potential options were defined based on the factors and goals cited above, market opportunities and conditions of the existing facilities. The options range from a literal interpretation of the Legislature's direction to market-rate housing. This approach was taken to provide the Legislature with a broad spectrum of possibility in their deliberations. These are:

- Offices: non-profit uses, government agencies, health or human services that could serve low-income, disabled or other vulnerable persons.
- Educational uses: technical college or community college uses.
- Residential uses: affordable housing, market rate housing (single family or attached housing) or emergency, transitional housing or other housing types that could serve low-income, disabled or other vulnerable populations.

Uses Ruled Out

The following uses were ruled out due to location, incompatibility or lack of market potential:

- Correctional facilities.
- Retail and commercial uses.
- Industrial uses.

The study placed emphasis on a phased transition in use of the property due to RHC transition, condition of the facility and potential agency and non-profit service provider interest in leases at YVS. Transition phases identified for the purposes of this study are:

- Near-term reuse without renovation (0-5 years).
- Renovation and reuse of existing facilities (3-10 years).
- Full site redevelopment (7+ years).

IV REUSE OPTIONS PRESENTED

The document presents four Reuse Options for comparison and consideration:

- Option 1: Health and Social Services Campus
- Option 2: Technical College
- Option 3: Multi-Service Level Special Needs Housing Community
- Option 4: Single Family Residential Neighborhood

The report also contains discussion of a number of decision issues for the Legislature. These include:

- Opportunities to provide housing or other services to low-income, disabled or vulnerable populations.
- Near term leases to other entities.
- Future Investment in existing buildings and infrastructure.
- Sale of land.
- Long-term lease of property.
- Land use control for public benefit.
- Transfer or surplus of the property to another public agency.
- Maintaining land use control for future public benefit uses.

Topics for further consideration include:

- Developmental Disabilities Trust implications of reuse decisions.
- Future additional property accesses.

Cost-Benefit Analysis

The facilities assessment determined that the useful life of the existing structures is limited. The estimated costs for renovation (or demolition plus new construction) for all Options are greater than expected revenues from uses proposed in the four Reuse Options. Therefore, the costs associated with renovation and demolition of the structures for all Options are a financial liability that outweigh the asset value of the structures and land combined. Alternatively, the State could hope to pass on the demolition costs to new users, and in that scenario would need to lease the land for \$1 per year or bestow the property to a recipient with no payment expected in return.

The State would receive different levels of costs and benefits for the four Reuse Options in the form of property leases or sales – after incurring the demolition costs. Options 1-3 would be operated by not-for profit agencies or governments to provide public and community benefits and services. Of these, Option 1, Health and Social Services Campus, and Option 3, Multi Service Level Special Needs Housing Community, most directly respond to the directives in ESHB 1497 with the provision of housing and other services to low income, disabled or vulnerable populations. Option 1 places emphasis on health and social services and Option 3 on housing. Option 4, Single Family Residential Development, which is a market-driven Option, presents the least costs to the State and also provides the least benefit as defined in ESHB 1497.

Based upon the assumption that the State will likely need to incur demolition costs in order for the site to be attractive to new users, those new users would need to assume renovation and redevelopment costs. Due to availability of other sites in attractive locations which do not include these costs, interest in such a financial scenario may be low. These assumptions, made for the purposes of this analysis, may be revisited if and when the State enters into detailed discussions with potential end users regarding any Reuse Option beyond Phase 1 (near-term reuse without renovation). Specific discussions regarding reuse would need to include more detailed design, permitting and financial analysis which could then provide the basis for specific financial arrangements.

CHAPTER 1 PROJECT INTRODUCTION

I BACKGROUND AND LEGISLATIVE DIRECTION

The 2011 State Legislature funded a predesign project in ESHB 1497 to identify future reuse options for the Yakima Valley School (YVS) in Selah, Washington, including future use of the property to support housing or other services for low-income, disabled, or vulnerable persons (see Appendix A). This report was prepared in late 2011 in response to that directive.

The 2011 State Legislature also passed 2SSB 5459 which called for the phased reduction of Yakima Valley School's population with eventual closure or reconfiguration planned and the establishment of a new statewide task force to make recommendations on the development of a system of services for persons with developmental disabilities. The Task Force shall report their recommendations to the appropriate committees of the Legislature by December 31, 2012 (see Appendix B). This report may be useful for the Task Force.

The legislation that plans for the future changes at YVS, 2SSB 5459, directs that YVS will continue to operate as an RHC until such time there are only 16 residents remaining. At that date, projected to be at least 8 or more years from now, the facility may convert to another type of service, close or otherwise reorganize services or be redeveloped to meet other State goals. The eight year timeframe is suggested both as 1) the earliest potential date at which the residential population might decrease to 16 and 2) as the point at which the YVS buildings and infrastructure would need major or complete renovation to remain viable for continued RHC use and/or reuse for other purposes. Transition and phasing is discussed further in Section 4, Reuse Options, of this report.

2SSB 5459 also includes a reference to State Operated Living Alternatives (SOLA). As defined in RCW 71A.10.020, SOLA are programs for community residential services to individuals who are eligible for home and community based waiver programs for individuals with developmental disabilities. SOLA are operated and staffed by state employees.

FIGURE 1-1 AERIAL PHOTO AND EXISTING SITE USE AREAS

Note: 100, 200 and 400 Areas relates to the internal numbering system on the site and does not represent street addresses or other designations.



Figure 1-1 shows the existing YVS site development. For the purposes of this Report, the site is divided into six use areas, as illustrated in Figure 1-1. These use areas, which are described in more detail in subsequent sections, include: the Main Building (former hospital and ancillary buildings), 100, 200 and 400 Areas (Residential Duplexes) and Pads A and B (undeveloped parcels).

II OVERVIEW OF REPORT

Report Organization

This report is divided into four chapters:

- Chapter 1 includes a brief introduction to the study and YVS.
- Chapter 2 provides analyses to determine reuse potential, including site and facilities assessment and market trends analysis.
- Chapter 3 summarizes agency and stakeholder outreach and input.
- Chapter 4 describes potential Reuse Options, study findings, conclusions and decisions questions for the Legislature.

Appendices to the report contain detailed supporting information.

The study process included the following steps:

- Building and site condition assessment.
- Market assessment.
- Stakeholder and agency outreach.
- Development of draft options.
- Financial and cost-benefit analysis.
- Findings and decisions questions preparation.
- Report preparation.

III YAKIMA VALLEY SCHOOL OVERVIEW

The YVS Campus

The YVS campus consists of approximately 27 acres located at 609 Speyers Road in Selah. The site is located in a single family residential area and adjoins an undeveloped City of Selah park site to the east. The sloping site is configured in several terraced areas linked



YVS Main Building



Views of Selah from YVS



YVS Internal Walkway



Undeveloped Areas of YVS

by an access road and walking paths. The site provides regional views of Union Gap and the Yakima Valley.

There are two types of DSHS services provided at YVS: 1) the Residential Habilitation Center (RHC) and 2) other DSHS and Division of Developmental Disabilities (DDD) office occupancy in the Main Building.

In late 2011, the Yakima Valley School included the following facilities (see Figure 1-2):

- The Main Building (formerly the 1948 Tuberculosis hospital) houses RHC administration and support services (kitchen, laundry, maintenance, etc.) and non-RHC DSHS offices.
- The total YVS Medicaid skilled nursing care capacity is 128 beds.
- Six residential duplexes which house about 96 full time residents and a seventh residential duplex which is not occupied (Areas 100, 200 and 400). Current residents include both permanent residents and 16 respite beds (crisis/planned short-term usage).

FIGURE 1-2 YAKIMA VALLEY SCHOOL TODAY

- Property Line
- Road
- Service Road
- - - Pedestrian Walkways
- Campus Entrance
- Existing Vegetation
- Building

- MAIN** Main Building and Storage Building
- 100** Two Duplex Residences
- 200** Two Duplex Residences and AB Building
- 400** Three Residences
- Area A** Undeveloped
- Area B** Undeveloped



- Two undeveloped “site utility pads” (Pads A and B) which were intended for future construction of additional residences.
- Ancillary support buildings in Main and 200 areas.

Yakima Valley School manages the RHC’s residential programs, health services and social – educational activities on the Selah campus. A broad range of activities, services and supports are provided on site. Some of these activities and services are: dental, dietary, services, mental health, nursing , occupational therapy, pharmacy, physical therapy, podiatry, social work and speech/language pathology. YVS staff includes LPN, Registered Nurse, Administrator, Certified Nurse Aides, Dentists, Dietitians, Food service, Housekeeping, Medical Director, Mental health services, Psychiatrist, Psychologist, Nursing Supervisors, Director of Nursing Services, Occupational Therapy Assistant, Adult Training Specialists, Plant/Maintenance, Laundry Workers, Pharmacists, Physical therapists, Speech Pathologist, and Therapeutic Recreation Specialist. (see Appendix K for complete list of staff and services). Some services, such as children’s school programs, occur within the local community.

YVS acts as the landlord for other DSHS and DDD employees who use office space in the Main Building. These employees support YVS business activities, regional DSHS functions, as well as a number of other supportive and operational services. These include Human Resources Division staff and ADSA financial offices. About 65 YVS and other DSHS-DDD staff combined occupy office space in the Main building.

IV YAKIMA VALLEY SCHOOL HISTORY

In 1958, the six county Central Washington Tuberculosis Hospital in Selah was converted to a residential facility for individuals with developmental disabilities. At that time, the facility was renamed Yakima Valley School.

In 1978 the facility was accredited as an Intermediate Care Facility for the Intellectually Disabled (ICF/ID). ICF/ID programs included education and pre-employment vocational training programs. The residences and Main Building were renovated for their current uses in 1982-84.

Yakima Valley School was designated as a Nursing Facility in 1994.

V PROJECT GOALS

The project team (including DSHS staff and consultants) developed the following goals to guide the development of the Reuse Options.

Legislative Intent

- Provide options which include the permanent use of the property to support housing or other services for low-income, disabled, or vulnerable persons.
- Provide an orderly, phased transition of the RHC to compatible uses.

Physical Features

- Preserve mature vegetation and visual quality of campus.
- Integrate green building principles into new development on the campus.

Circulation and Access

- Improve pedestrian connections through and around the campus in order to avoid pedestrian-vehicular conflicts and to provide linkages to adjacent neighborhoods and the future park.
- Provide additional site access.

Balancing Priorities

- Balance financial return to the State with benefits to the local community.
- Ensure compatibility of future uses with the surrounding area.
- Within the campus, ensure compatibility of future shared uses with each other.

Community Benefit

- Consider Reuse Options which integrate local community benefits (such as affordable housing, community services, and open space/ community connections).

CHAPTER 2 ASSESSMENT OF YVS REUSE POTENTIAL

This chapter provides summaries of assessments conducted to identify the potential opportunities for the phased transition to future uses of YVS. These include two major categories of analysis: 1) Site and Facilities Assessment, and 2) Market Assessment. From these assessments, the following were identified:

- Opportunities and constraints for reuse and renovation of existing buildings.
- Potential future new uses which would be compatible with DSHS office uses at the site.
- Potential site redevelopment options.
- Project goals to guide transitions and reuse.
- Transitions and phasing from the RHC and DSHS office use to future reuse.

I SITE AND FACILITIES ANALYSIS

Site and Neighborhood Context

The YVS is located in a residential neighborhood, on a hill overlooking the City of Selah in the Yakima Valley. The site is primarily surrounded by single family houses built in the last several years. It is also adjacent to an undeveloped City of Selah park property.

Existing Zoning

The YVS site is located in the R-1 (One-Family Residential) zone. The primary permitted use is single family residential with a minimum lot size of 10,000 square feet where slopes are less than 25% and water/sewer service is available and 5 acres when slopes are greater than 25% or where municipal water and sewer service is not available. In the R-1 zone,



YVS Cottage



View to YVS Site

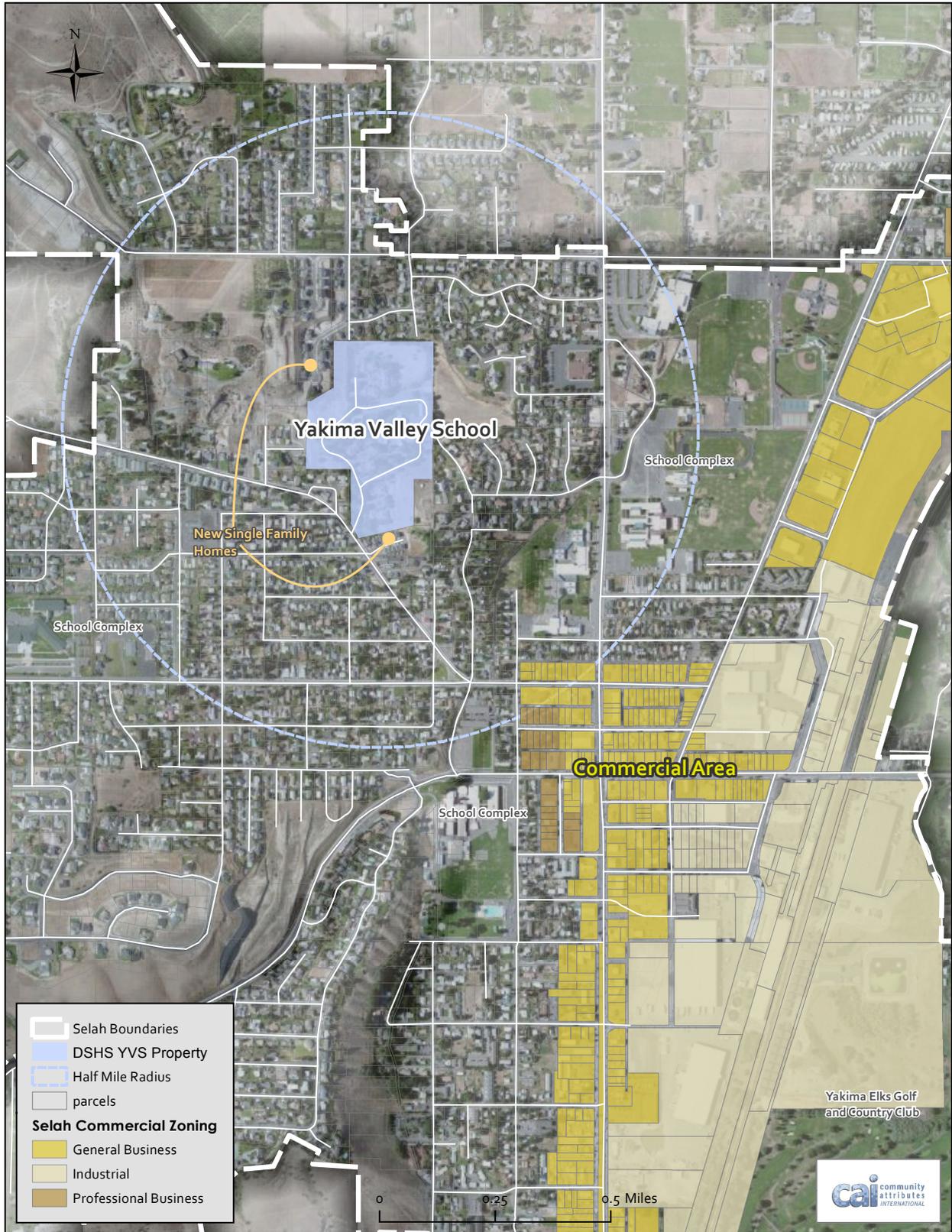


FIGURE 2-1 MARKET PROFILE MAP

various classes of uses allow different lot coverages and have different development standards.

SMC 10.24 establishes a Planned Development zoning district. Regardless of underlying zoning requirements, a planned development zone may permit all proposed uses and developments that are in conformance with the policies and densities established in the comprehensive plan. A planned development zone may be permitted at any location subject to the provisions of SMC 10.24. Approval of a planned development zone modifies and supersedes all regulations of the underlying zoning district.

Planned development zones may: encourage flexibility in design and development that are architecturally and environmentally innovative, encourage a more creative approach in the development of land, and result in a more efficient, aesthetic and desirable utilization of the land than is possible through strict application of standard zoning and subdivision controls. Appendix J contains a more detailed discussion of existing zoning and Chapter 4 discusses potential zoning issues in relation to potential implementation the draft Reuse Options.

The Planned Development Zoning District may be an appropriate vehicle, if elected by the State to ensure future property use for support of housing or other services for low-income, disabled, or vulnerable populations or to achieve other State goals.

Building Occupancy Classification

Building permit considerations were discussed with the Selah Building Official as part of the YVS Facilities Analysis. Due to building age, no building permits for the Main Building have been found. Many of the details of a full building code review would not be known until a specific project triggers issues for a more formal discussion. Existing floor plan configurations may need to be altered for future uses, whether those uses are the same as those existing, or are a change from existing. Possible occupancy groups that could be allowed in the Main Building with future reuse and renovation (with reference to IBC Table 503) are discussed in Appendix J. The seven existing duplex residences are assumed to be IBC Type VA construction, wood framed with fire sprinklers; single story with a basement housing mechanical equipment; approximate size 6,800 GSF each. They are occupied as a Group I-2 Occupancy and subject to Department of Health nursing home regulations. Occupancy groups could be considered for future reuse and renovation are discussed in Appendix J and are also subject to a detailed code review with the City of Selah.

II FACILITIES CONDITIONS ANALYSIS

This section presents a summary of analyses conducted of the existing facilities to identify the extent to which existing buildings could support future reuse in both current conditions, and if renovated. The analysis was

done in part to identify where potential required investment would exceed the value or life cycle of existing facilities. Site access, parking, buildings and utilities were assessed in terms of assets and constraints. The full analysis is contained in Appendix E.

Dates of construction for the existing YVS buildings were between 1946 and 1984. Existing buildings total 141,945 gross square feet.

Site and Infrastructure Overview

Overall, the site is characterized as follows:

- Steeply sloped with terraced areas suitable for development.
- Prominent location with scenic views.
- Two undeveloped building pads with existing utilities.
- Single access from Speyers Road.
- Mature trees/vegetation.
- Buildings and utilities are in fair to poor condition and would require extensive renovation for reuse beyond a few years.

Site Reuse Considerations

- Single site access via residential street (Speyers Road); additional emergency or service accesses may be required if site use intensifies.
- Single loop road through property, limited access to undeveloped pads.
- Limited supply of on-site parking with access limitations from parking areas to buildings.
- No available parking at residences.
- Potential reuse of existing utilities limited beyond near term, with possible except of power.
- Stubbed out utilities from public mains to areas A and B may be used for redevelopment.

Building Reuse Considerations

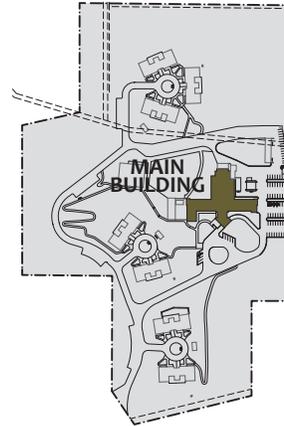
MAIN BUILDING (SEE FIGURE 2-2)

- Building configuration with wide double loaded corridor not efficient for commercial office uses.
- Would require extensive renovation for general market appeal or reuse/change of use beyond 5 years.
- Delayed maintenance backlog of \$4.56 million, no seismic upgrades.
- Due to building size, physical division of space to allow non-compatible uses to operate in close proximity (for example, community college / mental health clinic uses) is needed.

- Available parking limited for high traffic demand uses.
- Located in residential district; potential high traffic volumes may pose neighborhood concerns.
- Immediate reuse in existing conditions limited to about five years without renovation.



FIGURE 2-2 MAIN BUILDING
TOTAL: 76,994 SF



RESIDENCES (SEE FIGURE 2-3)

- General condition is good.
- Lack of private bathroom facilities limits use as family support facility.
- Very limited parking.
- Immediate reuse in existing condition limited to about five years.



FIGURE 2-3 RESIDENCES
TOTAL: 47,229 SF



III MARKET TRENDS AFFECTING REAL ESTATE DEVELOPMENT

This section summarizes key assets and challenges for the YVS site from a market development perspective. The full analysis is provided in Appendix G.

Market-Oriented Site Perspectives

SITE CHARACTERISTICS

Table 2-1 identifies key characteristics of the YVS site.

KEY ASSETS

- Prominent, scenic and well maintained site.
- Excellent views to south, east and north.
- Centrally located within Selah.
- Large parcel.
- Existing infrastructure.
- Two building pads with built out utilities (Areas A and B).
- Surrounding area/neighborhood has higher home values than regional market.
- Terraced site with some natural buffers.

CHALLENGES

- Steeply sloped portions of site limit developable acreage.
- Limited market for commercial and office uses in Selah.
- Site access is limited and its internal configuration presents circulation challenges.
- Main Building is large and capacity may exceed demand for space.
- Asbestos, contaminants known on-site.
- Expensive demolition costs.
- Surrounded by existing residential neighborhood

Summary of Potential Market-Driven Uses

Real estate market interest in new development of the YVS site appears challenging for most uses, in today's economic climate. Primary findings include:

- There is potential for single family housing on the site as the surrounding neighborhood includes newly constructed single family homes.
- The site is not well suited for market rate retail or commercial uses due to limited market in Selah and the presence of more appropriate alternative locations.

- Non market rate uses may be suitable for site based on local demand for such space and compatibility with existing uses. This could include use of the property to support housing or other services for low-income, disabled or vulnerable persons.

TABLE 2-1 SITE CHARACTERISTICS – MARKET REUSE

Yakima Valley School	
Land Area (Acres)	26.82
Number of Parcels	3
Assessed Value Land	\$806,100
Assessed Value Improvements	\$6,905,800
Total Assessed Value	\$7,774,480
Dates of Construction Range	1947-1982
Neighborhood Considerations	<ul style="list-style-type: none"> • Residential neighborhood • Centrally located • Near Selah commercial core • New public park site adjacent to property • New residential development adjacent to property
Zoning	One-Family Residential (R-1)
Existing Land Use	Service/Education
Site Considerations	<ul style="list-style-type: none"> • Steeply sloped with terraced areas suitable for development • Prominent location with scenic views from multiple locations • Two building pads with existing utilities • Single access from Speyers Rd.
Square Footage Improvements (SF)	141,945
Condition	Main Building in good condition; Grounds well maintained; High operational and maintenance costs

Table 2-2 and Table 2-3 on the following page identify more specific market and feasibility potential by land use category, both market-driven and non-market driven products.

TABLE 2-2 MARKET DEMAND PERSPECTIVES – MARKET RATE PRODUCTS

Yakima Valley School – Selah, WA				
Market Demand Perspectives – Market Rate Products				
Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Single Family Housing	Entire Site	Medium	High	New single family construction located adjacent to site; two existing building pads suitable for construction
Multifamily Housing	Entire Site	Low	Medium	No demand for multifamily housing in short term; limited demand in long term; low rental rates in region; higher cost to develop
Office	Main Building	Low	Low	Extremely limited office market in Selah; surrounded by residential neighborhood; more suitable locations in Selah and Yakima; high cost to upgrade facility
Lodging/Resort	Main Building	Low	Medium	Feasibility in near term low due to high construction/remodel costs; Site is uniquely situated on hillside; excellent views from site; growing tourism industry in Yakima County in long term

TABLE 2-3 MARKET DEMAND PERSPECTIVES – NON MARKET RATE PRODUCTS

Yakima Valley School – Selah, WA				
Market Demand Perspectives – Non Market Rate Products				
Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Institutional Housing	Entire Site	Medium	Medium	Facility readily adaptable for this type of use; high costs for upgrades and maintenance; requires substantial state funding
State Comprehensive Medical Facility	Entire Site	Medium	High	Facility adaptable for this type of use; demand for such a facility in area; high capital improvement costs for improvements, upgrades and operation
Training/Higher Education	Entire Site	High	High	Main building adaptable for education purposes; local demand for higher education
Neighborhood Park	Entire Site	Medium	Medium	Located adjacent to new park (in development); scenic and central location
Non Profit Office/Activity Space	Entire Site	High	High	Potential for multiple non-profit users; rents based on operational costs of facility; local demand for non-profit space

CHAPTER 3 AGENCY AND STAKEHOLDER INPUT

Outreach was conducted to community members and agency stakeholders during the course of this study to 1) provide the community with an overview of the project and schedule, 2) obtain input from the community during the process about future reuse options and 3) enter into a dialogue with agencies that might have interest in reuse or redevelopment of the YVS facilities and property.

The following activities outreach activities were conducted during the fall of 2011 to provide information and obtain input. Complete meeting presentations, meeting summaries, notifications and comments are located in Appendix F.

I PUBLIC MEETINGS

1) YVS Public Meeting #1, October 13, 2011.

Approximately 25 people, including members of the public, staff and families of residents attended the meeting where general project information was presented in open house and presentation formats. Questions and comments primarily had to do with the future closure of the RHC.

2) YVS Public Meeting #2, November 8, 2011.

Attended by approximately 25 individuals including primarily neighbors and community members. Draft reuse options were presented in bubble diagram formats. Questions and comments addressed a range of potential reuse and closure issues.



YVS Public Meetings



Tribal Chiefs of Washington
November 14, 2011

3) Tribal Chiefs of Washington Outreach Meeting, November 14, 2011.

Administrative Policy No. 7.01, Office of Indian Policy and Support Services defines that DSHS is committed to seek consultation and participation by representative of tribal governments to work in collaboration with the Tribal Organizations in the planning of DSHS service programs in Washington State.

A video conference was held on November 14th inviting representatives from all twenty-nine Federally

Recognized Tribes to a presentation of the Future Use Options for the two RHC properties that the Legislature has selected for closure, Frances Haddon Morgan Center and the Yakima Valley School as presented by the DSHS consultant inova.

There was an interest expressed from the Yakima Nation in the usage of the Yakima Valley School. The Yakima Nation would be interested in short term leases that would support senior and social services activities. There was no expressed interest received for the Frances Haddon Morgan Center.

Meeting arranged by: Colleen Cawston, Director, Office of Indian Policy.

4) Stakeholder Meeting.

Stakeholder Meeting. A Stakeholder Meeting was held at YVS prior to the development of the Reuse Options. Stakeholders included DSHS Staff, YVS Staff and Elected Officials.

II PROJECT NOTIFICATION

Community residents and agencies with potential interest in YVS property leases or reuse were notified through direct mailings to nearby residents, multiple notices in the Yakima Herald and direct emails to agencies. (See Appendix D, Project Fact Sheets and Appendix F, Public Meetings for a full record of project notification and outreach).

CHAPTER 4 RECOMMENDATIONS TO LEGISLATURE

This chapter presents the recommended draft Reuse Options to the Legislature, compares costs and benefits of the Options, identifies decision questions and options for the Legislature and topics for further consideration.

I REUSE OPTIONS

Four Reuse Options for YVS are presented and analyzed in this Chapter for the Legislature's consideration. They are:

- Option 1: Health and Social Services Campus.
- Option 2: Technical School Campus.
- Option 3: Multi-Service Level Special Needs Housing Community.
- Option 4: Single Family Residential Neighborhood.

Transition of Uses and Phasing of Reuse Options

Phases of reuse and redevelopment were defined for the purposes of this study with the following considerations in mind: market conditions, planned reduction of YVS residents over time, anticipated continued DSHS office use in the Main Building for an undetermined period and potential near-term lease interest in reuse of unoccupied cottages by other agencies. Phases for the YVS Reuse Options are:

- Near-term reuse without renovation (0-5 years)
- Renovation and reuse of existing facilities (3-10 years) and
- Full site redevelopment (7+ years)

Identification of Reuse Options

The development of the reuse options was based on the direction from the Legislature, an existing facilities assessment, a market analysis and input from other agencies and stakeholders. The following project goals were used to define the range of options in terms of land use, facilities and phasing:

- Direction from the Legislature.
- Neighborhood compatibility.
- Viability of existing facilities and potential for reuse.
- Benefit to state missions and local communities.
- Potential cost and financial return.

Scale of Development

Parking and topography are the primary factors that control and limit development on the property. Because the site is not located on an arterial street and does not have frequent transit service, most users will need to travel by car to the site in the foreseeable future. Existing steep slopes and other topographic features limit the amount and location of development that may occur on the site.

Range of Options Considered

Potential options were defined to include the range deemed realistic based on the factors and goals cited above. The options range from permanent use for housing or other services for low-income, disabled or vulnerable persons, consistent with the Legislative direction, to market-rate housing. This approach was taken to provide the Legislature with a broad spectrum of possibility in their deliberations. Potential options are:

- Offices: non-profit uses, government agencies, small health or human services.
- Education uses: technical college or community college.
- Residential uses: affordable housing, market rate housing (single family or attached housing) or housing for special uses (emergency housing, transitional housing, etc).

Uses Ruled Out

The following uses were ruled out due to location, incompatibility or lack of market potential:

- Correctional facilities.
- Retail and commercial uses.
- Industrial uses.

II DETAILED DESCRIPTION OF THE REUSE OPTIONS

This section describes the four Reuse Options followed by a summary comparison matrix on page 28. The Reuse Options are introduced individually with a written description followed by a “bubble diagram” of potential phased reuse and redevelopment. Phases are color-coded to further explain the sequence of transition. (See Appendix H for Reuse Option Draft Site Plans and program details).

Transition of Facilities and Phasing of Reuse Options

As explained earlier in this document, YVS will continue to operate as an RHC until such time there are only 16 residents remaining. At that date, projected to be at least 8 or more years from now, the facility may convert to another type of service, close or otherwise reorganize services or be redeveloped to meet other State goals. The eight year time frame is suggested both as 1) the earliest potential date at which the residential population might decrease to 16 and 2) the point at which the YVS buildings and infrastructure would need major or complete renovation to remain viable for continued RHC use and/or reuse for other purposes. Potential phases are shown as overlapping due to the many unknowns at this time.

The following features are constant among all Reuse Options:

- Phased transition from existing to potential future uses.
- Long-term reconfiguration and replacement of circulation, parking and utilities.
- Potential second vehicular access via Terry Lane to the north, or N 4th Street to the east.
- Retention and redevelopment of the Main Building (except Option 4, Single Family Residential Development).
- Emergency/Short Term Housing.
- SOLA (State-Operated Living Alternative; see Appendix C).

There are three phases in each Option, (except Option 4, Single Family Residential). As shown, Phase 1 is constant among all options and renovation and redevelopment occurs in different site areas at different times in Phases 2 and 3. Full program details and conceptual site plans for the four Reuse Options are located in Appendix H. Options 1 or 2 could include co-location of additional DSHS offices and/or lease with new user.

Option 1 Health and Social Services Campus

Option 1 would be a Health and Social Services Campus providing medical and social services, clinics (primarily outpatient) and treatment facilities. Future tenants could be government agencies, social services agencies, non-profit service providers with an emphasis on providing social and health services for low-income, disabled and vulnerable populations. The Main Building would remain and new buildings would be built over many years to support the primary use of the Main Building.

New users would be phased in over time as current residential population decreases. The existing buildings would be renovated and reused for as long as possible. It should be noted that some buildings are nearing the end of their useful life when looked at from the perspective of cost of improvements compared to the value of the buildings.

Option 1 places emphasis on provision of housing and services to low-income, disabled or vulnerable populations including Emergency/Short Term Housing. Compared to the other options, this Option relates most closely to the legislative direction.

Option 1 use areas and phasing are shown in Figure 4-1.

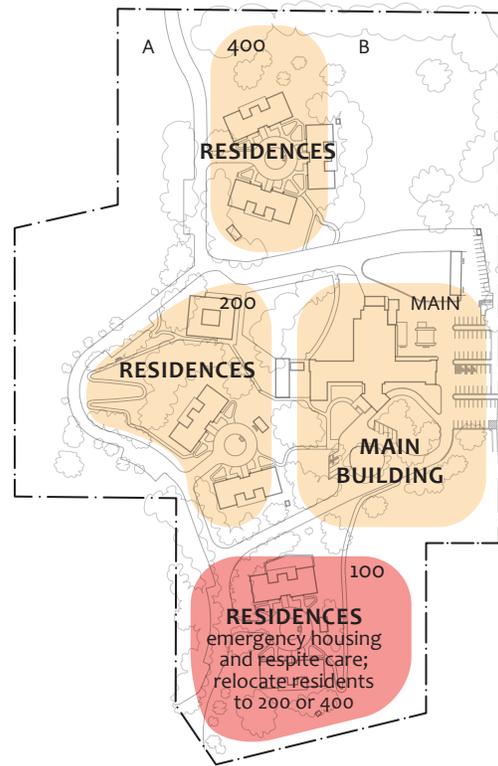
OWNERSHIP AND MANAGEMENT ASSUMPTIONS:

- Phase 1 (0-5 Years): Continued DSHS ownership; near term leases of unoccupied residences to agencies and non-profit service providers for emergency and short-term housing use. Reuse of YVS buildings could be managed through one master lease with one entity that sub-leases to others or through multiple leases managed by DSHS.
- Phase 2 (3-10 Years): Long-term lease or ownership transition. Renovation costs borne by new user.
- Phase 3 (7+ Years): Long-term lease or ownership transition. Full site redevelopment financed, built and operated by new entity and managed by one entity such as a health or social services provider.

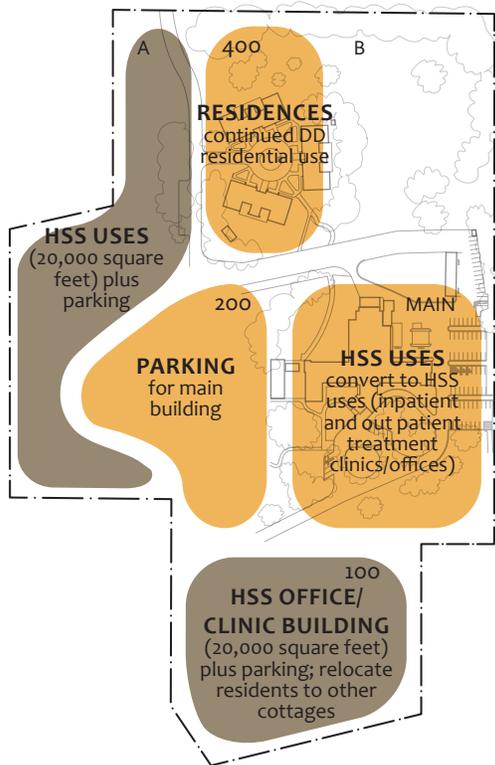
FIGURE 4-1 OPTION 1: HEALTH AND SOCIAL SERVICES CAMPUS

- No Renovation – Reuse Existing Building (DSHS/Other Users)
- Emergency/Short Term Housing/SOLA
- Renovate and Change of Use
- New Construction
- New Phase 2 Use Continued in Phase 3

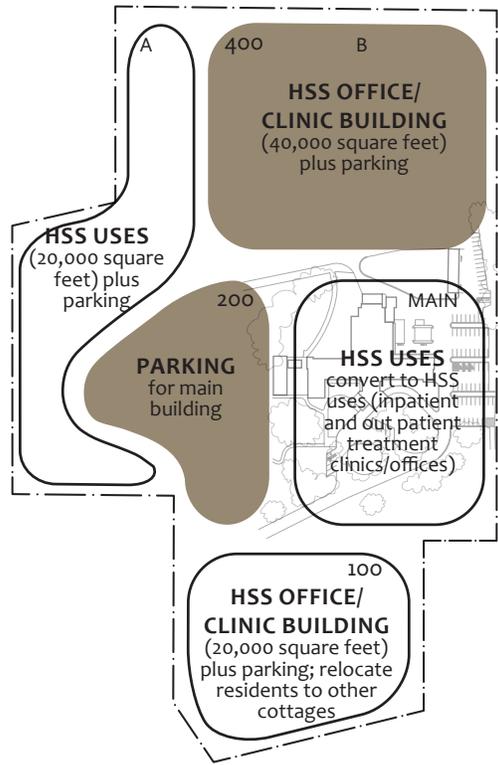
PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)



PHASE 3 (7+ YEARS)



Option 2. Technical School Campus

Option 2 would be a technical college campus providing job training programs for the Yakima Valley community. The facilities would include administration, classrooms with computer labs and hands-on learning areas for job training programs. These might include the medical coding/office, paralegal, business technology, IT/network maintenance, graphics technology or instrumentation. The Main Building would remain and new buildings will be built over many years to support the primary use of the Main Building. This option could potentially also support a limited number of residences for students. New users would be phased in over time. The existing buildings will be renovated and reused for as long as possible. It should be noted that some buildings are nearing the end of their useful life when looked at from the perspective of cost of improvements and value of the buildings.

Option 2 places emphasis on public benefit through the provision of technical education and workforce training to support employment. This Option also includes emergency/short term housing and/or SOLA and could include limited residences for students.

Option 2 technical college use areas and phasing are shown in Figure 4-2.

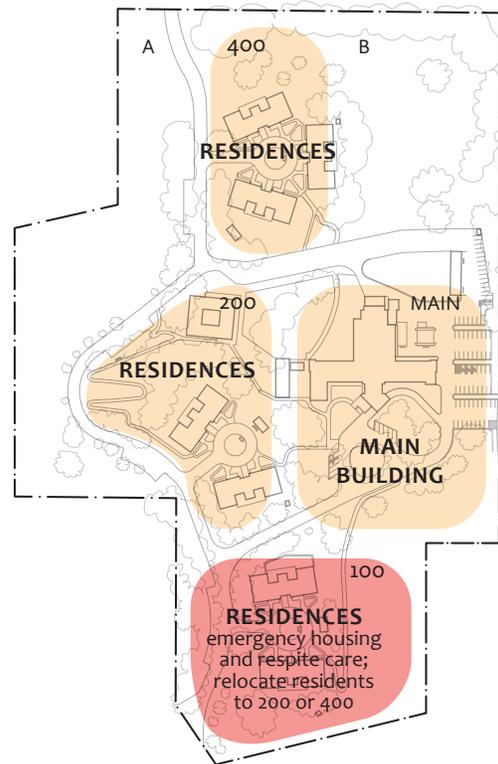
OWNERSHIP AND MANAGEMENT ASSUMPTIONS:

- Phase 1 (0-5 Years): Continued DSHS ownership; near term leases of unoccupied residences to agencies and non-profit service providers for emergency and short terms housing use. Reuse of YVS buildings could be managed through one master lease with one entity that sub-leases to others or through multiple leases managed by DSHS.
- Phase 2 (3-10 Years): Long-term lease or ownership transition. Renovation costs borne by new user.
- Phase 3 (7+ Years): Long-term lease or ownership transition. Full site redevelopment financed, built and operated by new entity and managed by one entity such as a technical or community college.

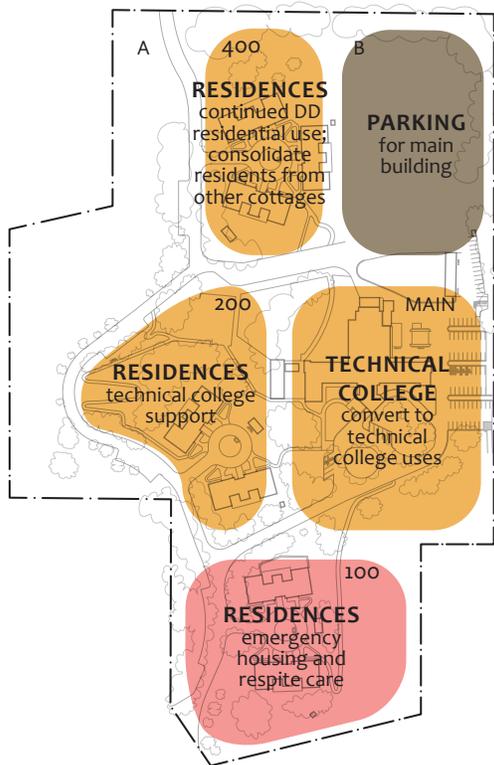
FIGURE 4-2 OPTION 2: TECHNICAL SCHOOL CAMPUS

- No Renovation – Reuse Existing Building (DSHS/Other Users)
- Emergency/Short Term Housing/SOLA
- Renovate and Change of Use
- New Construction
- New Phase 2 Use Continued in Phase 3

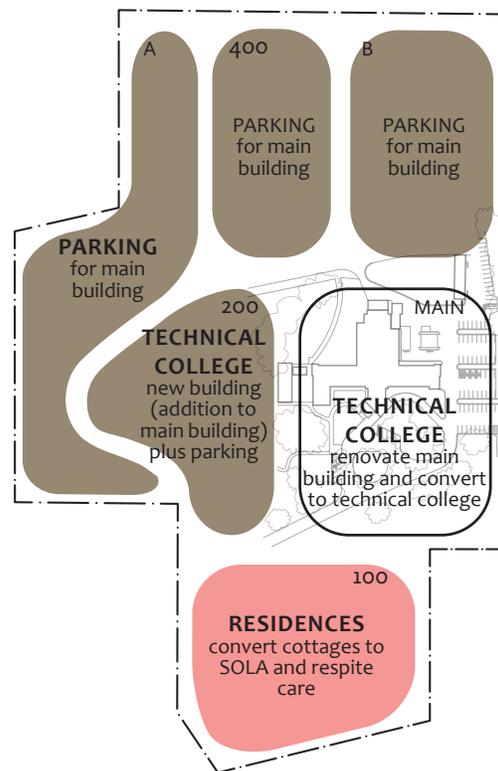
PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)



PHASE 3 (7+ YEARS)



Option 3. Multi-Service Level Special Needs Housing Community

Option 3 shows a multi-level special needs housing community which would support various housing and service needs of low-income, disabled and vulnerable populations. Residential facilities would range from independent living in duplexes to supported and assisted living and nursing home facilities which supports aging in place with increasing levels of care. The Main Building would remain and new buildings would be built over many years to support the primary use of the Main Building. New residents would be phased in over time.

The existing buildings would be renovated and reused for as long as possible. It should be noted that some buildings are nearing the end of their useful life when looked at from the perspective of cost of improvements and value of the buildings. Existing cottages or new residences could be added as SOLAs (state operated living alternatives) for DDD residences in the community (if approved by the federal government).

Option 3 places emphasis on provision of a continuum of care (special needs housing and services) and could be a for-profit or not-for profit venture. For the purposes of this study, this Option is assumed to be a not-for-profit facility. This Option also includes emergency/short term housing and SOLA.

Option 3, Multi-Service Level Special Needs Housing Community use areas and phasing are shown in Figure 4-3.

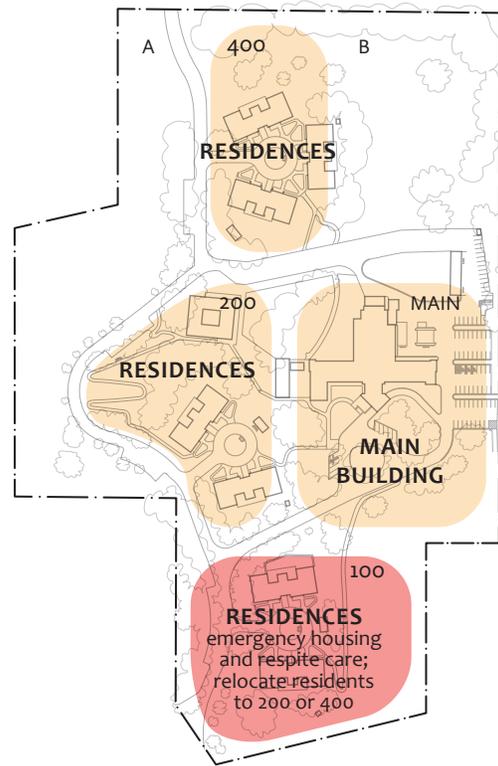
OWNERSHIP AND MANAGEMENT ASSUMPTIONS:

- Phase 1 (0-5 Years): Continued DSHS ownership; near term leases of unoccupied residences to agencies and non-profit service providers for emergency and short terms housing use. Reuse of YVS buildings could be managed through one master lease with one entity that sub-leases to others or through multiple leases managed by DSHS.
- Phase 2 (3-10 Years): Long-term lease or ownership transition. Renovation costs borne by new user. Ownership transition to new primary user or DSHS has long-term lease with new user.
- Phase 3 (7+ Years): Long-term lease or ownership transition. Full site redevelopment financed, built and operated by new entity and managed by one entity such as a for-profit or non-profit agency.

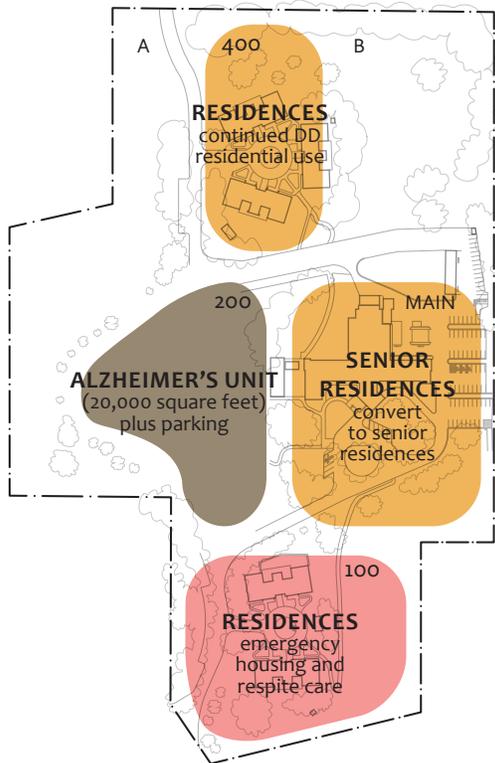
FIGURE 4-3 OPTION 3: MULTI-SERVICE LEVEL SPECIAL NEEDS HOUSING COMMUNITY

- No Renovation – Reuse Existing Building (DSHS/Other Users)
- Emergency/Short Term Housing
- Renovate and Change of Use
- New Construction
- New Phase 2 Use Continued in Phase 3

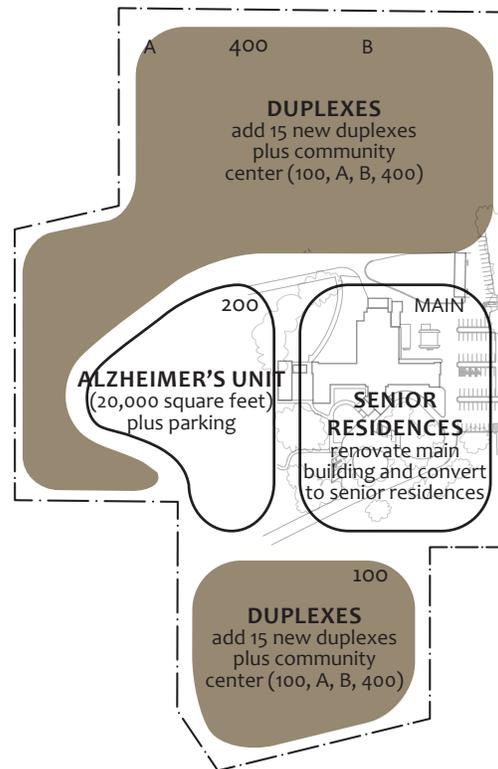
PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)



PHASE 3 (7+ YEARS)



Option 4. Single Family Residential Neighborhood

Option 4 would be a single family residential development with 60 new houses which would be about 2.2 units/acre. While the existing buildings would be used as is for the near term, with this option, the entire property would be redeveloped at one time, as is typical in the residential building industry for properties of this size and location.

Some new residences could be built as SOLAs (state operated living alternatives) for DDD residences in the community (if approved by the federal government).

Option 4 is different from the first three Options in that it has only two assumed phases.

Option 4 is also different from Options 1-3 in that it places emphasis on site redevelopment to for-profit single family residential use which could include SOLA. This Option also includes emergency/short term housing and SOLA. This Option was included in the study for comparison purposes to provide the Legislature with information about the potential benefits of a one-time sale of the property.

Option 4, Single Family Residential Neighborhood use areas and phasing are shown in Figure 4-4.

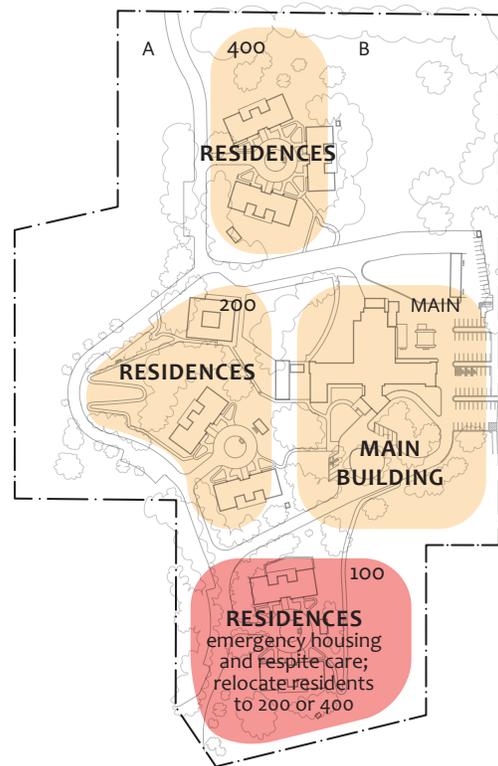
OWNERSHIP AND MANAGEMENT ASSUMPTIONS:

- Phase 1 (0-5 Years): Continued DSHS ownership. Reuse could be managed through one master lease or DSHS could manage multiple leases for different users.
- Phase 2 (3-10 Years): Long-term lease or ownership transition. Redevelopment costs borne by new user.

FIGURE 4-4 OPTION 4: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

- No Renovation – Reuse Existing Building (DSHS/Other Users)
- Emergency/Short Term Housing/SOLA
- Renovate and Change of Use
- New Construction
- New Phase 2 Use Continued in Phase 3

PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)

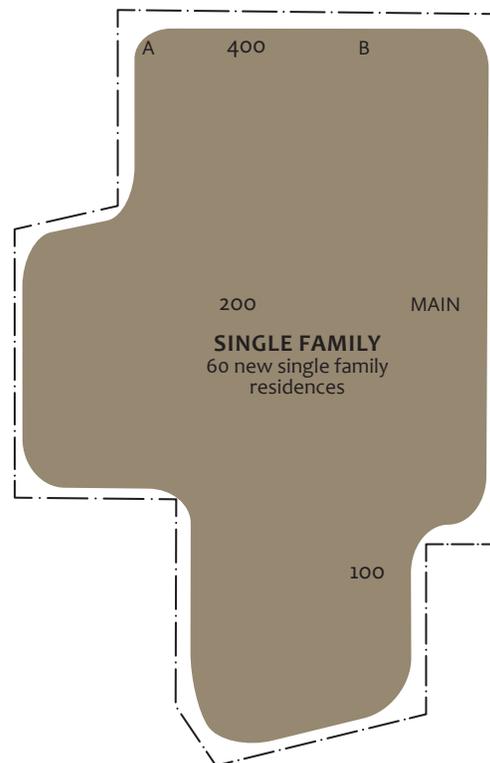


TABLE 4-1 REUSE OPTIONS PHASING DEVELOPMENT PROGRAM

	Site Areas					
	Main	100	200	400	A	B
Phase 1: All Options (0-5 Years) Reuse without Renovation	DDD Support/ DSHS Offices	Emergency/ Short Term Housing	DDD Residence – No Change	DDD Residence – No Change	No Change	No Change
Phase 2: (3-10 Years)						
Option 1 – Health and Social Services (HSS) Campus	Renovate/ Change Use to HSS Facility	New HSS Building & Parking	Renovate/ DDD Residence	Renovate/ DDD Residence	New HSS Building & Parking	No Change
Option 2 – School Campus	Renovate/ Change Use to Tech College Facility	Emergency/ Short Term Housing	Renovate/ DDD Residence	Renovate/ DDD Residence	No Change	New Parking for Main Building
Option 3 – Multi-Service Level Special Needs Housing Community	Renovate/ Change Use to Senior Housing	Emergency/ Short Term Housing	New Alzheimer’s Unit	Renovate/ DDD Residence	No Change	No Change
Option 4 – Single Family Residential Development	60 residences					
Phase 3: (7+ Years)						
Option 1 – Health and Social Services (HSS) Campus	Health and Human Services	New HSS Building & Parking	Parking for Main Building	New HSS Building and Parking	New HSS Building & Parking	New HSS Building and Parking
Option 2 – School Campus	Tech College	Emergency/ Short Term Housing	New Tech College Building	New Parking Tech College	New Parking Tech College	New Parking Tech College
Option 3 – Multi-Service Level Special Needs Housing Community	Assisted Living/ Nursing Home	Duplexes – Independent Living	Alzheimer’s Unit	Duplexes – Independent Living	Duplexes – Independent Living	Duplexes – Independent Living

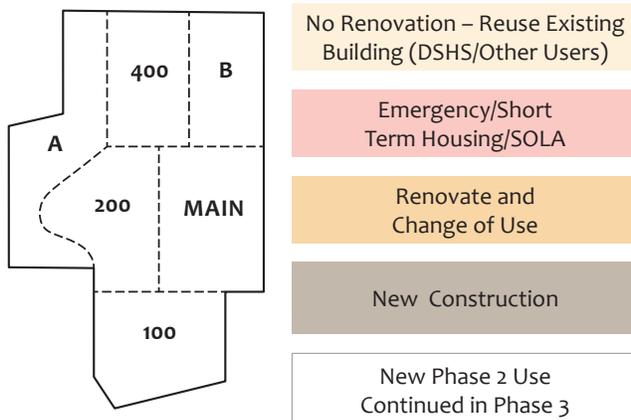


Table 4-1 above identifies uses and phasing for the four Reuse Options. Phasing is color-coded to match the bubble diagrams in Figure 4-1 through Figure 4-4.

III COST-BENEFIT SUMMARY

Overview

The facilities assessment determined that the useful life of the existing structures is limited to a few years. The estimated costs for renovation (or demolition plus new construction) are greater than expected revenues from uses proposed in the Reuse Options. Therefore, the costs associated with renovation and demolition of the structures is a financial liability that outweighs the asset value of the structure and land combined. However, given that three of the four Options are not-for profit uses which provide housing and other services to low income, disabled or vulnerable populations as directed in ESHB 1497, these Options 1-3 provide significant public and community benefit. Of these, Option 1, Health and Social Services Campus, and Option 3, Multi-Service Level Special Needs Housing Community, most directly respond to the directives in ESHB 1497 with the provision of housing and other services to low income, disabled or vulnerable populations. Option 1 places emphasis on health and social services and Option 3 on housing.

The State would receive economic benefits in the form of property leases or sales – after incurring the renovation or demolition costs. The State will likely need to incur demolition costs for the site to be attractive to future users. Based on this assumption, future end users would need to assume renovation and redevelopment costs. Due to availability of other sites in attractive locations which do not include these costs, interest may be low. These assumptions, made for the purposes of this analysis, may change if and when the State enters into detailed discussions with potential end users regarding any Reuse Option beyond Phase 1. Specific discussions regarding reuse would include more detailed design, permitting and financial analysis than was prepared for this report.

Property sale or lease proceeds would not be expected to exceed the cost of demolishing and disposing of the structures. Alternatively, the State could hope to pass on the demolition costs to new users, and in that scenario would need to lease the land for \$1 per year or bestow the property to a recipient with no payment expected in return.

For the purposes of this analysis, demolition and redevelopment costs are listed in aggregate for Options 1-3, because these costs would need to be offset by revenues before use is feasible, regardless of who incurs them. Similarly, revenue estimates are assumed to accrue to whoever bears the costs of demolition, redevelopment and operations. Demolition costs are listed separately for Option 4, because the most feasible scenario is where the State incurs demolition costs in order to resell the property for private development.

Direct and indirect benefits would be expected to accrue to the local community and business. The analysis below presents the expected costs, revenues, and benefits through all phases of each option.

Option 1 – Health and Social Services Campus

This scenario assumes a not-for-profit organization would own and operate a HSS campus.

COSTS

Construction costs, including renovations, replacement of infrastructure, and demolition are estimated at \$76 million over the life of the project. Either the State would need to incur these costs, in which case the State would receive land lease revenues, or the new owner-operator could incur these costs, in which case the State would likely get no revenue from the sale or lease of the land (a \$1 annual land lease would be plausible). Additional operating and maintenance costs over 10 years total \$65 million (90% of current expenditures for the first phase, 40% for the second phase, and average of these costs during overlap of the phases) to the State. Operating and maintenance costs could be reduced by accelerated draw-down or cancellation of current DSHS services.

REVENUE

Revenue from this option will be generated primarily from non-DSHS third-party facility operators. Estimates of potential revenue for these types of uses are difficult to identify, and are dependent on alternative uses or locations within the state that compete for these tenants.

BENEFITS

There is retention of jobs during Phase 1 and 2 of this option as the site continues current use for the first option and is renovated for the latter. Phase 2 includes the construction of two new medical buildings allowing for an increase in services for the community through either medical or social services clinic uses. Phase 1 and 2 continue to use the cottage as DDD homes, allowing for retention of jobs.

Benefits of this option include a full gut, seismic upgrade and renovation of the main building and demolition and disposal of 4 of the existing cottages with an addition of 400 parking spaces to support a renovated main building following construction. This new construction improves circulation and ingress/egress from the site through connection to Terry Lane, and increases in parking to allow for sufficient onsite parking for new facilities.

There is also an increase in economic opportunities for the community through construction of these new buildings, which not only bring new job opportunities through space for new businesses. There will also be an improvement to community health through the addition new spaces for medical and social service clinics which create a social services hub for the area.

USERS

Potential users include new residents, patients, community groups and social services users.

CONCLUSION

Substantial renovation costs may challenge the long-term commitment for continued DDD uses by DSHS, and the decision to continue use may be informed by comparing this site to other DSHS sites in the state as an alternative. DSHS would likely need to incur much of the renovation costs in order to provide enough incentive to attract new users of the facilities, and would see higher costs than could be recovered by revenue generated from land-lease or sale opportunities.

Option 2 – Technical College Campus

COSTS

Construction costs, including renovations, replacement of infrastructure, and demolition are estimated at \$65 million over the life of the project. Either the State would need to incur these costs, in which case the State would receive land lease revenues, or the new owner-operator could incur these costs, in which case the State would likely get no revenue from the sale or lease of the land (a \$1 annual land lease would be plausible). Additional operating and maintenance costs over 10 years total \$65 million (90% of current expenditures for the first phase, 40% for the second phase, and average of these costs during overlap of the phases) to the State. Operating and maintenance costs could be reduced by accelerated draw-down or cancellation of current services.

Either the State would need to incur these costs, in which case the State would receive land lease revenues, or the new owner-operator could incur these costs, in which case the State would likely get no revenue from the sale or lease of the land (a \$1 annual land lease would be plausible).

REVENUE

Revenue would nearly entirely be generated through the lease of space by technical college usage and their tenants. This revenue would accrue to the end-user. Current market rents for commercial space, as a comparison, range from \$10 to \$12 per SF per year. At these rates, a tenant could expect to provide roughly \$1.8 million per year, with full occupancy.

BENEFITS

There is retention of jobs during Phase 1 and 2 of this option as the site continues its current use for the first option and renovated for the latter. Phase 2 includes continued use of the DDD use as nursing homes,

retaining the current level of jobs and services. There is change in the Main Building to 76,000 GSF, as a technical college, and addition of 200 parking spots in Phase 2. This additional parking allows for better circulation through improved ingress and egress from the site through the new street connection to Terry Lane along with providing sufficient parking. During Phase 3, there is an additional 80,000 GSF provided for the technical college space.

The creation of a technical college campus on the site allows the community to improve skilled workforce for the community as students graduate from programs. This improvement in the educational attainment of the population will work to increase income levels as skill levels rise. The creation of the college also contributes to the economic growth of the area through increasing and creating new professionals in the area. This is coupled with providing more educational opportunities for the general public. This new student population will also add to the economic activity around the site through contribution to tuition and spending in the community.

This option also adds affordable housing through two options to convert from the short term non-DDD respite housing to either State Operated Living Alternative (SOLA) or student housing.

The types of jobs that are added as a result of this option are administrative, instructional/research and public service staff jobs.

USERS

Potential users include new students, community groups, institutional/research staff, and new and current residents.

CONCLUSION

The renovation costs associated with this option are high compared to other choices facing end users interested in providing private education services. Land elsewhere in the region would be expected to be available and developed for a lower cost than those expected for this site.

Option 3 – Multi-Service Level Special Needs Housing Community

COSTS

Construction costs, including renovations, replacement of infrastructure, and demolition are estimated at \$42 million over the life of the project. Either the State would need to incur these costs, in which case the State would receive land lease revenues, or the new owner-operator could incur these costs, in which case the State would likely get no revenue from the sale or lease of the land (a \$1 annual land lease would be plausible). Additional operating and maintenance costs over 10 years total \$65 million (90% of current expenditures for the first phase, 40%

for the second phase, and average of these costs during overlap of the phases) to the State. Operating and maintenance costs could be reduced by accelerated draw-down or cancellation of current services.

Either the State would need to incur these costs, in which case the State would receive land lease revenues, or the new owner-operator could incur these costs, in which case the State would likely get no revenue from the sale or lease of the land (a \$1 annual land lease would be plausible).

REVENUE

As in option 1, revenue will be generated from non-DSHS third-party facility operators. Estimates of potential revenue for these uses are difficult to identify as they are dependent on alternative uses or locations within the state that compete for these tenants.

BENEFITS

There is retention of jobs during Phase 1 and 2 of this option as the site continues its current use for the first option and renovated for the latter. Phase 2 includes a renovation of the main building to 67,000 GSF of administrative, café, nursing home and assisted living spaces. Existing cottage space continues to be used as short term non-DDD respite housing and also a nursing home. Additional construction adds a 20,000 GSF Alzheimer's building and a new street connection to Terry Lane to the north, working to improve the ingress/egress from the site in addition to contributing to better circulation on and off the site. Phase 3 allows for 15 1-story duplexes, State Operated Living Alternative, and 4 4000 GSF single family homes and a 10,000 GSF community center with 80 related parking spots.

This option works to diversify the housing stock, and increases housing options for senior citizens, and also adds some neighborhood serving retail through the addition of a café. The addition of community center space in Phase 3 adds a community gathering place and an amenity for meetings, events and recreation.

The addition of a new Alzheimer building allows for increased amenities for better public health of senior citizens affected by this illness. Additionally, it will increase jobs by adding nursing aid and other medical jobs.

The types of jobs that would be added as a result of this option would be administrative jobs, research, live-in staff for State Operated Living Alternative (SOLA) users, nurses, retail positions for the café, and community center jobs.

USERS

Potential users include senior citizens, SOLA residents, students, community groups, Alzheimer's residents and their families and potentially the research community interested in Alzheimer's health.

CONCLUSION

The renovation costs challenge this option as well, but the site lends itself well to sensitive uses as those described in the summary. The suitability of the site for these needs would be compared to other sites. Land elsewhere in the region would be expected to be available and developed for a lower cost than those expected for this option. Finally, DSHS would likely need to incur much of the renovation costs in order to provide enough incentive to attract new users of the facilities.

Option 4 – Single Family Residential Neighborhood

COSTS

Operating and maintenance costs are incurred by the State during the first 5 years (when the State still owns and operates YVS), as well as by complete site demolition and replacement of infrastructure after the first 5 years, if the State expects revenue from land sale. Operating costs are estimated at \$47 million (90% of current expenditures for the first phase, and the average of this cost during overlap of phase 1 and 2), with an additional \$8 million for site demolition and infrastructure replacement.

Either the State would need to incur demolition, site-work, and half of general conditions costs totaling \$5.5 million, in which case the State would receive land sales revenues. If the new owner-operator incurred these costs, the State would likely get no revenue from the sale of the land. Developers can expect construction costs of roughly \$15 million for single family homes. These costs are not assumed to be incurred by the State.

REVENUE

Revenue to the State amounts to the proceeds from land sale. Current assessed value places the YVS parcel at about \$800,000, and sale price could be expected around \$4 million for the entire site (valued at \$5 per SF). Based on median home prices in Yakima (\$143,200), and assuming all homes could be sold in the development, a developer could assume to raise around \$8.5 million in home sales. Full occupancy may be unrealistic given the presence of vacant parcels in the vicinity.

BENEFITS

New housing stock is added with single family residential development which can help to diversify the housing stock in addition to attracting a diverse demographic as newer homes may attract new residents. There

is also increased circulation and better ingress and egress to the site through the new street connection to Terry Lane in the north.

USERS

Potential users of this option are new residents.

CONCLUSION

DSHS would be expected to incur the demolition and entitled costs, either directly, or indirectly through reduced sales price to incentivize private purchase of the land. This option has the greatest potential to minimize costs to the State, and even show positive net revenue if cash flows to the developer are considered relevant to State decision-making under the cost-benefit analysis. No additional benefits to the State are likely besides revenue from the land sale.

TABLE 4-2 FINANCIAL NET BENEFIT

Potential Uses	Site Operator	Market Feasibility	Costs to State*
Option 1: HSS Campus	Non-profit/ public sector operators	No market comparisons available (non-profit or non- market uses).	Ongoing State funding required to operate RHC and DSHS offices (\$65 million over 10 years). Additional demolition and potential other costs required to attract new users.
Option 2: Technical College	Technical or Community College operator	No market comparisons available (non-profit or non- market uses).	Ongoing State funding required to operate RHC and DSHS offices (\$65 million over 10 years). Demolition and potential other costs required to attract new users.
Option 3: Multi- Service Level Special Needs Housing	Private/ Non-profit development	No market comparisons available (non-profit or non- market uses).	Ongoing State funding required to operate RHC and DSHS offices (\$65 million over 10 years). Demolition and potential other costs required to attract new users.
Option 4: Single-Family Residential	Private development	Limited cost to state. Potential revenues from land sale or lease. Requires 40% increase in median home price for breakeven.	Ongoing State funding required to operate RHC and DSHS offices (\$47 million over 10 years). Demolition and potential costs to attract market for redevelopment.

*See report and Appendices for details on cost estimates necessary for new uses.

TABLE 4-3 COMMUNITY AND SOCIAL BENEFITS

Potential Uses	Jobs	Community and Social Benefits	Community Users
Option 1: HSS Campus	Administrative jobs, social and medical care jobs	<ul style="list-style-type: none"> • Better circulation and ingress/egress from site through connection to Terry Lane • Additional onsite parking • Increased economic opportunity through construction of two buildings • Improved community health through non-DDD patient care and clinics • Increased social services • Added site access and future opportunity for shared parking with Selah Park through new access from 4th Ave N 	New residents, community groups, social services users
Option 2: Technical College	Administrative instruction/ research and public service staff jobs	<ul style="list-style-type: none"> • Higher skilled workforce with graduates of programs • Additional onsite parking • Better circulation and ingress/egress from site through the new street connection to Terry Lane • Educational advancement, skills, abilities and opportunities for residents • Increased economic activity • Affordable housing in the form of student housing • Added site access and future opportunity for shared parking with Selah Park through new access from 4th Ave N 	Students, community groups, new and former residents
Option 3: Multi-Service Level Special Needs Housing	Administrative jobs, live-in staff for State Operated Living Alternatives (SOLA), retail, and community center jobs, caregivers, nurses aids, nursing home jobs	<ul style="list-style-type: none"> • Increased housing options for residents • Café space provides local neighborhoods serving retail for residents • Community center space for the public, community gathering place • Improved public health due to recreational health opportunities • Social services hub • Low-income housing options for seniors • Diversity in housing options • Better circulation and ingress/egress from site through the new street connection to Terry Lane • Added site access and future opportunity for shared parking with Selah Park through new access from 4th Ave N 	Senior citizens, SOLA residents, community groups, Alzheimer residents
Option 4: Single-Family Residential		<ul style="list-style-type: none"> • New housing stock • Changes in demographic composition as newer homes may draw different demographic • Increased circulation through new street connection to Terry Lane in north • Diversity in demographics, mix in income levels with increased housing choices 	New residents

IV DECISION ISSUES FOR THE LEGISLATURE

The discussion below outlines the implications of phased reuse, renovation and redevelopment of the YVS as they relate to continued State ownership of the property, potential lease options or property disposal.

Issue 1. Opportunities to Provide Housing or Other Services to Low-Income, Disabled or Vulnerable Populations.

ESHB 1497 suggests that one use to be considered might be the permanent use of the property for housing or other services to low-income, disabled or other vulnerable persons. All options in this report provide short-term opportunities for housing and services for such persons. On a permanent basis, Option 1 and Option 3, provide the greatest opportunity for housing and services to low-income, disabled and vulnerable persons.

Issue 2. Phase 1 Reuse of Unoccupied Residences.

Census decrease at YVS will gradually result in residential space that is immediately available for Emergency or Near-Term Housing, Respite Care, SOLA, or while not ideally configured, near-term use as office space. It is assumed that as the census decreases, residents will be moved to consolidate the population into fewer buildings, beginning with the vacation of residents from the “100 Cottages” near southern edge of the property entrance to the “200” buildings to the north. Towards the end of the RHC use, residents would be located in the “400” buildings only to the north of the Main Building. Near term leasing of the residences to other users would require management and oversight resources from DSHS.

Issue 3. Future Investment in Existing Buildings & Infrastructure.

The buildings and infrastructure at YVS will be near the end of their useful life cycle in approximately six years. Significant capital will be required for renovation and reuse after one to two years. Renovation costs may exceed the value of the land and buildings. This level of cost to the end user could be higher than costs of comparable or newer facilities elsewhere in the Yakima area.

Issue 4. Sale of Land.

In the current real estate market, there is unlikely to be market demand to purchase the site in an as-is condition. More favorable market conditions could be anticipated over the long-term (i.e. 10+ years at a minimum).

Property sale and redevelopment could occur earlier if the State is willing to write down the cost of land by assuming demolition and disposal costs. It should be noted that these costs are likely to be greater than the market value of the property. However, some new users, such as a housing authority or a for profit residential developer, may be interested in the property if the site is cleared and development-ready. Such a scenario would place the costs

of demolition and disposal on the State and recognizes that, in the short term, the property is a financial liability rather than an asset.

Alternatively, if the State prefers to retain the property for a period of time in lieu of taking immediate action, warm closure of some of the YVS buildings (vacate buildings and maintain them at a maintenance level that retains their reuse value) may be a viable option. This option would also potentially retain the property for future State reuse if desired, including future expansion of the RHC or other State programs or public benefit uses. It would require management and oversight resources from DSHS.

Issue 5. Surplus or Transfer of Property.

Per the formal State process, the property could be offered to other agencies for continued public use through surplus or transfer of property.

Issue 6. Long-term Lease of Property.

Long-term lease of the property for reuse implies similar challenges to those of sale for development. There may be uses, however, such as the public use option, which could provide public reuse of the properties with lower development levels and costs.

Issue 7. Land Use Control for Public Benefit.

If the State were to sell the property but wish to change its use prior to sale (to ensure public benefit uses such as public services, low-income housing, parks, etc.) then a master plan, comprehensive plan designations and zoning changes should be prepared.

V TOPICS FOR FURTHER CONSIDERATION

Topic 1. DD Trust Implications of Reuse Decisions.

Potential profits from reuse, renovation or sale of DSHS land have implications for the DD Trust. In 2005, the Legislature created a developmental disabilities community trust account in the state treasury. RCW 71A.20.170.

In 2008, the Legislature amended RCW 71A.20.170 with Engrossed Substitute Senate Bill (ESSB) 6760. After the 2008 amendment, all net proceeds from the use of excess property at DSHS owned and operated institutions—Lakeland Village, Yakima Valley School, Frances Haddon Morgan Center, Fircrest School, and Rainier School—that do not impact current habilitation center operations, must be deposited into the DD community trust account. RCW 71A.20.170(1). Proceeds may come from “lease of the land, conservation easements, sale of timber, or other activities short of sale of the property.” RCW 71A.20.170(2). (See Appendix C for detailed discussion of the DD Trust).

Currently, only the investment income from the principal of the proceeds

deposited into the trust account may be spent from the account. Investment income means lease payments, rent payments, or other periodic payments deposited into the trust account.

The Trust does not address what to do with any income from institutional properties if sold nor does it address if the stipulations of the trust will remain with the property if it is transferred or otherwise surplused to another public entity.

Topic. 2 Provision of Additional Road Accesses to the YVS Property.

A second access from Terry Lane to the north or another location may be needed for emergency access if and when the use of the YVS property intensifies. One or more additional property accesses would serve to disperse increased traffic to the site throughout the Selah road network, which could minimize its effect.

City representatives have informally expressed interest in the potential for extension of North 4th Street to provide access to the site and the City's park site and create the potential for shared parking with the future City park.

PROJECT TEAM

STATE PROJECT NO.	2012-401A
PROJECT NAME	Predesign Study for Future Use of: Yakima Valley School
AGENCY	Department of Social & Health Services Operations Support and Services Division (OSSD) Office of Capital Programs (OCP) Olympia, WA 98504-5848
DSHS ADMINISTRATION	Robert Hubenthal Office Chief for OCP Operations Support and Services Division (OSSD) Diana Peebles, Project Manager Office of Capital Program Don Clintsman, Assistant Director Division of Developmental Disabilities Carol Kirk, RHC Program Manager Division of Developmental Disabilities Andrew Jenkins, DSHS/OSSD/Contracts Consultant
YAKIMA VALLEY SCHOOL	Tammy Winegar, Superintendent SOLA Manager for Yakima Jill McPherson, Assist. Superintendent Mike Reneau, Plant Manager, YVS
CONSULTANT AND TEAM	inova Planning Communications Design, LLC Seattle, WA Julia L. Walton, AICP, Principal Deborah Munkberg, AICP, Principal
ARCHITECTS	Helix Design Group, Tacoma, WA Bruce McKean, RA, AIA and Lowell Cate, RA Traho Architects, Yakima, WA Barbara Kline, AIA
ENGINEER	Berger ABAM Engineers, Seattle, WA Connie Linden, PE
MARKET AND COST-BENEFIT ANALYSIS	CAI Community Attributes International, Seattle, WA Chris Mefford, AICP and Mark Goodman
COST ESTIMATE	RLB/Rider Levett Bucknall, Seattle, WA

Graphic and formatting support provided by Jessica Stein



Report to the Legislature

**Yakima Valley School
Predesign Study for Future Use
Appendices**

December 2011

Appendix A

ESHB 1497 Predesign for Future Reuse

CERTIFICATION OF ENROLLMENT
ENGROSSED SUBSTITUTE HOUSE BILL 1497

*Sec
2002
2033
come from
A*

Chapter 48, Laws of 2011

(partial veto)

62nd Legislature
2011 1st Special Session

2011-2013 CAPITAL BUDGET--FUNDING OTHER THAN BOND PROCEEDS

EFFECTIVE DATE: 06/15/11 - Except sections 7022-7025 and 7027,
which become effective 07/01/11.

Passed by the House May 25, 2011
Yeas 94 Nays 0

FRANK CHOPP

Speaker of the House of Representatives

Passed by the Senate May 25, 2011
Yeas 47 Nays 0

BRAD OWEN

President of the Senate

Approved June 15, 2011, 3:58 p.m., with
the exception of Sections 5028; 6001;
7018; and 7031, page 83, lines 32-35,
and 7031, page 83, line 36, and page 84,
lines 1-3 which are vetoed.

CHRISTINE GREGOIRE

Governor of the State of Washington

CERTIFICATE

I, Barbara Baker, Chief Clerk of
the House of Representatives of
the State of Washington, do hereby
certify that the attached is
**ENGROSSED SUBSTITUTE HOUSE BILL
1497** as passed by the House of
Representatives and the Senate on
the dates hereon set forth.

BARBARA BAKER

Chief Clerk

FILED

June 15, 2011

**Secretary of State
State of Washington**

PART 2
HUMAN SERVICES

NEW SECTION. **Sec. 2001. FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES**

Minor Works Preservation: Facilities Preservation (30001291)

Appropriation:

Charitable, Educational, Penal and Reformatory

Institutions Account--State \$1,214,000

Prior Biennia (Expenditures) \$0

Future Biennia (Projected Costs) \$0

TOTAL \$1,214,000

NEW SECTION. **Sec. 2002. FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES**

Frances Haddon Morgan Center (91000014)

The appropriation in this section is subject to the following conditions and limitations: The appropriation is provided solely for the department of social and health services to develop a predesign with options for the future use of the Frances Haddon Morgan Center site, including the permanent use of the property to support housing or other services for low-income, disabled, or vulnerable persons. The predesign shall be delivered to the house of representatives fiscal committees and the senate ways and means committee by December 31, 2011. This predesign shall not delay any activities associated with ceasing to operate the facility as a residential habilitation center after December 31, 2012. On and after January 1, 2013, the Frances Haddon Morgan Center property must remain either in public ownership, or may be sold or leased for a nominal amount to a nonprofit organization for the permanent use of the property to support housing or other services for low-income, disabled, or vulnerable persons.

Appropriation:

Charitable, Educational, Penal and Reformatory

Institutions Account--State \$150,000

Prior Biennia (Expenditures) \$0

Future Biennia (Projected Costs) \$0

1 TOTAL \$150,000

2 NEW SECTION. Sec. 2003. FOR THE DEPARTMENT OF SOCIAL AND HEALTH
3 SERVICES

4 Yakima Valley School (91000016)

5 The appropriation in this section is subject to the following
6 conditions and limitations: The appropriation is provided solely for
7 the department of social and health services to develop a predesign
8 with options for the future use of the Yakima Valley School site,
9 including the permanent use of the property to support housing or other
10 services for low-income, disabled, or vulnerable persons. The
11 predesign shall be delivered to the house of representatives fiscal
12 committees and the senate ways and means committee by December 31,
13 2011. This predesign shall not delay any activities associated with
14 ceasing to operate the facility as a residential habilitation center
15 after December 31, 2012. On and after January 1, 2013, the Yakima
16 Valley School property must remain either in public ownership, or may
17 be sold or leased for a nominal amount to a nonprofit organization for
18 the permanent use of the property to support housing or other services
19 for low-income, disabled, or vulnerable persons.

20 Appropriation:

21 Charitable, Educational, Penal and Reformatory

22 Institutions Account--State \$150,000

23 Prior Biennia (Expenditures) \$0

24 Future Biennia (Projected Costs) \$0

25 TOTAL \$150,000

26 NEW SECTION. Sec. 2004. FOR THE DEPARTMENT OF HEALTH

27 Drinking Water Assistance Program (20064001)

28 Reappropriation:

29 Drinking Water Assistance Account--Federal \$16,652,000

30 Prior Biennia (Expenditures) \$77,944,000

31 Future Biennia (Projected Costs) \$0

32 TOTAL \$94,596,000

3 NEW SECTION. Sec. 2005. FOR THE DEPARTMENT OF HEALTH

34 Drinking Water Assistance Program (30000013)

Appendix B

Legislative Task Force

Briefing Paper

Developmental Disability Service System Task Force

HISTORY

In June 2011, the Washington State Legislature passed, and the Governor signed, Second Substitute Senate Bill (2SSB) 5459. This bill is generally called the “RHC bill.”

When 2SSB 5459 was passed, the Legislature stated their intent about the developmental disabilities system. The bill states:

It is the intent of the legislature that:

- *Community-based residential services supporting people with developmental disabilities should be available in the most integrated setting appropriate to individual needs; and*
- *An extensive transition planning and placement process should be used to ensure that people moving from a residential habilitation center to a community setting have the services and supports needed to meet their assessed health and welfare needs.*

2SSB 5459 GOALS

The Legislature stated multiple goals and guiding principles about the overall system of services for individuals with developmental disabilities. The stated goals are:

- *A developmental disability is a natural part of human life and the presence of a developmental disability does not diminish a person's rights or the opportunity to participate in the life of the local community.*
- *The system of services for people with developmental disabilities should provide a balanced range of health, social, and supportive services at home or in other residential settings. The receipt of services should be coordinated so as to minimize administrative cost and service duplication, and eliminate unnecessarily complex system organization.*
- *The public interest would best be served by a broad array of services that would support people with developmental disabilities at home or in the community, whenever practicable, and that promote individual autonomy, dignity, and choice.*
- *In Washington State, people living in residential habilitation centers and their families are satisfied with the services they receive, and deserve to continue receiving services that meet their needs if they choose to receive those services in a community setting.*

Briefing Paper

Developmental Disability Service System Task Force

- *As other care options for people with developmental disabilities become more available, the relative need for residential habilitation center beds is likely to decline. The legislature recognizes, however, that residential habilitation centers will continue to be a critical part of the state's long term care options; and that such services should promote individual dignity, autonomy, and a home-like environment.*
- *In a time of fiscal restraint, the state should consider the needs of all persons with developmental disabilities and spend its limited resources in a manner that serves more people, while not compromising the care people require.*

DD SERVICE SYSTEM TASK FORCE

2SSB 5459 established a new statewide task force that will make recommendations on:

- The development of a system of services for persons with developmental disabilities that is consistent with the goals articulated above;
- The state's long term needs for residential habilitation center capacity, including the benefits and disadvantages of maintaining one center in eastern Washington and one center in western Washington;
- A plan for efficient consolidation of institutional capacity, including whether one or more centers should be downsized or closed and, if so, a time frame for closure;
- Mechanisms through which any savings that result from the downsizing, consolidation, or closure of residential habilitation center capacity can be used to create additional community-based capacity;
- Strategies for the use of surplus property that results from the closure of one or more centers;
- Strategies for reframing the mission of Yakima Valley School consistent with 2SSB 5459 that consider:
 - The opportunity, where cost-effective, to provide medical services, including centers of excellence, to other clients served by the Department of Social and Health Services; and

Briefing Paper

Developmental Disability Service System Task Force

- The creation of a treatment team consisting of crisis stabilization and short term respite services personnel, with the long term goal of expanding to include the provisions of specialty services, such as dental care, physical therapy, occupational therapy, and specialized nursing care to individuals with developmental disabilities residing in the surrounding community.

The task force shall report their recommendations to the appropriate committees of the Legislature by December 1, 2012.

The legislation identified at least twelve members of the task force as follows:

- Two members of the House of Representatives appointed by the Speaker of the House of Representatives, from different political caucuses;
- Two members of the Senate appointed by the President of the Senate, from different political caucuses;
- The following members appointed by the Governor:
 - Two advocates for people with developmental disabilities;
 - A representative from the developmental disabilities council;
 - A representative of families of residents in residential habilitation centers;
 - Two representatives of labor unions representing workers who serve residents in residential habilitation centers;
- The Secretary of the Department of Social and Health Services (or designee); and
- The Secretary of the Department of General Administration (or designee).

For more information, visit the DDD website: <http://www.dshs.wa.gov/ddd/index.shtml> or contact Don Clintsman, Assistant Director, Division of Developmental Disabilities, clintdl@dshs.wa.gov.

FINAL BILL REPORT

2SSB 5459

PARTIAL VETO C 30 L 11 E 1 Synopsis as Enacted

Brief Description: Regarding services for people with developmental disabilities.

Sponsors: Senate Committee on Ways & Means (originally sponsored by Senators Kline, Keiser, Regala and McAuliffe).

Senate Committee on Health & Long-Term Care
Senate Committee on Ways & Means
House Committee on Ways & Means

Background: The state operates five residential habilitation centers (RHC) established in statute to provide services and housing for persons with developmental disabilities: Rainier School in Buckley, Lakeland Village in Medical Lake, Fircrest School in Shoreline, Frances Haddon Morgan Children's Center in Bremerton, and Yakima Valley School in Selah. Today approximately 900 individuals reside in RHCs, as permanent residents, for short term or respite stays. There are 36 individuals under age 21.

Over the years there have been repeated efforts to reduce the number of people in RHCs as trends for providing services to persons with developmental disabilities have increasingly focused on doing so in community settings. Today, the Department of Social and Health Services (department) provides community-based services through a number of programs to approximately 20,000 clients. These are designed as alternatives to institutions for eligible individuals with developmental disabilities who either live with family members, in rented housing, or in contracted or licensed residential housing in the community. Besides the individuals who receive some services either through RHC or in the community, an estimated 14,000 eligible clients do not receive any paid services due to lack of available funding.

Currently the department is implementing plans to close two of the five RHCs: Frances Haddon Morgan, by June 30, 2011, and Yakima Valley School by December 31, 2012. The closure of these facilities is included in the Governor's proposed budget for the 2011-2013 biennium. All of the 50 residents of Frances Haddon Morgan will be relocated to either a community residential placement, such as a state operated living arrangement (SOLA) or to one of three remaining RHCs.

The department plans to set up three new SOLAs, and is currently working with Fircrest, Lakeland, and Rainier to accommodate residents leaving Frances Haddon Morgan who do not want a community placement.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

It is planned that the first ten residents leaving Yakima Valley School will do so by the end of 2011. The department is planning to establish crisis stabilization programs for children and adults using, where possible, institutional staff who will no longer be employed at the closed facilities.

Summary: Persons under the age of 16 may not be admitted to a Residential Habilitation Center. Persons between ages 16 and 21 may be admitted for short-term crisis or respite care.

Frances Haddon Morgan Center must close by December 31, 2011. Admissions to Yakima Valley School are frozen except for limited, short-term admissions for crisis and respite. When the resident population at YVS reaches 16 individuals, the institution will cease to exist as an RHC.

The current operation of 12 crisis stabilization and respite beds at Yakima Valley School is maintained, and these beds will stay in operation after the institution no longer operates as an RHC.

The Department of Social and Health Services must establish State Operated Living Alternatives (SOLAs) for clients who are transitioning out of RHCs and upon federal approval, must convert two cottages at both Frances Haddon Morgan Center and Yakima Valley School into SOLAs that will operate after these institutions close.

DSHS must offer RHC employees opportunities to work in the SOLAs as they are established.

Any savings achieved by the closure of Frances Haddon Morgan Center must be used for additional community resources including state-staffed crisis and respite services.

Up to eight state-staffed crisis stabilization beds and up to eight respite beds are established throughout the state.

A legislative task force is established to make recommendations on the long term need for RHC capacity; develop a plan for efficient consolidation of institutional capacity; recommend strategies for the use of surplus property that results from the closure of RHCs; and provide strategies for reframing the mission of Yakima Valley School.

Votes on Final Passage:

First Special Session

Senate	35	11	
House	63	33	(House amended)
Senate	32	13	(Senate concurred)

Effective: June 30, 2011 (Section 7).

August 24, 2011.

Partial Veto Summary: Language directing the department to institute specific client transition processes and services is vetoed. The department is not required to submit annual reports on client satisfaction, and provide turnover to the Legislature.

NEW SECTION. **Sec. 2002. FOR THE DEPARTMENT OF SOCIAL AND HEALTH
13 SERVICES**

14 Frances Haddon Morgan Center (91000014)
15 The appropriation in this section is subject to the following
16 conditions and limitations: The appropriation is provided
solely for
17 the department of social and health services to develop a
predesign
18 with options for the future use of the Frances Haddon Morgan
Center
19 site, including the permanent use of the property to support
housing or
20 other services for low-income, disabled, or vulnerable
persons. The
21 predesign shall be delivered to the house of representatives
fiscal
22 committees and the senate ways and means committee by
December 31,
23 2011. This predesign shall not delay any activities
associated with
24 ceasing to operate the facility as a residential habilitation
center
25 after December 31, 2012. On and after January 1, 2013, the
Frances
26 Haddon Morgan Center property must remain either in public
ownership,
27 or may be sold or leased for a nominal amount to a nonprofit
28 organization for the permanent use of the property to support
housing
29 or other services for low-income, disabled, or vulnerable
persons.

30 Appropriation:

31 Charitable, Educational, Penal and Reformatory	
32 Institutions Account--State	\$150,000
33 Prior Biennia (Expenditures)	\$.00
Code Rev/AL:lcl Official Print - 13 H-2910.1/11	
1 Future Biennia (Projected Costs)	\$.00
2 TOTAL	\$150,000

3 **NEW SECTION. Sec. 2003. FOR THE DEPARTMENT OF SOCIAL AND
HEALTH**

4 **SERVICES**

5 Yakima Valley School (91000016)

6 The appropriation in this section is subject to the following
7 conditions and limitations: The appropriation is provided
8 solely for
9 the department of social and health services to develop a
10 predesign
11 with options for the future use of the Yakima Valley School
12 site,
13 including the permanent use of the property to support
14 housing or other
15 services for low-income, disabled, or vulnerable persons. The
16 predesign shall be delivered to the house of representatives
17 fiscal
18 committees and the senate ways and means committee by
19 December 31,
20 2011. This predesign shall not delay any activities
21 associated with
22 ceasing to operate the facility as a residential habilitation
23 center
24 after December 31, 2012. On and after January 1, 2013, the
25 Yakima
26 Valley School property must remain either in public
ownership, or may
be sold or leased for a nominal amount to a nonprofit
organization for
the permanent use of the property to support housing or other
services
for low-income, disabled, or vulnerable persons.

21 Appropriation:
22 Charitable, Educational, Penal and Reformatory
23 Institutions Account--State
\$150,000
24 Prior Biennia (Expenditures)
. . . \$0
25 Future Biennia (Projected Costs)
. . . \$0
26 TOTAL
\$150,000

NEW SECTION. **Sec. 2002. FOR THE DEPARTMENT OF SOCIAL AND HEALTH**
13 **SERVICES**
14 Frances Haddon Morgan Center (91000014)
15 The appropriation in this section is subject to the following
16 conditions and limitations: The appropriation is provided
17 solely for

17 the department of social and health services to develop a
 18 predesign
 19 with options for the future use of the Frances Haddon Morgan
 20 Center
 21 site, including the permanent use of the property to support
 22 housing or
 23 other services for low-income, disabled, or vulnerable
 24 persons. The
 25 predesign shall be delivered to the house of representatives
 26 fiscal
 27 committees and the senate ways and means committee by
 28 December 31,
 29 2011. This predesign shall not delay any activities
 30 associated with
 31 ceasing to operate the facility as a residential habilitation
 32 center
 33 after December 31, 2012. On and after January 1, 2013, the
 34 Frances
 35 Haddon Morgan Center property must remain either in public
 36 ownership,
 37 or may be sold or leased for a nominal amount to a nonprofit
 38 organization for the permanent use of the property to support
 39 housing
 40 or other services for low-income, disabled, or vulnerable
 41 persons.

30 Appropriation:

31 Charitable, Educational, Penal and Reformatory	
32 Institutions Account--State	
	\$150,000
33 Prior Biennia (Expenditures)	
	.\$0
34 Future Biennia (Projected Costs)	
	.\$0

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1 TOTAL \$150,000

2 **NEW SECTION. Sec. 2003. FOR THE DEPARTMENT OF SOCIAL AND
 3 HEALTH**

3 **SERVICES**

4 Yakima Valley School (91000016)

5 The appropriation in this section is subject to the following
 6 conditions and limitations: The appropriation is provided
 7 solely for

8 the department of social and health services to develop a
 9 predesign

10 with options for the future use of the Yakima Valley School
 11 site,

9 including the permanent use of the property to support housing
 or other
 10 services for low-income, disabled, or vulnerable persons. The
 11 predesign shall be delivered to the house of representatives
 fiscal
 12 committees and the senate ways and means committee by
 December 31,
 13 2011. This predesign shall not delay any activities
 associated with
 14 ceasing to operate the facility as a residential habilitation
 center
 15 after December 31, 2012. On and after January 1, 2013, the
 Yakima
 16 Valley School property must remain either in public
 ownership, or may
 17 be sold or leased for a nominal amount to a nonprofit
 organization for
 18 the permanent use of the property to support housing or other
 services
 19 for low-income, disabled, or vulnerable persons.

20 Appropriation:

21 Charitable, Educational, Penal and Reformatory	
22 Institutions Account--State	\$150,000
23 Prior Biennia (Expenditures)	\$.00
24 Future Biennia (Projected Costs)	\$.00
25 TOTAL	\$150,000

Appendix C

State Operated Living Alternative (SOLA)

State Operated Living Alternatives (SOLA)

RCW 71A.10.020 Definition

"State-operated living alternative" means programs for community residential services which may include assistance with activities of daily living, behavioral, habilitative, interpersonal, protective, medical, nursing, and mobility supports to individuals who have been assessed by the department as meeting state and federal requirements for eligibility in home and community-based waiver programs for individuals with developmental disabilities. State-operated living alternatives are operated and staffed with state employees.

Program Overview:

SOLA programs are operated by Washington Department of Social and Health Services Division of Developmental Disabilities with state employees providing instruction and support to clients. SOLA is a residential service provider dedicated to providing opportunities for personal growth and independence. The program promotes individual worth and development for the people served by empowering individuals to make choices and take action thereby enabling them to gain and maintain effective control of their lives. The program fosters inclusion and relationships with the community by assisting to preserve relationships through education, instruction, support and supervision. In this area, the program supports seven homes located in the surrounding area. Each home is staffed 24-hours per day with state employees and nursing support. Individuals receiving services through the program are involved in their community by participating in employment opportunities, volunteer services, friendships and or community sponsored events.

Appendix D

Technical Fact Sheets

The Yakima Valley School is...

- A 27 acre campus
- Located in Selah, Washington at 609 Speyers Avenue
- Managed by Washington State DSHS
- Configured in several terraced areas linked by an access road and walking paths
- Bounded by mostly residential neighborhoods and an undeveloped park property (City of Selah)

The Yakima Valley School was:

- Originally developed as a Tuberculosis Hospital in 1946
- Converted to a Residential Habilitation Center (RHC) supporting about 120 persons with developmental disabilities

Today the Yakima Valley School currently includes:

- The Main Building (former hospital) which houses DSHS offices and kitchen and laundry support for current residents
- Unused hospital space in the Main Building
- Three separate clusters of residential cottages which house about 80 people
- Approximately two hundred and eighty employees, some of which support the school and some which serve other unrelated DSHS functions
- Two undeveloped “pads” of property



YAKIMA VALLEY SCHOOL PROPERTY LINE



Development of Preliminary Potential Reuse Options

POTENTIAL REUSES WERE IDENTIFIED BY:

- Direction from Legislature
- Campus Context
- Building & Site Suitability
- Benefit to State Missions
- Benefit to Local Communities
- Market Trends

REUSE OPTIONS WILL ADDRESS ASPECTS OF:

- Benefit to State Operations
- Benefit to Local & Regional Community
- Financial Return to the State

TRANSITION PLANNING:

Reuse Options will include planned phases of reuse (near-term, mid-term, long-term) as the residential population decreases and as residences and support operations are consolidated into a smaller area of the Campus.

Reuse options will range from reuse and renovation of existing buildings to partial or full redevelopment of the Campus. Facilities may include reuse, renovation and redevelopment, such as:

- Reuse of Buildings – As is
- Renovation/Reuse of Existing Buildings
- Renovation/Redevelopment
- Site-Wide Redevelopment

POTENTIAL USES IDENTIFIED TO DATE INCLUDE:

- Offices
 - Non-profit Uses
 - Government Agencies (Local, State, Federal, Tribal)
 - Health or Human Services Uses
- Residential Uses
 - Affordable Housing
 - Market Rate Housing
 - Special Use Housing to Support Vulnerable Populations
- Other potential public, semi-public or non-profit uses

USES RULED OUT (DUE TO LOCATION, MARKET FACTORS, SITE/BUILDING SUITABILITY, COMMUNITY COMPATIBILITY, ETC):

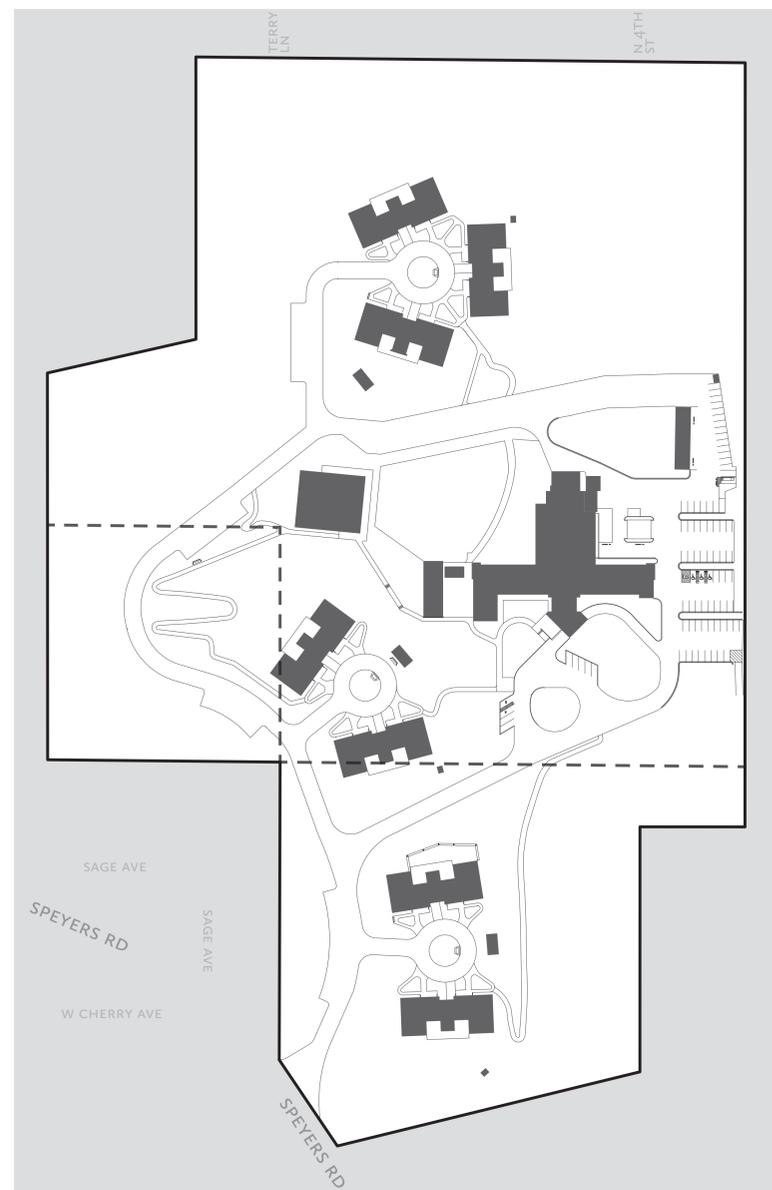
- Correctional Facilities
- Retail & Commercial Uses
- Industrial Uses

Preparation of Final Potential Reuse Options

ANALYSIS OF OPTIONS

Three reuse options will be prepared for further Feasibility and Cost Benefit analysis before they are finalized for the Report to the Legislature. Considerations included in the review and analysis will include:

- Local/Regional/State Benefits
- Community Input
- Near-term Uses that Make Use of the Site Facilities, Unique Character
- (Hillsides, Trees, Views) vs. Those That Could Locate Anywhere
- Employment Potential
- Financial Benefits
- Fulfillment of State Missions
- Neighborhood Compatibility
- Longer-term Uses Which Would Occur when Renovation Costs Exceed the Value and/or Life of the Buildings



YAKIMA VALLEY SCHOOL EXISTING

Feet 0 50 100 200 300 NORTH

———— Property Line

- - - - - Internal Property Line

■ Building

Project Goals

PHYSICAL FEATURES:

- Respond to unique site features (hillsides, terraces, trees, views) to preserve the quality of the campus and provide amenity.
- Improve natural and engineered drainage systems on the campus.
- Reduce impervious surfaces on the campus.
- Integrate green building principles into new development on the campus.

CIRCULATION AND ACCESS

- Improve pedestrian connections through and around the campus in order to avoid pedestrian-vehicular conflicts and to provide linkages to adjacent neighborhoods and the future park.
- Further separate access and circulation to address the needs of each user.

BALANCING PRIORITIES

- Balance financial return to the State with benefits to the local community.
- Retain Yakima Valley School as an “open campus” where the residents live safely and privately.
- Ensure compatibility of future uses with occupied cottages.

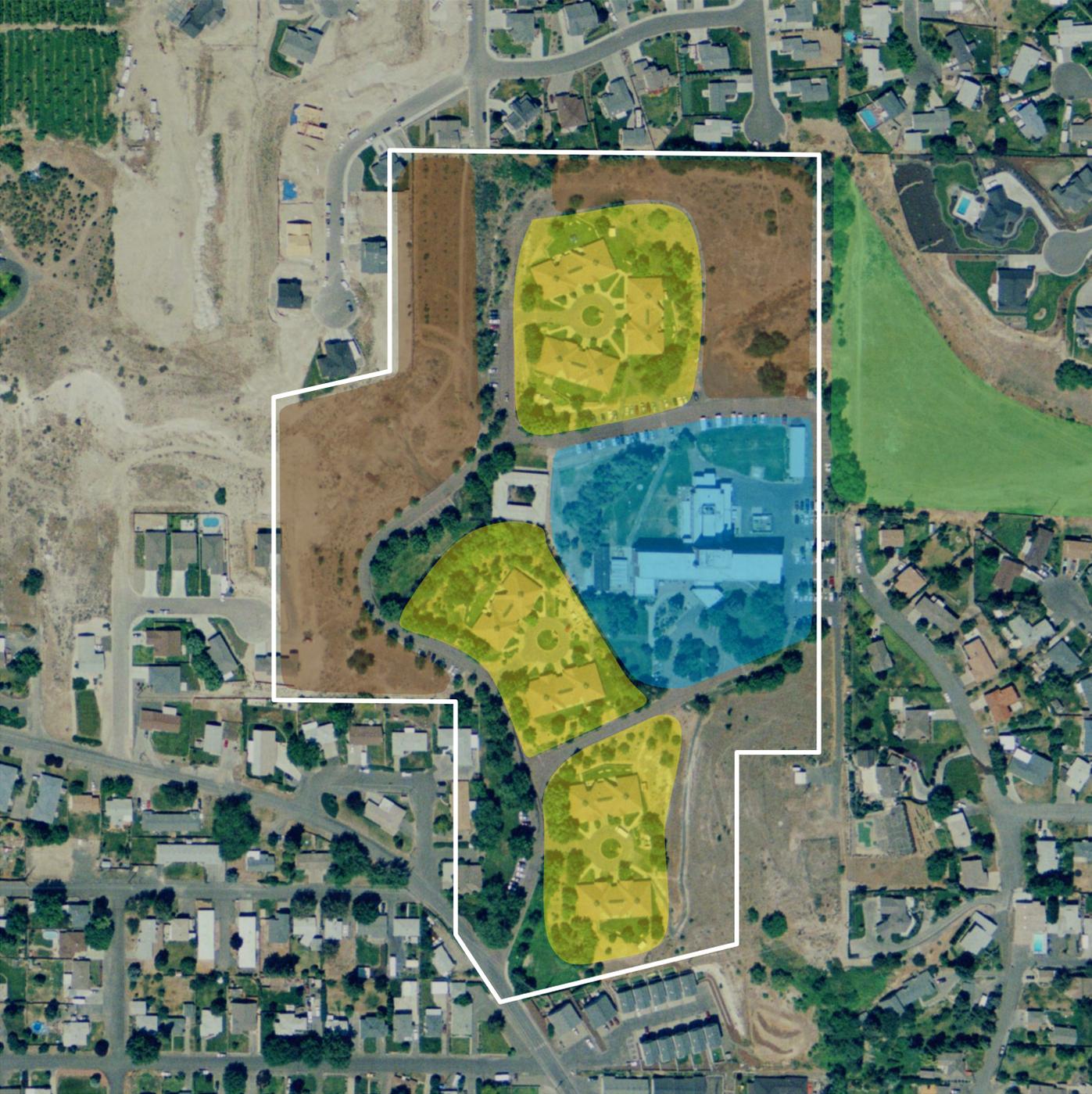
COMMUNITY BENEFIT

- Consider reuse options which integrate local community benefits (such as affordable housing, community services, and open space/community connections).

USES

- Provide for multiple and mixed uses at the school through appropriate design.
- Design for compatibility with surrounding neighborhoods.

Site Use Areas – Existing



YAKIMA VALLEY SCHOOL EXISTING SITE USE AREAS (PROPERTY LINE SHOWN IN WHITE)



- | | |
|---|---|
|  Main Building |  Future City Park |
|  Cottage |  Undeveloped Parcel |

Yakima Valley School Today



YAKIMA VALLEY SCHOOL TODAY



- | | | |
|---------------|---------------------|-------------------------------------|
| Property Line | Campus Entrance | Building |
| Road | Pedestrian Entrance | Existing Vegetation and Future Park |
| Service Road | Pedestrian Walkways | |

Legislative Direction

LEGISLATIVE INTENT FOR THE DEVELOPMENTAL DISABILITIES SYSTEM (2SSB 5459)

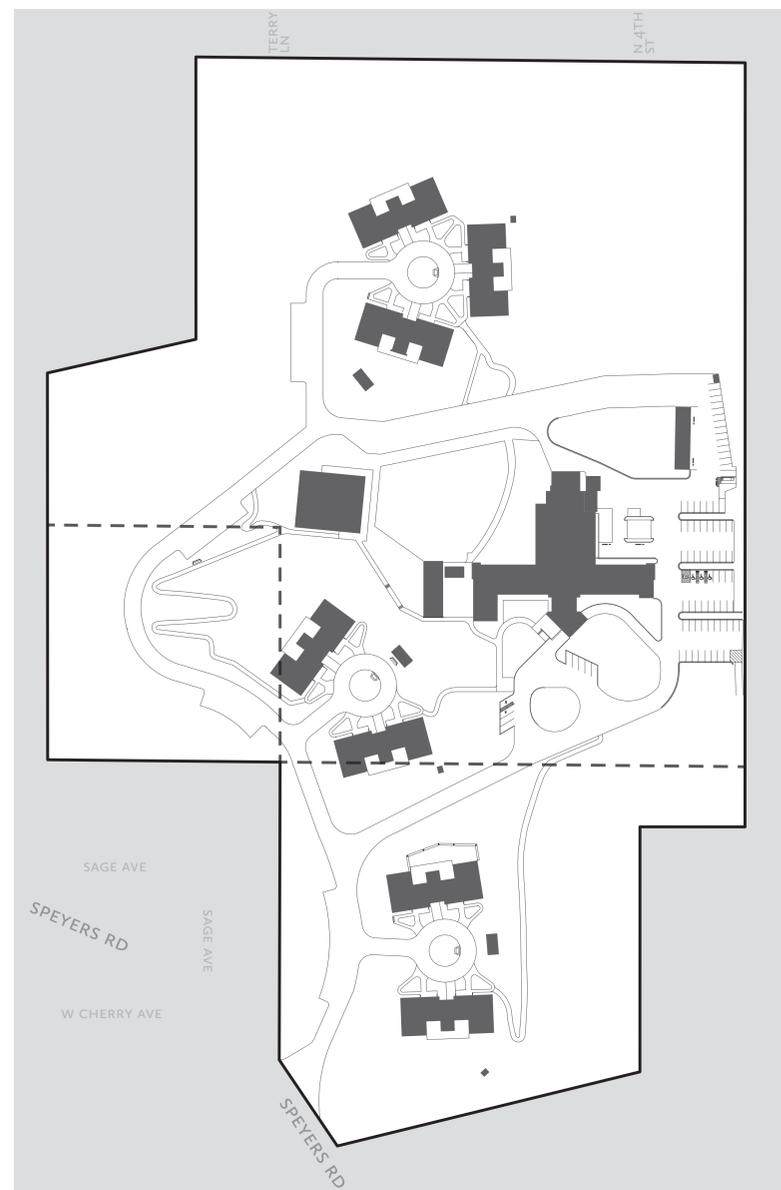
- Community-based residential services supporting people with developmental disabilities should be available in the most integrated setting appropriate to individual needs; and
- An extensive transition planning and placement process should be used to ensure that people moving from a residential habilitation center to a community setting have the services and support needed to meet their assessed health and welfare needs.

OPTIONS FOR FUTURE USE

- Permanent use for housing or other services for low income, disabled or vulnerable persons
- Other uses
- Report available in early 2012

YAKIMA VALLEY SCHOOL

- Continue as residential habilitation center until 16 permanent residents
- As part of future closure, two cottages converted to state-operated living alternatives (SOLA), subject to federal requirements
- Continue to provide crisis stabilization and respite services for individuals with developmental disabilities



YAKIMA VALLEY SCHOOL EXISTING

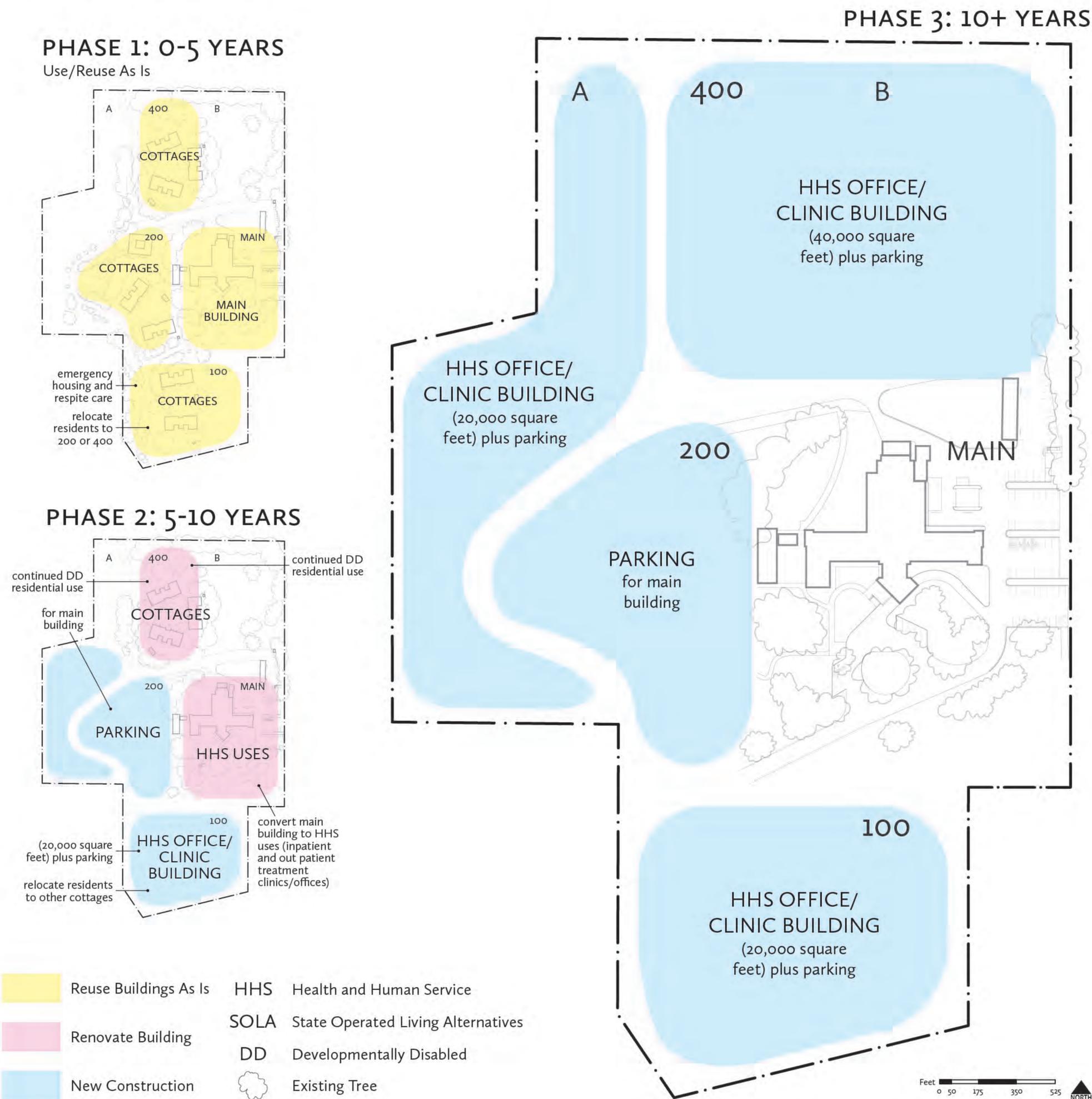
- Property Line
- - - - Internal Property Line
- Building

Feet 0 50 100 200 300 NORTH

HEALTH & HUMAN SERVICE (HHS) CAMPUS

Option 1

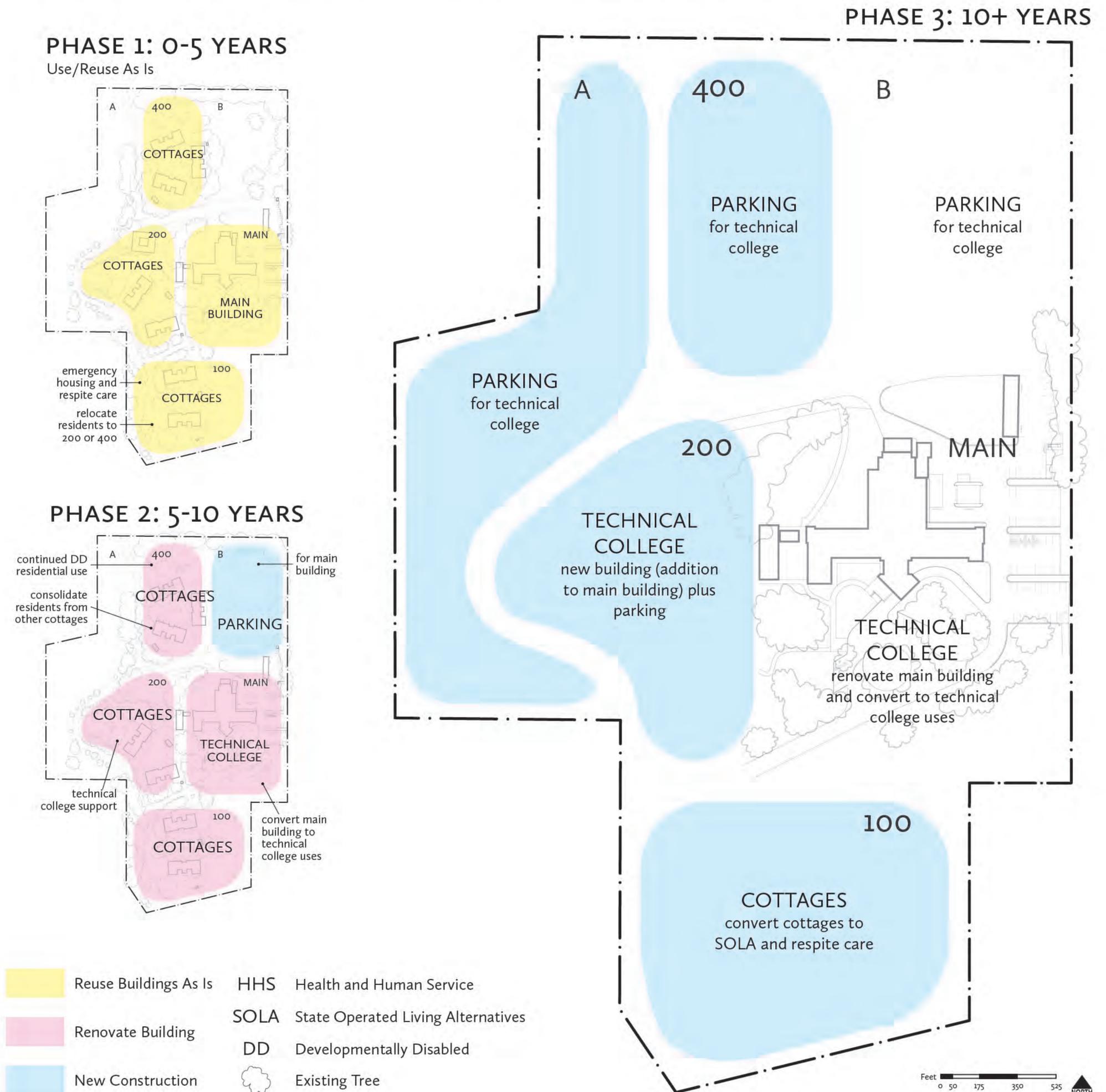
Option 1 shows a Medical and Social services campus providing offices, clinics (primarily outpatient) and treatment facilities. Future tenants could be government agencies, social services agencies, non-profit service providers with an emphasis on providing social and health services for those in need.



TECHNICAL COLLEGE CAMPUS

Option 2

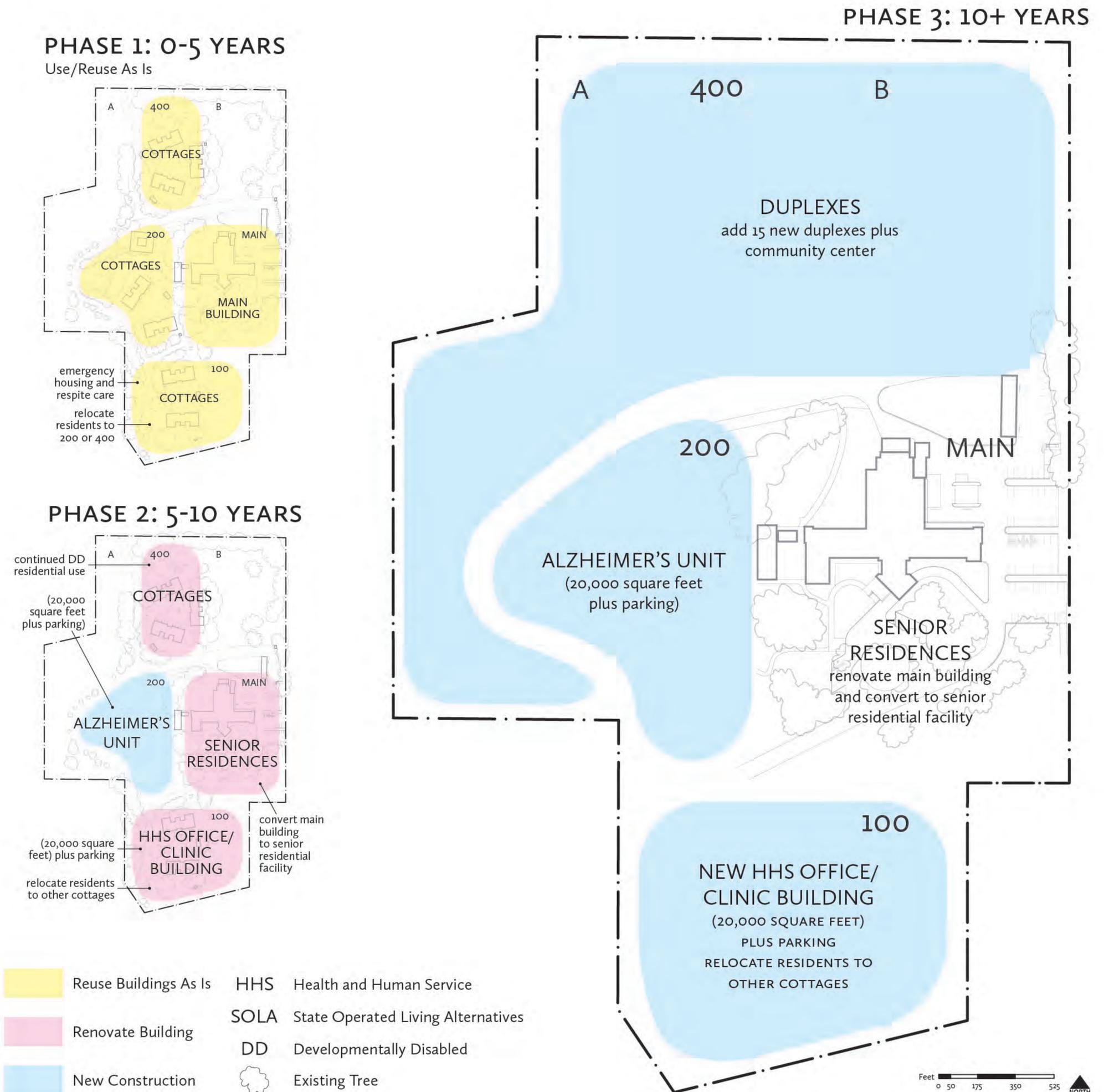
Option 2 shows a Technical College Campus providing job training programs for the Yakima Valley community. The facilities would include administration, classrooms with computer labs and hands-on learning areas for job training programs. These might include the Medical Coding/Office, Paralegal, Business Technology, IT/Network Maintenance, Graphics Technology or Instrumentation.



“STEP-DOWN” SENIOR HOUSING COMMUNITY

Option 3

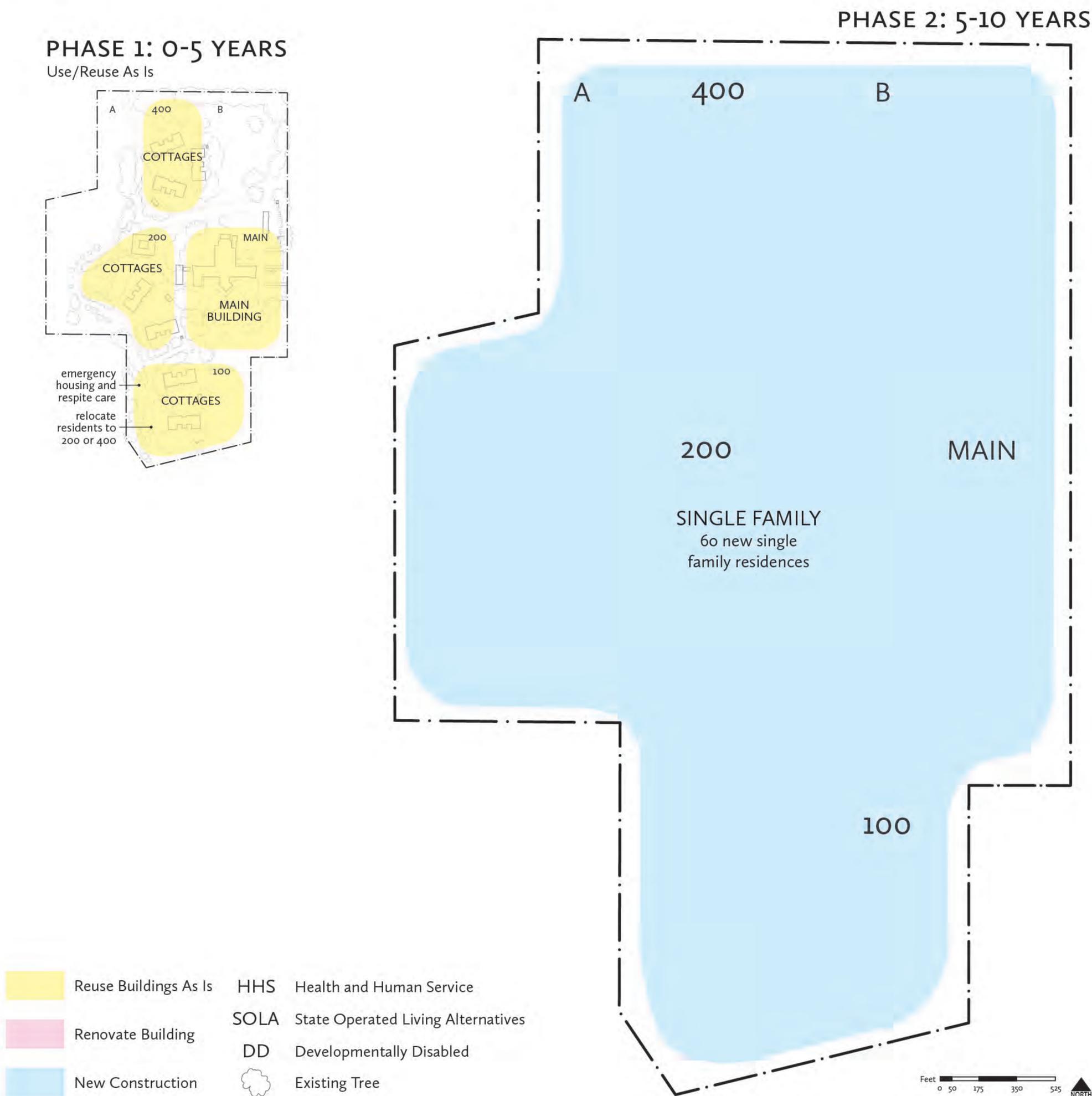
Option 3 shows a step-down senior housing community which provides a range of housing from independent living in duplexes to assisted living and nursing home care in the Main Building.



SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Option 4

Option 4 shows a single family residential development with 60 new houses. While the existing buildings would be used as is for the near term, with this option, the entire property would be redeveloped at one time, as is typical in that industry for properties of this size and location.



Appendix E

Facilities Assessment

Yakima Valley School

Site & Buildings Assessment

Purpose of Analysis

BASIS TO DEFINE REUSE OPTIONS

- Near-term Reuse without Renovation
- Potential for Longer-term Use of Existing Facilities
- Redevelopment Potential

High Level Overview

IDENTIFY OPPORTUNITIES & CONSTRAINTS

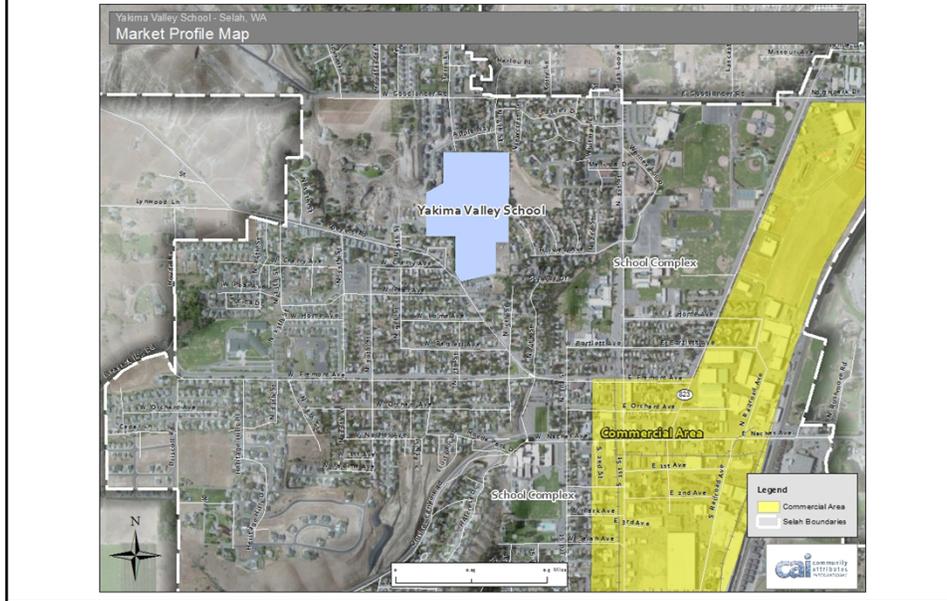
- Site Access & Parking
- Utilities
- Buildings

DEFINE MARKET TRENDS FOR REDEVELOPMENT

Basis of Assessment

- Existing DSHS Documentation
- Field Observations
- Conversations with Site & Maintenance Supervisors
- Professional Expertise

Site Vicinity



Site Overview

Land Area (Acres)	26.82
Number of Parcels	3
Assessed Value Land	\$806,100
Assessed Value Improvements	\$6,905,800
Total Assessed Value	\$7,774,480
Dates of Construction	1947-1982

Site Overview

Neighborhood Considerations	<ul style="list-style-type: none"> • Residential neighborhood • Centrally located • Near Selah commercial core • New public park in development adjacent to property • New residential development adjacent to property
Zoning	<p>One-Family Residential (R-1)</p> <ul style="list-style-type: none"> • Steeply sloped with terraced areas suitable for development
Site Considerations	<ul style="list-style-type: none"> • Prominent location with scenic views • Two building pads with existing utilities • Single access from Speyers Road
Building Square Footage	141,945
Condition	Main Building in fair condition; grounds well maintained; High operational and maintenance costs

Access Considerations

ACCESS CONDITIONS

- Access via residential street
- Single site access drive (connects to Speyers Road)
- Access limitations from parking areas to buildings
- 300 and 500 parcel areas "land-locked"

Parking Considerations



PARKING CONDITIONS

- Limited supply of on-site parking
- No available parking at Cottages
- Accessible garages provided for each cottage unit

LEGEND

- PRIMARY POWER SWITCH GEAR
- GENERATOR
- TRANSFORMER
- TREE STAND AREA
- PARKING
- WATER MAIN LOOP CONNECTION
- SEWER CONNECTION
- STORM CONNECTION
- GAS
- FUTURE UTILITIES STUBS

Utilities – Main Building



GENERAL

- Main Bldg served by privately owned transforms/switch-gear
- Public watermain (through site)-provides domestic/fire protection
- Sanitary sewer main (though site) provides separate building connections for Main Bldg and Cottages
- Storm sewer line route through site and connects to public main in Speyers Road

ASSETS

- Stubbed out utilities from public mains may be reused for redevelopment

LEGEND

- PRIMARY POWER SWITCH GEAR
- GENERATOR
- TRANSFORMER
- TREE STAND AREA
- PARKING
- WATER MAIN LOOP CONNECTION
- SEWER CONNECTION
- STORM CONNECTION
- GAS
- FUTURE UTILITIES STUBS

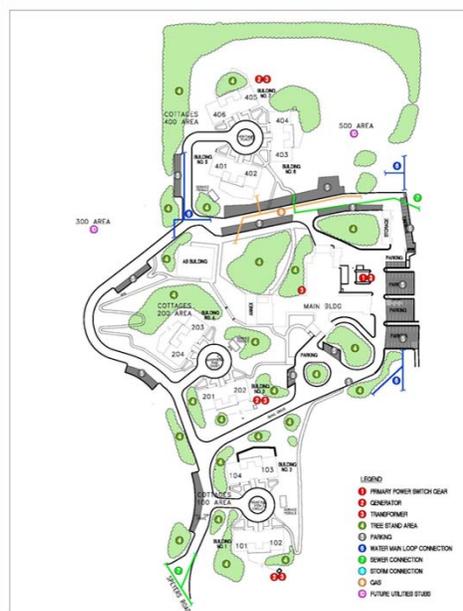
Utilities – Main Building



CONSTRAINTS

- Age and condition (fair) of site utilities do not warrant substantial investment for change of use
- Potential reuse of existing utilities limited beyond near term, with possible except of power
- Primary transformer/switch gear privately owned and in fair condition
- Maintenance/repair costs substantial should failure occur. With system age, parts availability increasingly limited
- Redevelopment would likely require new utilities

Utilities – Cottages



EXISTING UTILITIES

- Dedicated gas services
- Dedicated fire/domestic water services
- Dedicated sanitary sewer and storm sewer services

ASSETS

- Utilities services stubbed to undeveloped areas – 300 and 500 areas – good condition; constructed in 2005

Utilities – Cottages



CONSTRAINTS

- Redevelopment would likely require new utilities
- Although Cottages have separate transformers, power feed originates from Main Bldg's transformer/switch gear.
- Potential reuse of existing utilities limited beyond near term, with possible except of power
- Redevelopment would likely require new power service from public power north and/or south of site

Assets and Constraints



ASSETS

- 1 Potential connection to public street.
- 2 Developable site.
- 3 Use/re-use for housing-office.
- 4 Use/re-use for office/medical or office/educational.
- 5 Significant Views

CONSTRAINTS

- 1 Utility easements.
- 2 Steep grades.
- 3 Deteriorating building.

Main Building: General



Office: 60,481 SF
 Kitchen: 6,965 SF
 Clinic/Nursing: 9,548 SF
Total: 76,994 SF

MAIN BUILDING



GENERAL

- Four story concrete frame building with masonry infill and brick cladding. Original constructed as tuberculosis treatment center.
- Renovated in mid 1980's for use as school, office and medical support facility for DDA clients.

Main Building: Assets



Office: 60,481 SF
 Kitchen: 6,965 SF
 Clinic/Nursing: 9,548 SF
Total: 76,994 SF

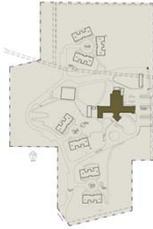
MAIN BUILDING



ASSETS

- Interior finishes in generally good condition and attractive exterior appearance.
- Large amount of space in single building.
- Suitable for as-is uses for State or non-profit type offices.

Main Building: Constraints



Office: 60,481 SF
 Kitchen: 6,965 SF
 Clinic/Nursing: 9,548 SF
Total: 76,994 SF

MAIN BUILDING



CONSTRAINTS

- Building configuration with wide (medical) double loaded corridor not efficient for commercial office uses.
- Would require extensive renovation for general market appeal.
- Delayed maintenance backlog of \$4.56 million, no seismic upgrades.
- Too large for division into non-compatible uses (Community College / Mental Health Clinic).
- Limited parking available for high traffic demand
- Located in residential district, restricts potential high traffic volumes and may pose neighborhood concerns.

Cottages: General



(7) Cottages: 6,747 SF
Total: 47,229 SF

COTTAGES



GENERAL

- Original construction mid 1980's
- Single level construction, mid institutional grade
- General condition is good

Cottages: Assets



(7) Cottages: 6,747 SF
Total: 47,229 SF

COTTAGES



ASSETS

- Fire Sprinklers throughout
- Emergency Generator at each unit.
- Buildings have stand-alone air based, heating ventilation systems not linked to central plant.
- Small footprint with self-contained utilities creates.
- Located away from other buildings with distinct community/village atmosphere.
- Current residential use and facilities (kitchen, bathing, etc.) could support other similar uses.

Cottages: Constraints



(7) Cottages: 6,747 SF
Total: 47,229 SF

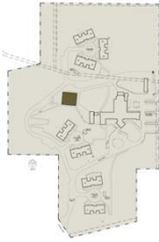
COTTAGES



CONSTRAINTS

- Requires some investment for use as office space (lighting, power, etc.).
- Lack of private bathroom facilities limits use as family support facility.
- Not near streets, limited visibility for commercial viability.
- Buildings have heat and ventilation but no air conditioning which is substandard for commercial grade office use.
- Parking very limited, not suitable for some office occupancies.

AB Building



Total: 8,960 SF

AB BUILDING



GENERAL

- Temporary, portable buildings currently used for maintenance storage.
- Single level construction.
- General condition is very poor.

ASSETS

- Good location for parking.

CONSTRAINTS

- Maintenance backlog of \$476,580.n
- Not suitable for reuse.

Market Demand Perspectives Market Rate Products

Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Single Family Housing	Entire Site	Medium	High	New single family construction located adjacent to site; two existing building pads suitable for construction
Multifamily Housing	Entire Site	Low	Medium	No demand for multifamily housing in short term; limited demand in long term; low rental rates in region; higher cost to develop
Office	Main Building	Low	Low	Extremely limited office market in Selah; surrounded by residential neighborhood; more suitable locations in Selah and Yakima; high cost to upgrade facility
Lodging Resort	Main Building	Low	Medium	Feasibility in near term low due to high construction/remodel costs; Site is uniquely situated on hillside; excellent views from site; growing tourism industry in Yakima County in long term

Market Demand Perspectives Non-Market Products

Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Institutional Housing	Entire Site	Medium	Medium	Facility readily adaptable for this type of use; high costs for upgrades and maintenance; requires substantial state funding
State Comprehensive Medical Facility	Entire Site	Medium	High	Facility adaptable for this type of use; demand for such a facility in area; high capital improvement costs for improvements, upgrades and operation
Training/Higher Education	Entire Site	High	High	Main building adaptable for education purposes; local demand for higher education
Neighborhood Park	Entire Site	Medium	Medium	Located adjacent to new park (in development); scenic and central location
Non Profit Office/Activity Space	Entire Site	High	High	Potential for multiple non-profit users; rents based on operational costs of facility; local demand for non-profit space

Cost-Benefit Criteria: Direct Financials

Criteria	Measure
Market Feasibility	Qualitative probability / risk
Financial Cost	Ballpark costs where possible (capital and operating), otherwise order-of-magnitude understanding (qualitative)
Financial Revenues	Direct revenues to State; estimates in most cases
Fiscal Impact	On-Going net change in State fiscal benefits (estimated)
Cost Savings	Estimated cost savings to state for not relocating current uses (qualitative for some uses)

Cost-Benefit Criteria: Impacts and Benefits

Criteria	Measure
Jobs	Jobs accommodated on site
Community Users	User groups and activities expected to be accommodated
Community Benefits	Qualitative assessment of the impact on the neighboring community
Benefit to State Missions	

Appendix F

Public Meetings

Mailing List YVS Public Meeting

	Address	City	State	Zip
Resident	700 W Goodlander Rd	Selah	Wa	98942
Resident	402 W Goodlander	Selah	Wa	98942
Resident	410 W Goodlander	Selah	Wa	9842
Resident	705 Braeburn CT	Selah	Wa	98942
Resident	707 Braeburn CT	Selah	Wa	98942
Resident	709 Braeburn CT	Selah	Wa	98942
Resident	710 Braeburn CT	Selah	Wa	98942
Resident	800 Braeburn CT	Selah	Wa	98942
Resident	801 Braeburn CT	Selah	Wa	98942
Resident	802 Braeburn CT	Selah	Wa	98942
Resident	803 Braeburn CT	Selah	Wa	98942
Resident	805 Braeburn CT	Selah	Wa	98942
Resident	801 Terry LN	Selah	Wa	98942
Resident	802 Terry LN	Selah	Wa	98942
Resident	803 Terry LN	Selah	Wa	98942
Resident	804 Terry LN	Selah	Wa	98942
Resident	805 Terry LN	Selah	Wa	98942
Resident	701 Terry Ln	Selah	Wa	98942
Resident	703 Terry LN	Selah	Wa	98942
Resident	704 Terry LN	Selah	Wa	98942
Resident	705 Terry LN	Selah	Wa	98942
Resident	706 Terry LN	Selah	Wa	98942
Resident	708 Terry LN	Selah	Wa	98942
Resident	710 Terry LN	Selah	Wa	98942
Resident	703 N 4th St	Selah	Wa	98942
Resident	704 N 4th St	Selah	Wa	98942
Resident	705 N 4th St	Selah	Wa	98942
Resident	706 N 4th St	Selah	Wa	98942
Resident	708 N 4th St	Selah	Wa	98942
Resident	710 N 4th St	Selah	Wa	98942
Resident	805 N 4th St	Selah	Wa	98492
Resident	803 N 4th St	Selah	Wa	98492
Resident	802 N 4th St	Selah	Wa	98492
Resident	801 N 4th St	Selah	Wa	98492
Resident	401 Apple Way	Selah	Wa	98942
Resident	402 Apple Way	Selah	Wa	98492
Resident	403 Apple Way	Selah	Wa	98942
Resident	405 Apple Way	Selah	Wa	98942
Resident	407 Apple Way	Selah	Wa	98942
Resident	400 Apple Way	Selah	Wa	98942
Resident	402 Apple Way	Selah	Wa	98942
Resident	404 Apple Way	Selah	Wa	98942
Resident	406 Apple Way	Selah	Wa	98942
Resident	699 Apple Way	Selah	Wa	98942
Resident	697 Apple Way	Selah	Wa	98942
Resident	695 Apple Way	Selah	Wa	98942
Resident	693 Apple Way	Selah	Wa	98942
Resident	688 Apple Way	Selah	Wa	98942

Resident	694 Apple Way	Selah	Wa	98942
Resident	696 Apple Way	Selah	Wa	98492
Resident	698 Apple Way	Selah	Wa	98492
Resident	106 Palmer Dr	Selah	Wa	98492
Resident	104 Palmer Dr	Selah	Wa	98492
Resident	202 Palmer Dr	Selah	Wa	98492
Resident	203 Palmer Dr	Selah	Wa	98492
Resident	205 Palmer Dr	Selah	Wa	98492
Resident	206 Palmer Dr	Selah	Wa	98492
Resident	207 Palmer Dr	Selah	Wa	98492
Resident	208 Palmer Dr	Selah	Wa	98492
Resident	209 Palmer Dr	Selah	Wa	98492
Resident	210 Palmer Dr	Selah	Wa	98492
Resident	211 Palmer Dr	Selah	Wa	98492
Resident	213 Palmer Dr	Selah	Wa	98492
Resident	301 Palmer Dr	Selah	Wa	98492
Resident	303 Palmer Dr	Selah	Wa	98492
Resident	304 Palmer Dr	Selah	Wa	98492
Resident	305 Palmer Dr	Selah	Wa	98492
Resident	701 Viewcrest Ct	Selah	Wa	98492
Resident	702 Viewcrest Ct	Selah	Wa	98492
Resident	703 Viewcrest Ct	Selah	Wa	98492
Resident	704 Viewcrest Ct	Selah	Wa	98492
Resident	705 Viewcrest Ct	Selah	Wa	98492
Resident	706 Viewcrest Ct	Selah	Wa	98492
Resident	707 Viewcrest Ct	Selah	Wa	98492
Resident	708 Viewcrest Ct	Selah	Wa	98492
Resident	709 Viewcrest Ct	Selah	Wa	98492
Resident	710 Viewcrest Ct	Selah	Wa	98492
Resident	718 Daugherty Place	Selah	Wa	98492
Resident	716 Daugherty Place	Selah	Wa	98492
Resident	714 Daughetry Place	Selah	Wa	98492
Resident	712 Daughetry Place	Selah	Wa	98492
Resident	710 Daughetry Place	Selah	Wa	98492
Resident	708 Daughetry Place	Selah	Wa	98492
Resident	706 Daughetry Place	Selah	Wa	98492
Resident	704 Daughetry Place	Selah	Wa	98492
Resident	702 Daughetry Place	Selah	Wa	98492
Resident	701 Daughetry Place	Selah	Wa	98492
Resident	703 Daughetry Place	Selah	Wa	98492
Resident	705 Daughetry Place	Selah	Wa	98492
Resident	707 Daughetry Place	Selah	Wa	98492
Resident	709 Daughetry Place	Selah	Wa	98492
Resident	751 Rinda Place	Selah	Wa	98492
Resident	752 Rinda Place	Selah	Wa	98492
Resident	114 Merinda Dr	Selah	Wa	98492
Resident	201 Merinda Dr	Selah	Wa	98492
Resident	203 Merinda Dr	Selah	Wa	98492
Resident	754 Rinda Place	Selah	Wa	98492

Resident	765 Dixie Dr	Selah	Wa	98492
Resident	769 Dixie Dr	Selah	Wa	98492
Resident	775 Dixie Dr	Selah	Wa	98492
Resident	770 Dixie Dr	Selah	Wa	98492
Resident	760 Dixie Dr	Selah	Wa	98492
Resident	516 Stacy Ct	Selah	Wa	98492
Resident	515 Stacy Ct	Selah	Wa	98492
Resident	514 Stacy Ct	Selah	Wa	98492
Resident	513 Stacy Ct	Selah	Wa	98492
Resident	512 Stacy Ct	Selah	Wa	98492
Resident	501 Sunrise Pl	Selah	Wa	98492
Resident	502 Sunrise Pl	Selah	Wa	98492
Resident	503 Sunrise Pl	Selah	Wa	98492
Resident	504 Sunrise Pl	Selah	Wa	98492
Resident	505 Sunrise Pl	Selah	Wa	98492
Resident	506 Sunrise Pl	Selah	Wa	98492
Resident	507 Sunrise Pl	Selah	Wa	98492
Resident	508 Sunrise Pl	Selah	Wa	98492
Resident	509 Sunrise Pl	Selah	Wa	98492
Resident	510 Sunrise Pl	Selah	Wa	98492
Resident	511 Sunrise Pl	Selah	Wa	98492
Resident	512 Sunrise Pl	Selah	Wa	98492
Resident	513 Sunrise Pl	Selah	Wa	98492
Resident	501 Viewcrest Pl	Selah	Wa	98492
Resident	503 Viewcrest Pl	Selah	Wa	98492
Resident	504 Viewcrest Pl	Selah	Wa	98492
Resident	505 Viewcrest Pl	Selah	Wa	98492
Resident	506 Viewcrest Pl	Selah	Wa	98492
Resident	507 Viewcrest Pl	Selah	Wa	98492
Resident	508 Viewcrest Pl	Selah	Wa	98492
Resident	509 Viewcrest Pl	Selah	Wa	98492
Resident	510 Viewcrest Pl	Selah	Wa	98492
Resident	511 Viewcrest Pl	Selah	Wa	98492
Resident	512 Viewcrest Pl	Selah	Wa	98492
Resident	513 Viewcrest Pl	Selah	Wa	98492
Resident	514 Viewcrest Pl	Selah	Wa	98492
Resident	307 Hillview Ave	Selah	Wa	98492
Resident	309 Hillview Ave	Selah	Wa	98492
Resident	502 N 4th St #C	Selah	Wa	98492
Resident	504 N 4th St.	Selah	Wa	98492
Resident	506 N 4th St.	Selah	Wa	98492
Resident	507 N 4th St.	Selah	Wa	98492
Resident	508 N 4th St.	Selah	Wa	98492
Resident	509 N 4th St.	Selah	Wa	98492
Resident	510 N 4th St.	Selah	Wa	98492
Resident	513 N 4th St.	Selah	Wa	98492
Resident	515 N 4th St.	Selah	Wa	98492
Resident	416 N 4th St.	Selah	Wa	98492
Resident	414 N 4th St.	Selah	Wa	98492

Resident	412 N 4th St.	Selah	Wa	98492
Resident	410 N 4th St.	Selah	Wa	98492
Resident	408 N 4th St.	Selah	Wa	98492
Resident	406 N 4th St.	Selah	Wa	98492
Resident	404 N 4th St.	Selah	Wa	98492
Resident	308 N 4th St.	Selah	Wa	98492
Resident	306 N 4th St.	Selah	Wa	98492
Resident	304 N 4th St.	Selah	Wa	98492
Resident	303 N 5th St.	Selah	Wa	98492
Resident	305 N 5th St.	Selah	Wa	98492
Resident	309 N 5th St.	Selah	Wa	98492
Resident	310 N 5th St.	Selah	Wa	98492
Resident	308 N 5th St.	Selah	Wa	98492
Resident	314 N 5th St.	Selah	Wa	98492
Resident	312 N 5th St.	Selah	Wa	98492
Resident	311 N 5th St.	Selah	Wa	98492
Resident	315 N 5th St.	Selah	Wa	98492
Resident	316 N 5th St.	Selah	Wa	98492
Resident	407 N 5th St.	Selah	Wa	98492
Resident	408 N 5th St	Selah	Wa	98492
Resident	503 Selah LP Rd	Selah	Wa	98492
Resident	610 Quail Ct	Selah	Wa	98492
Resident	620 Quail Ct	Selah	Wa	98492
Resident	630 Quail Ct	Selah	Wa	98492
Resident	640 Quail Ct	Selah	Wa	98492
Resident	650 Quail Ct	Selah	Wa	98492
Resident	619 Quail Ct	Selah	Wa	98492
Resident	629 Quail Ct	Selah	Wa	98492
Resident	639 Quail Ct	Selah	Wa	98492
Resident	649 Quail Ct	Selah	Wa	98492
Resident	659 Quail Ct	Selah	Wa	98492
Resident	669 Quail Ct	Selah	Wa	98492
Resident	679 Quail Ct	Selah	Wa	98492
Resident	689 Quail Ct	Selah	Wa	98492
Resident	699 Quail Ct	Selah	Wa	98492
Resident	605 Sage Ave	Selah	Wa	98492
Resident	609 Sage Ave	Selah	Wa	98492
Resident	703 Sage Ave	Selah	Wa	98492
Resident	709 Sage Ave	Selah	Wa	98492
Resident	711 Sage Ave	Selah	Wa	98492
Resident	708 Sage Ave	Selah	Wa	98492
Resident	715 Sage Ave	Selah	Wa	98492
Resident	600 Speryers Rd	Selah	Wa	98492
Resident	608 Speyers Rd	Selah	Wa	98492
Resident	701 Speyers Rd	Selah	Wa	98492
Resident	507 Speyers Rd	Selah	Wa	98492
Resident	509 Speyers Rd	Selah	Wa	98492
Resident	800 Speyers Rd	Selah	Wa	98492
Resident	803 Speyers Rd	Selah	Wa	98492

Resident	805 Speyers Rd	Selah	Wa	98492
Resident	507 N 9th St	Selah	Wa	98492
Resident	615 N 9th St	Selah	Wa	98492
Resident	613 N 9th St	Selah	Wa	98492
Resident	407 N 9th St	Selah	Wa	98492
Resident	808 White Bluffs PL	Selah	Wa	98492
Resident	803 White Bluffs PL	Selah	Wa	98492
Resident	806 White Bluffs PL	Selah	Wa	98492
Resident	805 White Bluffs PL	Selah	Wa	98492
Resident	807 White Bluffs PL	Selah	Wa	98492
Resident	809 White Bluffs PL	Selah	Wa	98492
Resident	802 Selah LP Rd	Selah	Wa	98492
Resident	707 Cherry Ave	Selah	Wa	98492
Resident	803 Cherry Ave	Selah	Wa	98492
Resident	702 Cherry Ave	Selah	Wa	98492
Resident	704 Cherry Ave	Selah	Wa	98492
Resident	706 Cherry Ave	Selah	Wa	98492
Resident	708 Cherry Ave	Selah	Wa	98492
Resident	800 Cherry Ave	Selah	Wa	98492
Resident	802 Cherry Ave	Selah	Wa	98492
Resident	804 Cherry Ave	Selah	Wa	98492
Resident	806 Cherry Ave	Selah	Wa	98492
Resident	701 W Pear Ave	Selah	Wa	98492
Resident	703 W Pear Ave	Selah	Wa	98492
Resident	705 W Pear Ave	Selah	Wa	98492
Resident	707 W Pear Ave	Selah	Wa	98492
Resident	709 W Pear Ave	Selah	Wa	98492
Resident	801 W Pear Ave	Selah	Wa	98492
Resident	803 W Pear Ave	Selah	Wa	98492
Resident	805 W Pear Ave	Selah	Wa	98492
Resident	807 W Pear Ave	Selah	Wa	98492
Resident	809 W Pear Ave	Selah	Wa	98492
Resident	610 W Pear Ave	Selah	Wa	98492
Resident	700 W Pear Ave	Selah	Wa	98492
Resident	704 W Pear Ave	Selah	Wa	98492
Resident	706 W Pear Ave	Selah	Wa	98492
Resident	708 W Pear Ave	Selah	Wa	98492
Resident	802 W Pear Ave	Selah	Wa	98492
Resident	804 W Pear Ave	Selah	Wa	98492
Resident	806 W Pear Ave	Selah	Wa	98492
Resident	808 W Pear Ave	Selah	Wa	98492
Resident	810 W Pear Ave	Selah	Wa	98492
Resident	601 W Home Ave	Selah	Wa	98492
Resident	605 W Home Ave	Selah	Wa	98492
Resident	607 W Home Ave	Selah	Wa	98492
Resident	609 W Home Ave	Selah	Wa	98492
Resident	701 W Home Ave	Selah	Wa	98492
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Resident	805 W Home Ave	Selah	Wa	98492
Resident	807 W Home Ave	Selah	Wa	98492
Resident	809 W Home Ave	Selah	Wa	98492

Yakima Valley School

OPTIONS FOR REUSE

OPEN HOUSE

Thursday, October 13, 2011

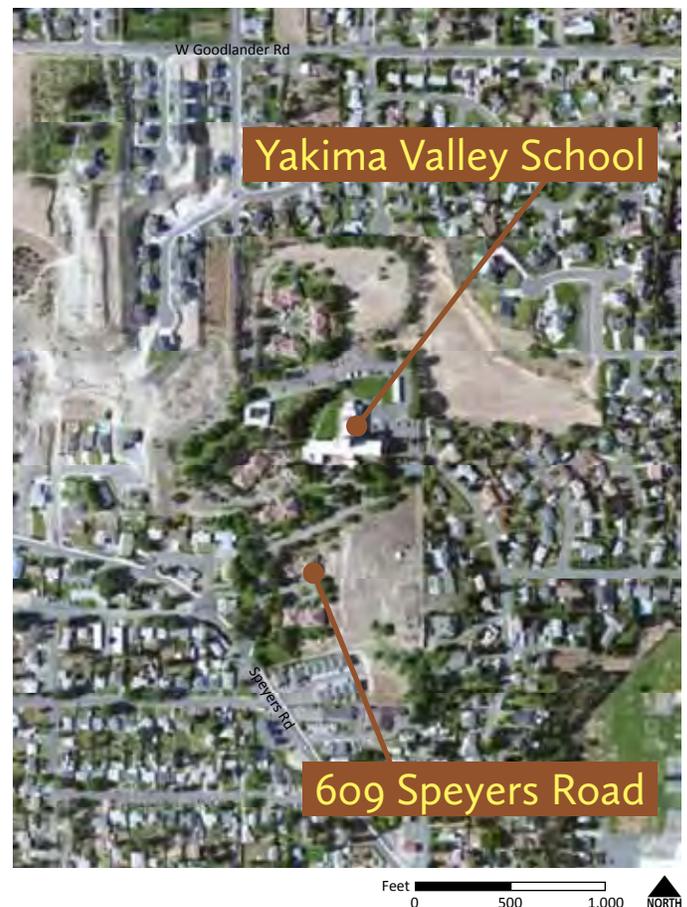
4:00 to 6:00 PM

609 Speyers Road, Selah

The Washington Department of Social and Health Services (DSHS) is initiating a planning study to identify options for future use of the Yakima Valley School.

This informal open house will be an opportunity to learn more about the planning process and provide input on potential future use of the site.

You are welcome to come any time during the open house hours to meet informally with project staff. There will be a short overview presentation at 4:30 pm.





YAKIMA VALLEY SCHOOL OPTIONS FOR REUSE

OPEN HOUSE

Thursday, October 13, 2011

4:00 to 6:00 PM

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For more information, contact Diana Peeples at Diana.peeples@dshs.wa.gov or (360) 902-8347 or Tammy Winegar, Site Superintendent of Yakima Valley School at (509) 698-1255. The Department of Social and Health Services does not discriminate on the basis of disability in any of its programs or services. Upon request, special accommodations will be provided. Please notify us at least five (5) business days before the open housing by contacting us at (360) 902-8347.



-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

<p>Date: 10/05/11</p> <p>Account #: 110322</p> <p>Company Name: STATE OF WASHINGTON</p> <p>Contact:</p> <p>Address: DEPT. OF SOCIAL & HEALTH SERV CAPITOL PROGRAMS, OFFICE BLDG OLYMPIA, WA 985045848</p>	<p>Run Dates:</p> <p>Yakima Herald-Republic 10/07/11</p> <p>YakimaHerald.com 10/07/11</p>
<p>Ad ID: 28437</p> <p>Start: 10/07/11</p> <p>Stop: 10/07/11</p> <p>Total Cost: \$110.61</p> <p># of Lines: 55</p> <p># of Inserts: 2</p> <p>Ad Class: 6021</p> <p>Account Rep: Simon Sizer</p> <p>Phone #: (509) 577-7740</p> <p>Email: ssizer@yakimaherald.com</p>	

Ad Proof

Yakima Valley School
Options for Reuse

OPEN HOUSE
Thursday, October 13,
2011
4:00 to 6:00 PM
609 Speyers Road,
Selah, Washington

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(28437) October 7, 2011

Yakima Valley School OPTIONS FOR REUSE

Community Open House

October 13, 2011



Yakima Valley School OPTIONS FOR REUSE

Today's Meeting

- Provide an overview of the project and schedule
- Hear from interested citizens

Yakima Valley School

OPTIONS FOR REUSE

IMPLEMENT 2011 LEGISLATIVE DIRECTION

- Recognize long-term transition of Yakima Valley School
- Explore options for future use including housing or other services for low-income, disabled or vulnerable persons
- Recommend potential Reuse Options to the Legislature by December 31, 2011

Yakima Valley School

OPTIONS FOR REUSE

2011 Legislation

- Options for future use
 - Including, but not limited, to permanent use for housing or services for low income, disabled or vulnerable persons.
- Continue as residential habilitation center until 16 permanent residents
- As part of future closure, convert two cottages to state-operated living alternatives (SOLA), subject to federal requirements
- Continue to provide crisis stabilization and respite services for individuals with developmental disabilities

Yakima Valley School
OPTIONS FOR REUSE

PROJECT SCHEDULE

September-December 2011

- Building & site conditions assessment
- Market assessment
- Develop draft options
- Financial and cost benefit analysis
- Public meeting November 8
- Prepare report to the Legislature

Yakima Valley School
OPTIONS FOR REUSE

Where are we now?

- Preliminary site, building & market assessments completed
- Identified opportunities & constraints
- Develop draft reuse options (late October)

Yakima Valley School

OPTIONS FOR REUSE

Site Overview

- Land area: 26.82 acres
- 3 parcels of land
- Central location
- Surrounding residential neighborhood
- Prominent site with scenic views
- Adjacent to park site

Yakima Valley School

OPTIONS FOR REUSE

Site Features

- Scenic, prominent site
- Most buildings in good to fair condition
- Grounds well maintained
- Parking very limited



Yakima Valley School

OPTIONS FOR REUSE

Main Building

- 76,944 SF
- Generally good condition, although some delayed maintenance
- Suitable for some uses in as-is condition; limited reuse potential without significant capital improvements
- Large space; would require reconfiguration for general market appeal



Yakima Valley School

OPTIONS FOR REUSE

- **Cottages**
 - Residential capacity: 112 (7 cottages with capacity for 16 persons each)
 - Village character
 - Reinvestment required for other uses
- **AB Building**
 - Intended for temporary use
 - Poor condition



Yakima Valley School OPTIONS FOR REUSE



ACCESS CONDITIONS

- Access via residential street
- Single site access drive (connects to Speyers Road)
- Access limitations from parking areas to buildings
- 300 and 500 parcel areas "land-locked"

Yakima Valley School OPTIONS FOR REUSE



PARKING CONDITIONS

- Limited supply of on-site parking
- No available parking at Cottages
- Accessible garages provided for each cottage unit

Yakima Valley School OPTIONS FOR REUSE



Utilities

- Dedicated gas, fire/domestic water, sanitary sewer and storm sewer services
- Electricity through central transformer in Main Building
- Stubbed out utilities may be reused for future development
- Substantial cost to repair; update

Yakima Valley School OPTIONS FOR REUSE



Office: 60,481 SF
Kitchen: 6,965 SF
Clinic/Nursing: 9,548 SF
Total: 76,994 SF

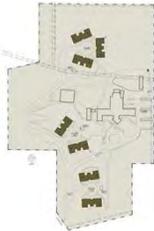
MAIN BUILDING



Main Building

- Generally good condition and attractive exterior appearance.
- Large amount of space in single building.
- Would require extensive renovation for general market appeal.
- Limited parking available for high traffic demand
- Compatibility with surrounding area is a consideration

Yakima Valley School OPTIONS FOR REUSE



(7) Cottages: 6,747 SF
Total: 47,229 SF

COTTAGES



Cottages

- Small footprint with self-contained utilities
- Located away from other buildings with village atmosphere.
- Current residential use and facilities could support other similar uses.
- Requires investment for use as office space
- Lack of private bathroom facilities limits use as family support facility.
- Not near streets, limited visibility for commercial viability.
- Parking very limited

Yakima Valley School OPTIONS FOR REUSE



Total: 8,960 SF

AB BUILDING



AB Building

- Temporary, portable buildings currently used for maintenance storage
- General condition is very poor
- Good location for parking
- Not suitable for reuse

Yakima Valley School
OPTIONS FOR REUSE

Considerations for Future Uses

- Direction from Legislature
- Site context, unique features
- Building & site suitability
- Fulfillment of state missions
- Market trends
- Local/regional/state benefits
- Community input
- Employment potential
- Financial benefits
- Neighborhood compatibility

Yakima Valley School
OPTIONS FOR REUSE

Reuse/Redevelopment

- Include planned phases of reuse as the residential population decreases and as residences and support operations are consolidated
- Reuse options range from reuse and renovation of existing buildings to partial or full redevelopment of the campus.

	Short-term	Medium-term	Long-term
1. Reuse As-is			
2. Reuse with Renovation			
3. Reuse w/ Redevelopment			
4. Full Redevelopment			

Yakima Valley School

OPTIONS FOR REUSE

Potential Uses

- Residential Uses: Affordable Housing, Market Rate Housing, Special Uses
- Health/Human Services: medical, human services campus
- Educational Campus: vocational, community college uses
- Offices: Non-profit Uses, Government Agencies

Yakima Valley School

OPTIONS FOR REUSE

What will options look like?

- Over time, consolidate existing uses; transition new uses
- Long-term single use or combination of Uses
- Long-term reconfiguration of circulation, parking, utilities

Yakima Valley School
OPTIONS FOR REUSE

Uses Ruled Out

- Correctional facilities
- Retail & commercial uses
- Industrial uses

**DUE TO LOCATION, MARKET FACTORS,
COMMUNITY COMPATIBILITY, ETC**

Yakima Valley School
OPTIONS FOR REUSE

Next Steps

- Develop 3-5 options for further analysis
- Financial feasibility analysis
- Cost benefit analysis
- Community Meeting: November 9
- Refine/finalize options
- Public Report early 2012

Yakima Valley School
OPTIONS FOR REUSE

THANK YOU!
Questions or Comments?

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): _____ Email (optional): _____

Affiliation: _____

What features and aspects of the Campus are important and should be considered in the planning process?

What are your comments about potential new uses on the Campus? *There is an ongoing, increasing need for respite services in and outside of our region. Respite needs are not age or diagnoses specific — YVS has the space and skill set to accommodate all DD needs. The respite needs increase while the respite options decrease. A potential new use on Campus would be to implement a "day program" for respite accommodation and increase available space to accommodate the ongoing needs of individuals with "Behaviors"*

Other comments:

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): _____ Email (optional): _____

Affiliation: _____

What features and aspects of the Campus are important and should be considered in the planning process?

"Home" atmosphere of cottages for residents
Internet "connectedness" of campus for good communication
Size of Campus w/ grounds for recreation/exercise
For residents

What are your comments about potential new uses on the Campus?

Center for Central Wash to provide a range of services -
nursing, dental, nutrition, medical, PT/OT/SP/Recreation -
for DDD clients, as well as important respite services
for families - Similar to Children's Village in Yakima;
however, services would be for adults -

Other comments:

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Jill Benetti Email (optional): jbenetti@wabroadband.com

Affiliation: YVS Dental Hygienist

What features and aspects of the Campus are important and should be considered in the planning process? all of them. Especially the medical + Dental facilities.

What are your comments about potential new uses on the Campus?

The campus should be utilized as a comprehensive service facility for DD clients in the state. By providing one location for families + clients to come to receive OT, PT, medical, Dental, + other services would best serve the clients + save money.

Dental services are basically unavailable in the

community. The link between physical, emotional,

Other comments: + psychological health with dental disease is well documented + needs to be addressed.

The facility we currently have is suitable to serve community clients if additional hours for staff could be funded.

DECOD is not able to meet the needs of all the clients currently. A co-operative effort with UW dental students could also be established similar to what they have with

VU/FUC

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Earl F. Wilson Email (optional): musewr1951@msu.edu

Affiliation: ARC of WA / DDD

What features and aspects of the Campus are important and should be considered in the planning process?

See reverse

What are your comments about potential new uses on the Campus?

See reverse

Other comments:

See reverse

— EFW

YVS FACILITY UTILIZATION RESPONSE October 13, 2011

This campus could offer a setting for expanded services which will support the increasing public obligation to serve vulnerable citizens and their families. Private-sector DD/ID resources ask for money as ticket to quality service. Increasingly, citizens with DD/ID family lack those means-- while the birthrate for citizens with ID needs is climbing.

- This facility could be a setting for DOH community outreach and education programs, particularly in relation to autism prevention, screening, education. Bi-lingual public health outreach programs could be served from this location.
- We can cite repeated expressions of client families' relief and satisfaction related to brief interventions on the level of Behavior Support planning and referral, with direct-service follow-up when done in collaboration with case management services (average per case 25-35 hours, including 2-4 hours interview.) Satisfied YVS users include families of DSHS direct-service administrators, and ARC of Washington local leadership from Seattle to TriCities. Historically, past Regional Administrative leadership made specific efforts to increase staffing to enhance this community service capacity through YVS. Currently, citizens are still requesting such services, even outside formal case management referrals. Case managers have used YVS referral and BSP planning to assess, and document, and thereby prevent need for more-costly community protection program referral.
- YVS' STS programs should be expanded. They provide a "relief-valve" for distressed family residential settings. In many cases STS has provided positive re-documentation of client responses, which identified conditions for success in renewed community residential placement. YVS STS also allows extended observation under positive conditions, of clients who are at risk for APS referral in their community settings.
- YVS should become a source for medical and dental care for DD recipients and their families.
- YVS has been and continues to generate local revenue and jobs. As a recipient of Federal tax funds, the cost in State tax dollars of maintaining its existence is partially offset by the Federal support it brings to the community.

With a facility like YVS in existence, it is not necessary nor helpful to put more public funds into small frequently under-trained and under-serving private, for-profit community places--- when an entity like YVS with proven service resources exists. Does the State intend to invest the means to cause quality assurance monitoring and training in all the outsourced "corners" in which ID/DD are being placed—and sitting alone with a TV and low-quality comfort food? YVS offers a cost-effective, low-risk, higher-community access, quality alternative.

No comparative cost discussion is valid if it cites data based on utilization that is artificially (administratively) controlled—as is the case in current Washington RHCs. Such controlled data is as invalid as legislative district "jerry-mandering". All cost comparison should assume full utilization—because the public demand in fact exists at that level. Any use of current resident census numbers in a public forum to compare RHC cost with community (often-custodial) care, should be considered an unethical act, and referred for investigation for violation of public accountancy standards.

The writer of this response, may be considered a well-placed observer, who is relatively disinterested. He has access to both Field Services (community) and YVS perspective. While employed by DD, and a member of ARC, he continues to serve as an opportunity to contribute to the needs of vulnerable citizens and their families.

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): _____ Email (optional): _____

Affiliation: Yakima Valley School

What features and aspects of the Campus are important and should be considered in the planning process? This beautiful and therapeutic scenery surrounds a sturdy foundation that the government has invested in. Especially now, in a time of recession this investment must be utilized. Continue and enhance respite programs, continue to be a community support system for the most fragile and vulnerable individuals, and continue to grow with a creative attitude with experienced staff and professionals.

What are your comments about potential new uses on the Campus? There are various options that can squeeze in and open up possibilities such as: day programs, small businesses, support groups and possible day care.

Other comments: The way of the future is to expand options, not to decrease. Become creative to use resources that the state of Washington has developed with tax payers dollars. RHC's have gradually transitioned with community efforts. Let's continue to develop progress with teamwork.

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Becky Schell Email (optional): schell.becky@yakima

Affiliation: Parent

Schells,
6/19

What features and aspects of the Campus are important and should be considered in the planning process?

This could/should be a center of
excellence. We already support all
the RHCs

What are your comments about potential new uses on the Campus?

We are blended into Selah with
collaborations of non-profit and
business agencies. We are an important
community entity

Other comments:

What's the combined cost of all
of those studies? Are they
ever used?

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Julianne Moore Email (optional): _____

Affiliation: staff + neighbour

What features and aspects of the Campus are important and should be considered in the planning process? Campus is well maintained and it would be a waste of money to not use. YVS is a good neighbour to the surrounding area, and we should maintain this relationship.

What are your comments about potential new uses on the Campus?

- ① Open up services so that DD people can access Prof services + also some kind of day services, for families to be able to have time for their own appointments.
- ② Alcohol + substance abuse "in treatment" program for people with DD that provides assistance with ADL's for those that need assistance.

Other comments:

- ① YVS is an important part of the local economy.
- ② YVS is involved in our local community, people residing at YVS have an important role + are participating in many of our local events.

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Becky Scholl Email (optional): scholl.berky@yakimaschools.org
Affiliation: Parent

What features and aspects of the Campus are important and should be considered in the planning process?

The cottages fulfill the needs of residents; the setting is appropriate. It is centrally located, Rainier has valuable, flat land and should be considered instead of Yakima School.

What are your comments about potential new uses on the Campus?

Respite care for DD youth is critical. Also, w/o Yakima School, their medical, dental, etc., would not be available!!

Other comments:

This could become a human services, mixed use campus - DSHS, DD, Aging, etc

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Becky Scholl Email (optional): scholl.becky@yakimaschools.org
Affiliation: Parent

What features and aspects of the Campus are important and should be considered in the planning process?

Medical, dental, mental = loss of these would be disastrous to community-based DD kids (residents) (of all ages)

What are your comments about potential new uses on the Campus?

DD & DSHS could and should use this sturdy, grand old main admin. building. We parents believe not using it is an intentional effort to drive up per-resident costs

Other comments:

Group homes for children who are "misplaced" with their parents could assist in utility of buildings

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): Rebecca L. Withrow Email (optional): _____

Affiliation: Dept of Corrections

What features and aspects of the Campus are important and should be considered in the planning process?

The main facility could be utilized for CD services & some OT, & psych services for DD folks in the community as a DOC officer I have had DD clients on supervision & they cannot access the above services

What are your comments about potential new uses on the Campus?

The State & specifically DSHS has a responsibility to the medical fragile DD folks that live here & receive services. If they are moved they will die.

Other comments:

It's a travesty the parents & workers & community have to fight each year to keep YVS open. We cannot abandon this population. & DSHS is the dept that needs to accept that & keep them open.

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): EARL PEARSON Email (optional): PEARCLAN@TUND.COM

Affiliation: FRIEND OF YVS

What features and aspects of the Campus are important and should be considered in the planning process? RESPIRE CARE. WHERE DO THOSE IN NEED GO AFTER YVS?

What are your comments about potential new uses on the Campus?

FOLLOW THE MONEY! WHY DO WE HAVE TO HAVE SOLA & RHC^S SERVICES FOR EACH ARE VERY SIMILAR, WHY NOT MERGE SOLA INTO THE RHC?
MOVE DSHS OFFICES INTO MAIN BLDG - STOP RENTING OFC. SPACE.

Other comments: NO TRUE COMPARISON BETWEEN SOLA & RHC COSTS PER RESIDENT. IE, COST OF TRANSPORTING SOLA RESIDENTS FOR MEDICAL REASONS. COST OF RENTING FACILITIES INCLUDING UTILITIES etc.
SKILL BASE OF EMPLOYEES IS OF VERY HIGH QUALITY.

Yakima Valley School

OPTIONS FOR REUSE

Name (optional): John Mahaney Email (optional): MahaneyJohn@AOL.com
Affiliation: Respire user

What features and aspects of the Campus are important and should be considered in the planning process?

~~This~~ This is the only place my son can receive dental services, as well as Respire. Only place I can find over night Respire. The staff is well trained & competent.

What are your comments about potential new uses on the Campus?

Other comments:

Please keep this RHC in use.

Yakima Valley School Reuse Options
Public Open House
October 13, 2011
Meeting Summary

Project Team

Diana Peeples, DSHS
Carol Kirk, DSHS
Tammy Winegar, DSHS
Jill McPherson, DSHS
Julia Walton, inova
Deborah Munkberg, inova

Meeting Summary

On October 13, 2011, the Department of Social and Health Services hosted a public meeting on future potential reuse of the Yakima Valley School. The meeting included an open house, presentation, question and answer session. Fourteen individuals completed the meeting sign-in sheet.

The open house included project boards displaying information on the project site and history, legislative direction, project goals, and the process for developing preliminary and final reuse options.

Following the open house portion of the meeting, the project team presented a slide show that presented information on the project process and schedule, legislative direction, the project site and building conditions, site access, utilities, and criteria for evaluating future use. Following the presentation, questions and comments from the audience were invited and are briefly summarized below:

- Yakima Valley School staff expressed concern about the future homes for existing residents. The project team clarified that this project is focused on site reuse. However, the legislation establishes that Yakima Valley School will remain open until 16 residents remain, so the transition will occur over a period of years.
- It was noted that current residents could potentially transition to SOLA facilities on the site. Legislation calls for retaining two cottages for SOLA use, pending federal approval.
- There were several comments in support of not closing Yakima Valley School, noting that the facility is centrally located from a statewide perspective, that residents are medically fragile and that there are very limited other options in the community.
- Will DSHS retain ownership long-term? It is unclear whether the legislature will want to sell or retain the property. However, in the future and after the Yakima Valley School is closed, DSHS does not want to retain responsibility for operating costs of the site and facilities. If the property is not sold, a long-term lease is a possibility.

October 13, 2011

- Audience members expressed interest in providing services to the community for people with disabilities, including dental, medical and counseling. It was specifically noted that people with disabilities have difficulties finding health providers, such as dentists, in the general community. Other comments identified mental health and alcohol treatment as possibilities.
- What will happen to this report? The work product from this project will feed into a state Task Force that is considering the future location and function of residential habilitation facilities on a statewide basis. The report from this Task Force will be out at the end of 2012 for consideration in the 2013 legislative session.
- Who has the project team reached out to? Outreach includes veterans groups, agencies, and tribes. In addition, there will be another public meeting on November 8 that will describe potential reuse options identified by the project team and request feedback on these options.

Hearing no further questions or comments from the group, a second open house period was provided to allow participants an opportunity to talk with project team members at the information stations.



YAKIMA VALLEY SCHOOL

Deciding on a direction

correctional facility has also been ruled out.

Over the next few months, the consultant will further analyze options by conducting a financial feasibility analysis and assessing the conditions of the buildings and site. Another public meeting will be held Nov. 8.

By the end of the year, the consultant will recommend potential reuse options to the Legislature.

Jones said.

"We've been brainstormed this and we want to go with vocational. Maybe we could even join with Perry Institute," Jones said, referring to Yakima's Perry Technical Institute, a private school.

Largely because of its residential location, the school will not be marked as retail, commercial or industrial space. Use as a

Continued from Page 1A

with additional plumbing to accommodate apartments could be too costly. Parking, too, is limited.

Selah Mayor Bob Jones has a preferred option. He thinks the school should be converted into a vocational training center. Its large kitchen and working pharmacy could both be utilized by students in training,



A variety of possible uses for the Yakima Valley School are now being discussed for the time when the Selah facility is no longer focused on special needs residents.

State funding cuts force officials to evaluate future of disabled care facility

By LEAH BETH WARD and CHRIS BRISTOL
YAKIMA HERALD-REPUBLIC

SELAH — What's the best use for the sprawling Yakima Valley School campus after it's no longer exclusively an institution for the developmentally disabled?

Initial ideas include housing, medical and human services, vocational training or other educational space and nonprofit or government agency offices, according to a Seattle-based design consultant hired by the state Department of Social and Health Services, which operates the school.

At a meeting Thursday, representatives of the consulting firm, called Inova, presented an overview that lays out preliminary options for the 27-acre campus, located on a prominent scenic site on Speyers Road in Selah. The firm was hired under a \$300,000 contract.

The facility consists of seven residential cottages and a three-story administrative building of nearly 77,000 square feet built in 1947 as a tuberculosis hospital.

The old hospital no longer houses residents.

Developing a new use was a directive by the 2011 Legislature which recognized that large, centralized facilities for the developmentally disabled are obsolete. Community-based living, most experts say, is the preferred alternative for adults who cannot care for themselves. While parents of residents, as well as local lawmakers and the school's 200 employees, long battled attempts by the state to close the facility, its eventual fate is more certain now.

The legislation was essentially a compromise that does not force anyone to move out of the school but transitions the site into a new use.

The law directs that the current 80 residents will stay at the school — technically called a residential habilitation center — until they pass away or are moved to community group homes. This transition could take up to 15 years, state officials said. When there are 16 residents

It's been my experience they're going to do what they're going to do.

JOHN MAHANAY
Father of disabled man

”

left, two of the seven cottages will convert to state operated living alternatives, where state employees provide instruction and support for clients of the state Division of Developmental Disabilities.

The school will also continue to be a place where developmentally disabled individuals in crisis can be stabilized and

where parents who care for their loved ones at home can send them for brief periods in order to get a break from the stress of what is often 24-7 care.

Several parents who attended Thursday's meeting questioned whether lawmakers will stick with the plan long-term and decide to speed up the closure process.

"It's been my experience they're going to do what they're going to do," said John Mahaney, father of a severely disabled 28-year-old son.

"It's only as good as next year's bills," added Rebecca Scholl, mother of a severely disabled 43-year-old daughter and resident.

But the question of what to do with the rest of the campus was the subject of Thursday's meeting, not policy issues.

While affordable or market-rate housing have been mentioned as possible options, reconditioning the buildings

SEE **YV SCHOOL** PAGE 7A

Yakima Valley School

OPTIONS FOR REUSE

OPEN HOUSE

Tuesday, November 8, 2011

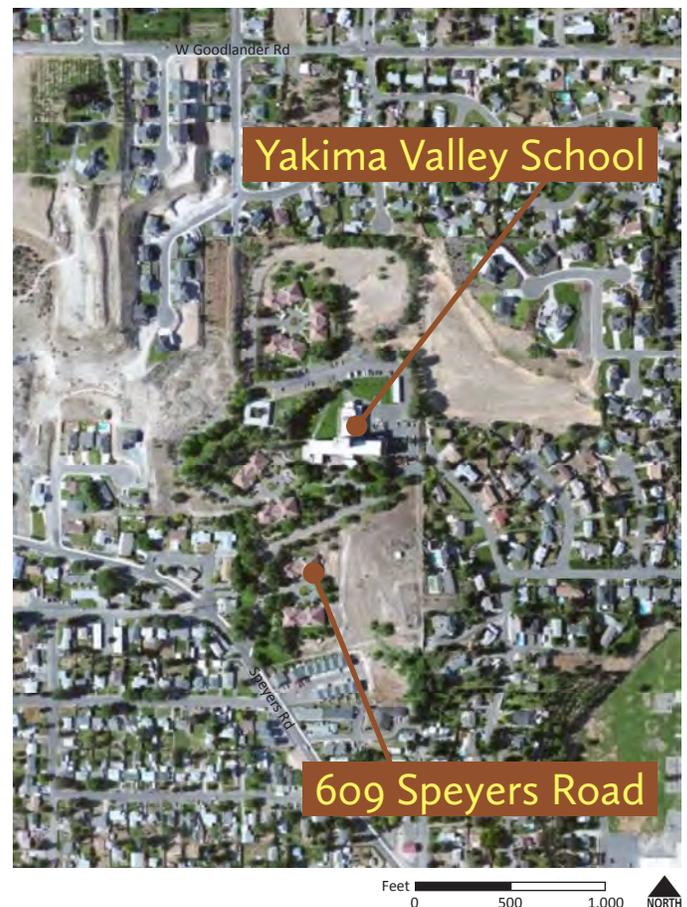
6:00 to 8:00 PM

609 Speyers Road, Selah

The Washington Department of Social and Health Services (DSHS) is conducting a planning study to identify options for future use of the property at Yakima Valley School.

This informal open house will be an opportunity to learn more about the planning process, hear about the potential reuse options, and provide input on these opportunities.

You are welcome to come any time during the open house hours to meet informally with project staff. There will be a short overview presentation at 6:30 pm.





YAKIMA VALLEY SCHOOL OPTIONS FOR REUSE

OPEN HOUSE

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For more information, contact Diana Peeples at Diana.peeples@dshs.wa.gov or (360) 902-8347 or Tammy Winegar, Site Superintendent of Yakima Valley School at (509) 698-1255. The Department of Social and Health Services does not discriminate on the basis of disability in any of its programs or services. Upon request, special accommodations will be provided. Please notify us at least five (5) business days before the open housing by contacting us at (360) 902-8347.

Yakima Valley School OPTIONS FOR REUSE

Community Open House

November 8, 2011



Yakima Valley School OPTIONS FOR REUSE

Today's Meeting

- Provide an overview of the project and schedule
- Hear from interested citizens

Yakima Valley School OPTIONS FOR REUSE

Implement 2011 Legislative Direction

- Recognize long-term transition of Yakima Valley School
- Explore options for future use including housing or other services for low-income, disabled or vulnerable persons
- Recommend potential Reuse Options to the Legislature by December 31, 2011

Yakima Valley School OPTIONS FOR REUSE

2011 Legislation

- Options for future use
 - Including, but not limited, to permanent use for housing or services for low income, disabled or vulnerable persons.
- Continue as residential habilitation center until 16 permanent residents
- As part of future closure, convert two cottages to state-operated living alternatives (SOLA), subject to federal requirements
- Continue to provide crisis stabilization and respite services for individuals with developmental disabilities

Yakima Valley School
OPTIONS FOR REUSE

Project Schedule: September - December 2011

- Building & site conditions assessment
- Market assessment
- Develop draft options
- Financial and cost benefit analysis
- Public meeting November 8
- Prepare report to the Legislature

Yakima Valley School
OPTIONS FOR REUSE

Where are we now?

- Preliminary site, building & market assessments completed
- Identified opportunities & constraints
- Draft reuse options prepared

Yakima Valley School OPTIONS FOR REUSE

Site Overview

- Land area: 26.82 acres
- 3 parcels of land
- Central location
- Surrounding residential neighborhood
- Prominent site with scenic views
- Adjacent to park site

Yakima Valley School OPTIONS FOR REUSE

Site Features

- Scenic, prominent site
- Most buildings in good to fair condition
- Grounds well maintained
- Parking very limited



Yakima Valley School OPTIONS FOR REUSE

Main Building

- 76,944 SF
- Generally good condition, although some delayed maintenance
- Suitable for some uses in as-is condition; limited reuse potential without significant capital improvements
- Large space; would require reconfiguration for general market appeal



Yakima Valley School OPTIONS FOR REUSE

Cottages

- Residential capacity: 112 (7 cottages with capacity for 16 persons each)
- Village character
- Reinvestment required for other uses

AB Building

- Intended for temporary use
- Poor condition



Yakima Valley School
OPTIONS FOR REUSE

4 Draft Options

1. Health and Human Services Campus
2. Technical College Campus
3. Senior Housing Community
4. Single Family Residential Development

All Options
Phase I: Reuse as is

Yakima Valley School
OPTIONS FOR REUSE

Phase I: 0 to 5 Years

emergency housing and respite care relocate residents to 200 or 400

 Reuse Buildings As Is	HHS Health and Human Service
 Renovate Building	SOLA State Operated Living Alternatives
 New Construction	DD Developmentally Disabled
	Existing Tree

Yakima Valley School OPTIONS FOR REUSE

Option 1: Health and Human Services Campus

- Emphasis on social and health services for those in need
- Offices, clinics, treatment facilities
- Main building would remain
- New buildings built over multiple years
- New users phased in over time
- Yakima Valley School would remain in operation until reach 16 residents
- Potential for SOLA and/or student housing

Yakima Valley School OPTIONS FOR REUSE

Option 1 HHS Campus

Phase 2: 5 - 10 Years

continued DD residential use

400 COTTAGES

200 MAIN

200 HHS USES

100 HHS OFFICE/CLINIC BUILDING (20,000 square feet plus parking)

convert main building to HHS uses (inpatient and out patient treatment clinics/offices)

relocate residents to other cottages

Phase 3: 10+ Years

400 HHS OFFICE/CLINIC BUILDING (40,000 square feet plus parking)

200 HHS OFFICE/CLINIC BUILDING (20,000 square feet plus parking)

100 HHS OFFICE/CLINIC BUILDING (20,000 square feet plus parking)

PARKING for main building

MAIN

Reuse Buildings As Is	HHS Health and Human Service
Renovate Building	SOLA State Operated Living Alternatives
New Construction	DD Developmentally Disabled
	Existing Tree

Yakima Valley School
OPTIONS FOR REUSE

Option 2: Technical College Campus

- Emphasis on job training programs
- Administrative offices, classrooms with computer labs, hands on learning areas
- Main building would remain
- New buildings built over multiple years
- New users phased in over time
- Yakima Valley School would remain in operation until reach 16 residents
- Potential for SOLA and/or student housing

Option 2
Technical College Campus

Yakima Valley School
OPTIONS FOR REUSE

Phase 2: 5 - 10 Years

continued DD residential use
consolidate residents from other cottages
technical college support
convert main building to technical college uses

Phase 3: 10+ Years

convert cottages to SOLA and respite care

 Reuse Buildings As Is	HHS Health and Human Service
 Renovate Building	SOLA State Operated Living Alternatives
 New Construction	DD Developmentally Disabled
	Existing Tree

Yakima Valley School OPTIONS FOR REUSE

Option 3: Senior Housing Community

- Range of housing from independent living to assisted living and nursing home care
- Main building would remain
- New buildings developed over time
- New residents phase in over time
- Yakima Valley School would remain in operation until reach 16 residents
- Potential for SOLA and/or student housing

Yakima Valley School OPTIONS FOR REUSE

Option 3 Senior Housing Community

Phase 2: 5 - 10 Years

Phase 3: 10+ Years

 Reuse Buildings As Is	HHS Health and Human Service
 Renovate Building	SOLA State Operated Living Alternatives
 New Construction	DD Developmentally Disabled
	Existing Tree

Yakima Valley School
OPTIONS FOR REUSE

Option 4: Single Family Residential Development

- Entire site redeveloped
- 60 new houses
- Potential for SOLA use
- Could provide limited number of units for Technical College students

Option 4
Single Family Residential

Yakima Valley School
OPTIONS FOR REUSE

Phase 2: 5 - 10 Years

Phase 2: 5 - 10 Years

Legend:

- Reuse Buildings As Is
- HHS Health and Human Service
- SOLA State Operated Living Alternatives
- DD Developmentally Disabled
- Existing Tree

Yakima Valley School
OPTIONS FOR REUSE

Next Steps

- Refine/finalize options
- Public Report early 2012

Yakima Valley School
OPTIONS FOR REUSE

THANK YOU!
Questions or Comments?

Yakima Valley School OPTIONS FOR REUSE

COMMUNITY WORKSHOP SIGN-IN

November 8, 2011

NAME / GROUP	ADDRESS	PHONE (optional)	E-MAIL (optional)
<i>Tommy Johnson</i>	<i>DDD</i>	<i>514-9668</i>	
<i>Michelle</i>	<i>Yakima County</i>	<i>574-1514</i>	<i>mike.kerita@co.yakima.wa</i>
<i>RICK WEAVER</i>	<i>PO Box 959</i>	<i>(509) 575-4024</i>	<i>rweaver@cwmh.org</i>
<i>SANDY DAILEY</i>	<i>407 ROSE ST</i>	<i>248-6351</i>	
<i>BURT & CHRIS ROSS</i>	<i>516 STACY CT</i>	<i>697-8939</i>	<i>deloren1@chaetee.net</i>
<i>Earl F. Wilson</i>	<i>P.O. Box 416 Selah, 98942</i>	<i>509-833-4150</i>	
<i>Rebecca E Scholl</i>	<i>5910 W Lincoln #39 Yakima, WA 98908</i>	<i>(509) 966-080</i>	<i>scholl.becky@yakingschools.org</i>
<i>ERIK PEARSON</i>	<i>1591 SELAH Loop 98942</i>		
<i>Marnie Pugh</i>	<i>404 apple way Selah</i>	<i>6983967</i>	
<i>Ron Anne Kruger</i>	<i>216 S 82nd</i>	<i>966-4576</i>	<i>ron-anne@msn.com</i>

Yakima Valley School

OPTIONS FOR REUSE

Tuesday, November 8

Name (optional): _____ Email (optional): VSS-1701B@LIVE.COM

Affiliation: _____

What features and aspects of the Campus are important and should be considered in the planning process?

OPTION 1 & OPTION 3 ARE THE BEST
THEY HAVE. OPTION 2 & OPTION 4 IS
UNEXCEPTABLE

What are your comments about potential new uses on the Campus?

RENT EMPTY COTTAGES TO V.A.
~~RENT~~
SOONER OR LATER OR YAKIMA V.A. WILL NEED
A BIGGER BUILDING EITHER RENT IT OR
SELL THE CAMPUS TO THEM

Other comments:

Yakima Valley School

OPTIONS FOR REUSE

Tuesday, November 8

Name (optional): Ross Email (optional): deloeme1@charter.net

Affiliation: Neighbors

What features and aspects of the Campus are important and should be considered in the planning process?

- sustainability
- compatibility w/Neighborhood
- ~~Size~~ has become too large in the state maybe the best alternative is to phase out of this facility and sell the property all together.

What are your comments about potential new uses on the Campus? Concerns about

the cost to make any changes. The state is broke and funding for any transition will be hard to come by.

Other comments:

Yakima Valley School

OPTIONS FOR REUSE

Tuesday, November 8

Name (optional): _____ Email (optional): _____

Affiliation: _____

What features and aspects of the Campus are important and should be considered in the planning process?

Main building and cottages need to be top priority for preservation for the foreseeable future

What are your comments about potential new uses on the Campus?

A distant second to maintaining and restoring current use.

Other comments:

Demand for RHC services is only increasing, especially for people in crisis. All beds could and should be full. Cottage 403/4 need to be re-opened



STATE OF WASHINGTON

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

ADMINISTRATIVE SERVICES DIVISION

1115 SE Washington Street, PO Box 45848, Olympia, Washington 98504-5848

Date: October 27, 2011

Department of Social and Health Services

OSSD/ Office of Capital Programs

P.O. BOX 45848

Olympia, WA 98504-5848

Dear Colleen,

I'm writing to ask you and the Tribal Chairs to join with the Washington Department of Social and Health Services in a video conference about possible future property use of the Yakima Valley School, located at 609 Speyers Road in Selah, and the Frances Haddon Morgan Center, located at 3423 6th Street in Bremerton. As shown in the attached flyer, the video conference is scheduled for ***Monday, November 14 from 10:00 am to 11:30 am at: OB 2 Building, Olympia, WA, SL Conference Room # 04 for a Power Point Presentation by iNova, our selected planning consultant.***

In 2011, the Washington State Legislature directed the Department of Social and Health Services to consider options for future use of property at the Frances Haddon Morgan Center and the Yakima Valley School. As authorized the by the Legislature, options may include the permanent use of property to support housing, other services for low-income, disabled, or vulnerable persons, or other uses. At the upcoming video conference, DSHS staff would like to provide an overview of each site, describe the ongoing planning process and hear your thoughts about possible future property uses at these facilities.

Please feel free to contact me at 360.902.8347 or email: diana.peeples@dshs.wa.gov

Respectfully,

Diana Peeples

Diana Peeples, Architect 2

GA/DSHS/Capital Projects Manager

Enclosures

cc: Julia Walton, President iNova

Carol Kirk, ADSA Coordinator

Bob Hubenthal, OCP/Chief

Frances Haddon Morgan Center & Yakima Valley School

OPTIONS FOR REUSE

TRIBAL MEETING (VIDEO CONFERENCE)

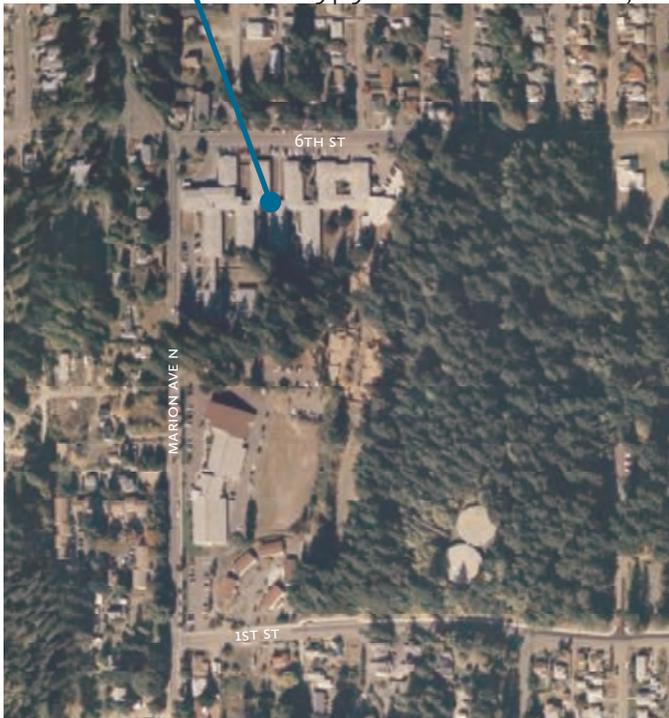
FRANCES HADDON MORGAN CENTER (BREMERTON, WA) AND
YAKIMA VALLEY SCHOOL (SELAH, WA) REUSE OPTIONS

November 14, 2011

10:00 to 11:30 AM

Frances Haddon Morgan Center

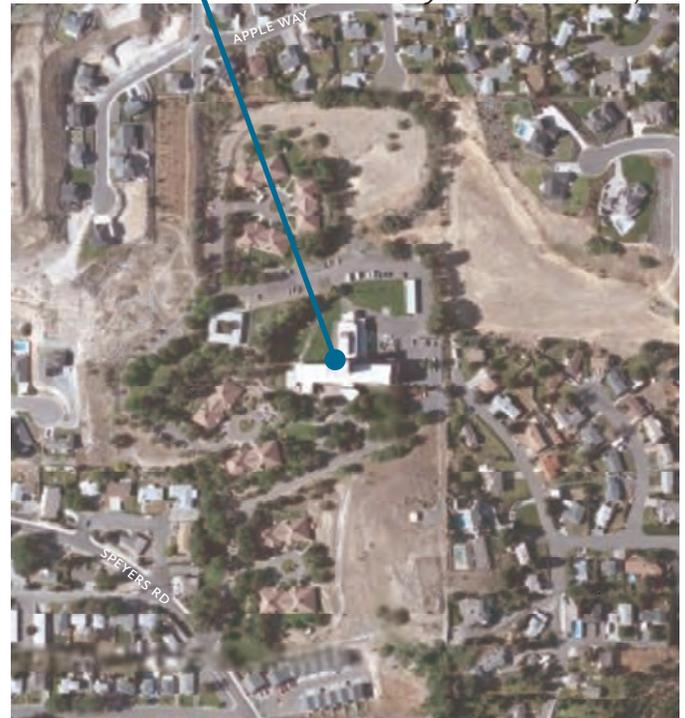
3423 6TH STREET BREMERTON, WA



Feet 0 375 750 NORTH

Yakima Valley School

609 SPEYERS RD SELAH, WA



Feet 0 375 750 NORTH

The Washington Department of Social and Health Services (DSHS) is initiating a planning study to identify options for future use of the properties at Frances Haddon Morgan Center and Yakima Valley School.

This meeting is an opportunity for those interested in the property to learn more about the planning process and provide input on potential future use of the site.

Frances Haddon Morgan Center & Yakima Valley School

OPTIONS FOR REUSE

Washington DSHS Options for Future Use

Frances Haddon Morgan Center
Yakima Valley School

November 14, 2011



Frances Haddon Morgan Center & Yakima Valley School

OPTIONS FOR REUSE

Today's Meeting

- Overview of the project
- Tribal interests in future site use

**Frances Haddon Morgan Center &
Yakima Valley School**

OPTIONS FOR REUSE

Project Schedule: September - December 2011

- Building & Site Conditions Assessment
- Market Assessment
- Develop Draft Options
- Financial Analysis & Cost Benefit Analysis
- Prepare Report to the Legislature

**Frances Haddon Morgan Center &
Yakima Valley School**

OPTIONS FOR REUSE

Implement 2011 Legislative Direction

- Close FHMC as Residential Habilitation Center by the end of 2011
- Recognize long-term transition of Yakima Valley School
- Explore options for future use including housing or other services for low-income, disabled or vulnerable persons
- Recommend potential reuse options to the Legislature by December 31, 2011

Frances Haddon Morgan Center & Yakima Valley School

OPTIONS FOR REUSE

Where are we now?

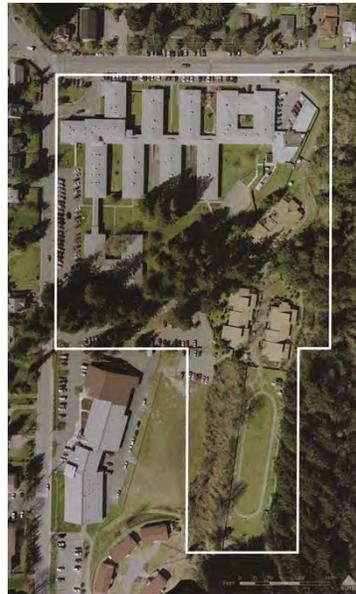
- Preliminary Site, Building & Market Assessments Completed
- Identified Opportunities & Constraints
- Draft Reuse Options Developed

Frances Haddon Morgan Center

OPTIONS FOR REUSE

Site Overview

- Land Area: 12.15 acres
- 2 Parcels of Land
- Dates of construction: 1944-1984
- Moderate income residential neighborhood
- Central location
- Adjacent to school & park



Frances Haddon Morgan Center

OPTIONS FOR REUSE

Existing Buildings

- Dates of construction: 1944-1984
- 93,233 square feet
- Residential capacity: 56 (3 residences & Forest Ridge Lodge)
- Offices located in original Navy hospital building (Capacity approximately 120)

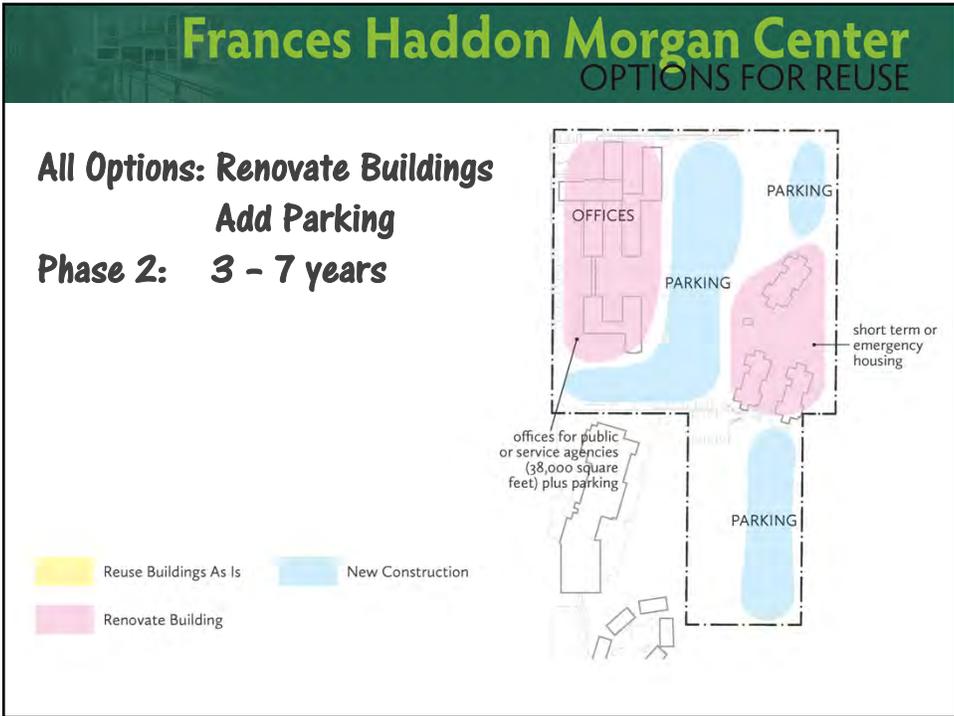
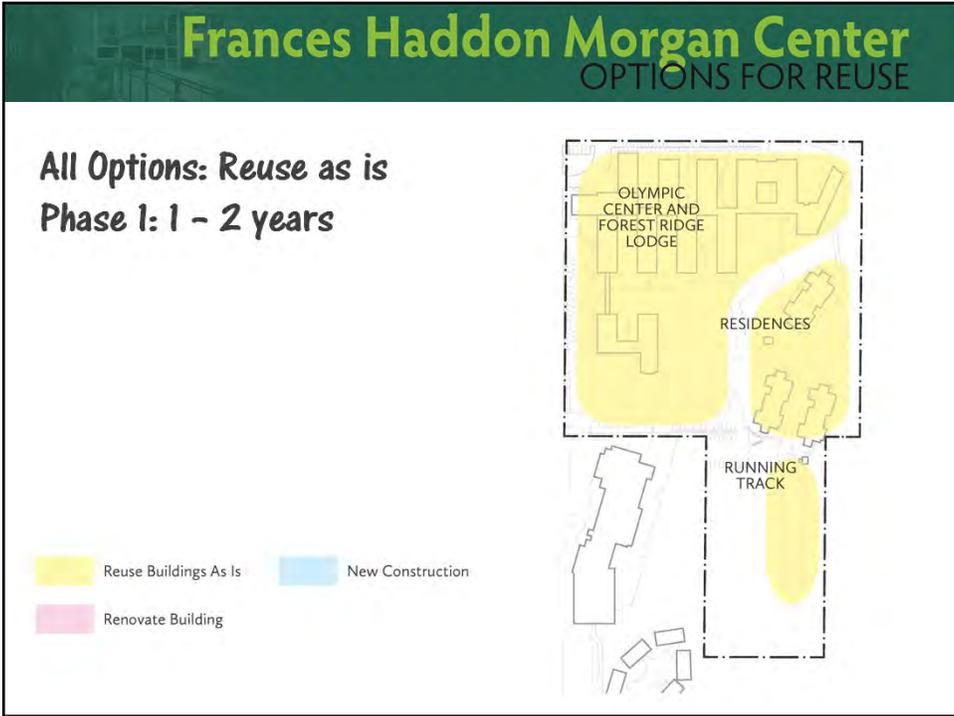


Frances Haddon Morgan Center

OPTIONS FOR REUSE

Potential Uses

1. Community Use
2. School Campus
3. Senior Housing Community
4. Single Family Development



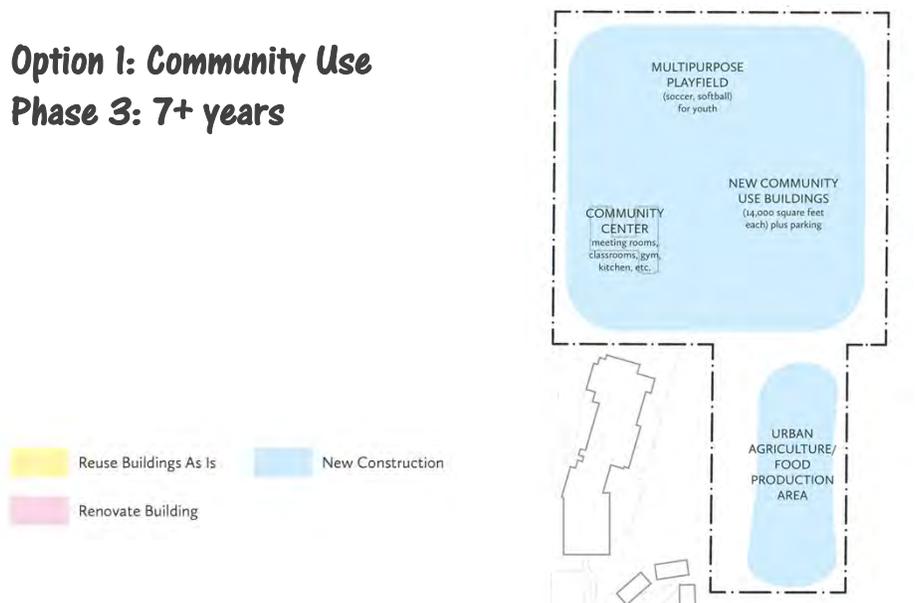
Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 1: Community Use

- Emphasis on public, non-profit and community activities
- Community center, public use buildings, classrooms, gym, kitchen, multi-purpose playfields, urban farm
- Full site redevelopment
- Redevelopment could occur over time

Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 1: Community Use Phase 3: 7+ years



Frances Haddon Morgan Center OPTIONS FOR REUSE

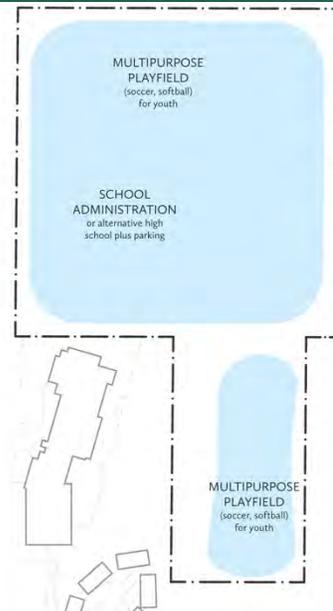
Option 2: School Campus

- Combines with adjacent Bremerton School District facility to create an educational campus
- New administrative, alternative high school, parking, multipurpose playfields
- Full site redevelopment
- Redevelopment could occur over time

Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 2: School Campus Phase 3: 7+ years

- Reuse Buildings As Is
- Renovate Building
- New Construction



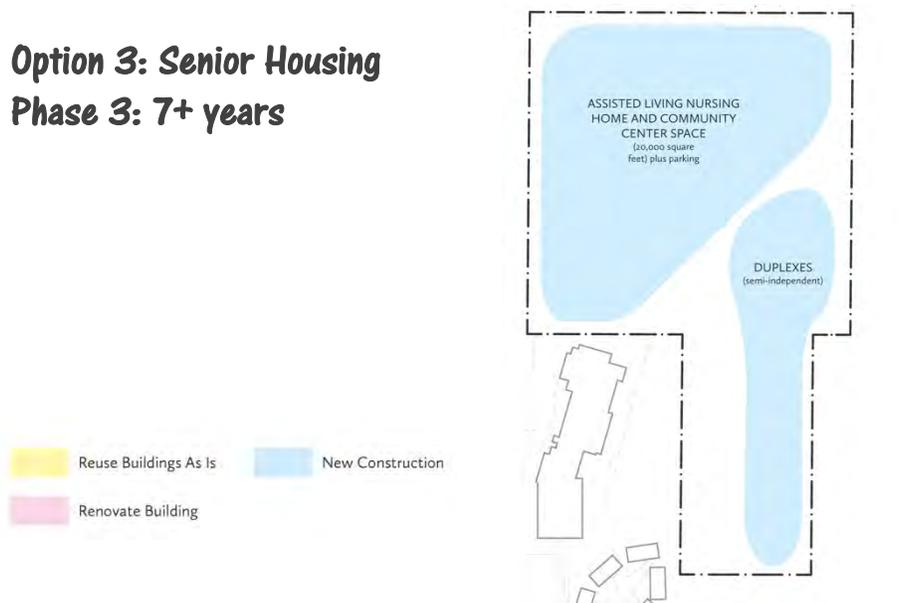
Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 3: Senior Housing Community

- Range of housing from independent living to assisted living and nursing home care
- Full site redevelopment
- New buildings could be developed over time
- Potential for community-based homes for people with disabilities

Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 3: Senior Housing Phase 3: 7+ years



Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 4: Single Family Housing

- Entire site redeveloped
- 39 new houses
- Potential for community-based homes for people with disabilities

Frances Haddon Morgan Center OPTIONS FOR REUSE

Option 4: Single Family Housing Phase 3: 7+ years

Reuse Buildings As Is New Construction

Renovate Building

SINGLE FAMILY
39 new single
family residences

Yakima Valley School

OPTIONS FOR REUSE

Site Overview

- Land area: 26.82 acres
- 3 parcels of land
- Central location
- Surrounding residential neighborhood
- Prominent site with scenic views
- Adjacent to park site



Yakima Valley School

OPTIONS FOR REUSE

Main Building

- 76,944 SF
- Generally good condition, although some delayed maintenance
- Suitable for some uses in as-is condition; limited reuse potential without significant capital improvements
- Large space; would require reconfiguration for general market appeal



Yakima Valley School OPTIONS FOR REUSE

Cottages

- Residential capacity: 112 (7 cottages with capacity for 16 persons each)
- Village character
- Reinvestment required for other uses



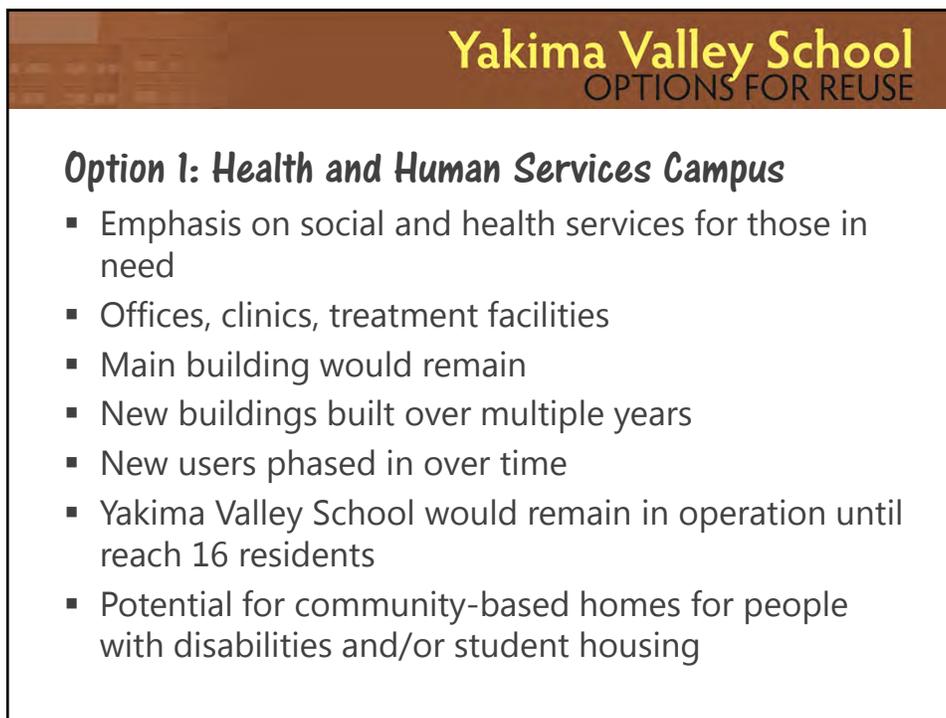
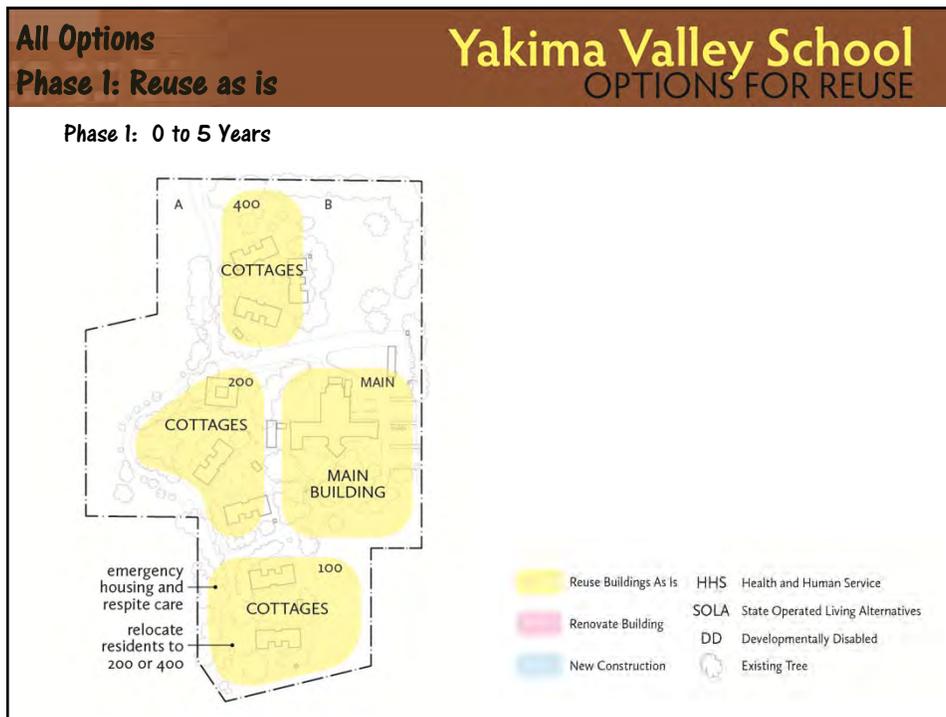
AB Building

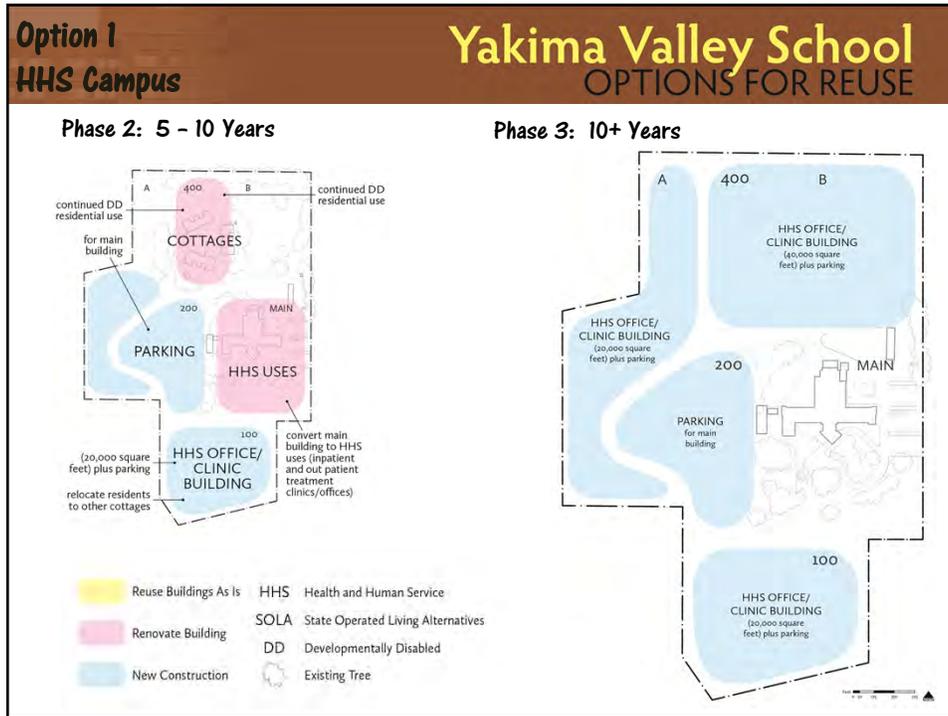
- Intended for temporary use
- Poor condition

Yakima Valley School OPTIONS FOR REUSE

4 Draft Options

1. Health and Human Services Campus
2. Technical College Campus
3. Senior Housing Community
4. Single Family Residential Development

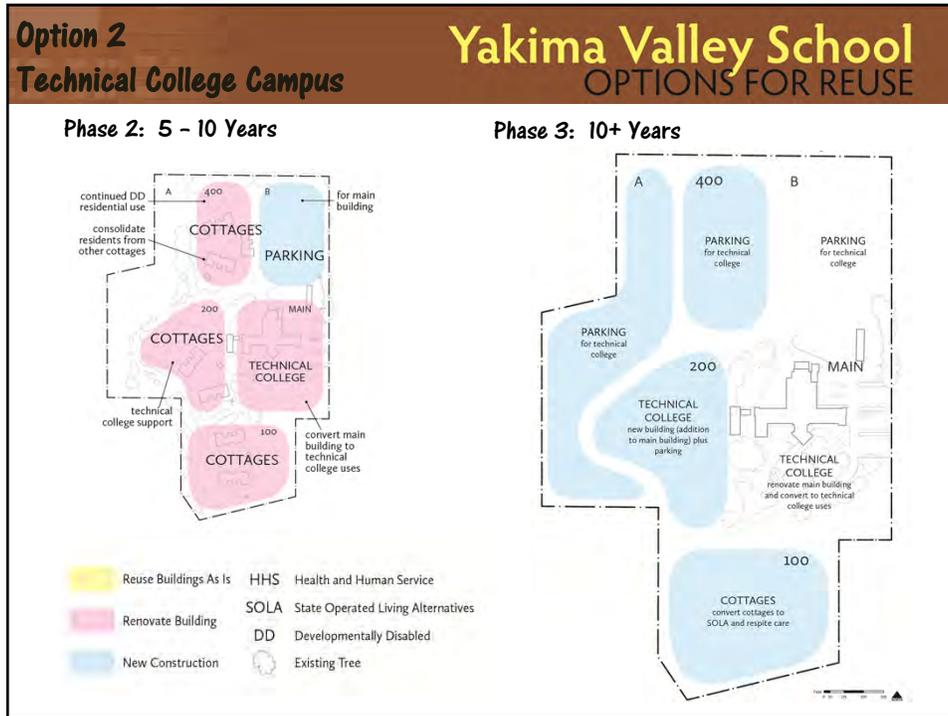




Yakima Valley School OPTIONS FOR REUSE

Option 2: Technical College Campus

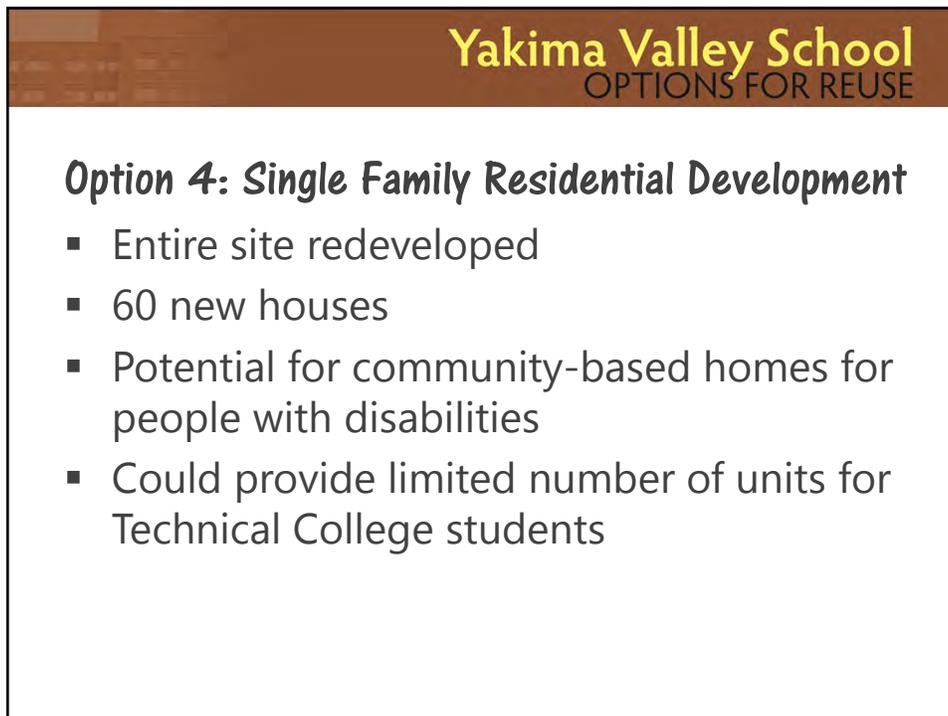
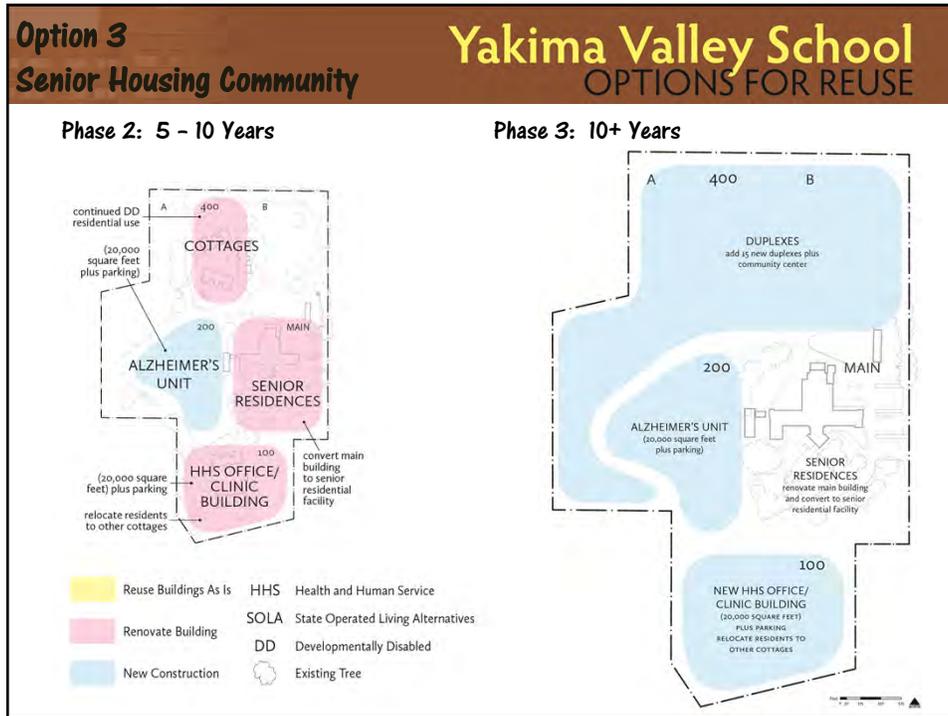
- Emphasis on job training programs
- Administrative offices, classrooms with computer labs, hands on learning areas
- Main building would remain
- New buildings built over multiple years
- New users phased in over time
- Yakima Valley School would remain in operation until reach 16 residents
- Potential for community-based homes for people with disabilities and/or student housing

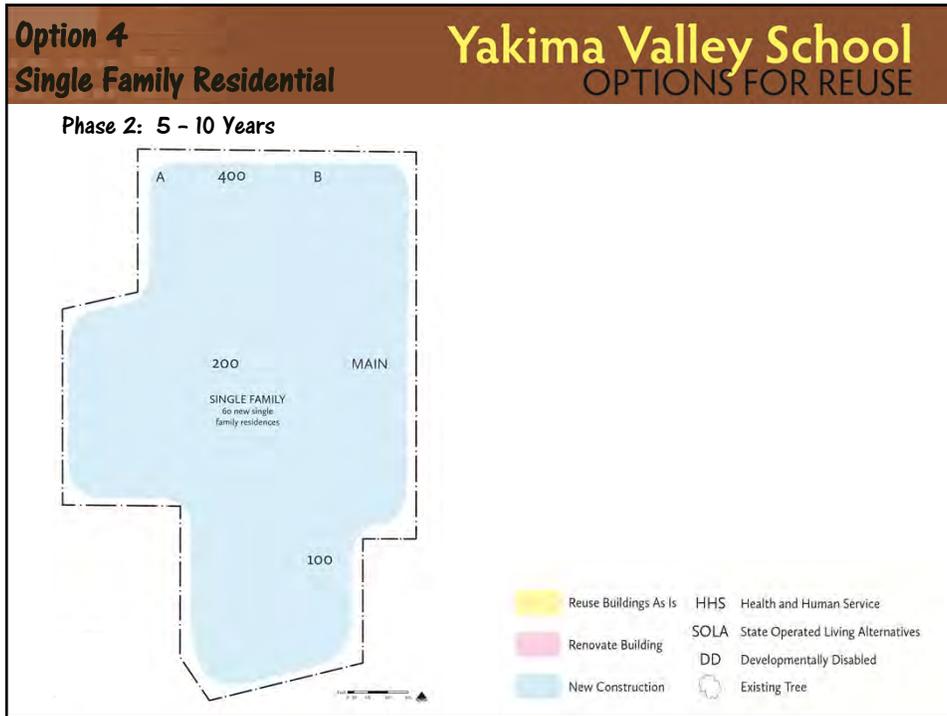


Yakima Valley School OPTIONS FOR REUSE

Option 3: Senior Housing Community

- Range of housing from independent living to assisted living and nursing home care
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- Potential for community-based homes for people with disabilities and/or student housing





Frances Haddon Morgan Center & Yakima Valley School
OPTIONS FOR REUSE

Next Steps

- Refine/finalize options
- Public Report early 2012

More Information

Diana Peeples, DSHS Capital Projects
360.902.8347 or diana.peeples@dshs.wa.gov

Frances Haddon Morgan Center – 3423 6th Street, Bremerton
Carol Kirk – 360.725.3450

Yakima Valley School -- 609 Speyers Road, Selah
Tammy Winegar – 509.698.1255

**Frances Haddon Morgan Center
and Yakima Valley School
Reuse Options
Tribal Chairs Meeting
November 14, 2011
Meeting Summary**

Participants

Diana Peeples, DSHS
Carol Kirk, DSHS
Bob Hubenthal, DSHS
Colleen Cawston, DSHS Office of Indian Policy
Deborah Munkberg, inova
Linda Walker, Yakama Nation
Phil Ambrose, DSHS Office of Indian Policy
Robert Ramirez, Yakama Nation

Meeting Summary

On November 14, 2011, the Department of Social and Health Services hosted a video conference with interested Tribal Chairs to describe the ongoing planning process for the future potential reuse of the Frances Haddon Morgan Center and Yakima Valley School. The meeting was hosted from Olympia and had video links to Yakima, Spokane and Tacoma. The Yakama Nation participants participated from Yakima; there were no other participants at the other locations.

The meeting began with short introductory comments and a slide show that presented information on the project process and schedule, legislative direction, the project site and building conditions, site access, utilities, and potential future use options. Because there were no participants from western Washington, the presentation and discussion focused on the Yakima Valley School site. Following the presentation, questions and comments from the participants were invited and are briefly summarized below:

- When will cost information be available? The draft report will be provided to DSHS on November 18 and will be reviewed before being finalized. The final report will be available to the public at the end of the year.
- How many residents are left at the site? About 80 long-term residents. In addition, the facility offers short-term emergency, transitional and respite care for an average of about 12 people at any one time.
- What about leasing opportunities? Short term leasing is an opportunity, longer term is less clear. There has been no formal request for use of the facility.

- Is there is interest, who from DSHS should be contacted? Interested parties should contact Diana Peeples, project manager for the reuse study, or Tammy Winegar, site superintendent of the Yakima Valley School.
- Does the aging population trend provide a basis for senior housing? The changing population composition is one factor that could contribute to making senior housing a feasible option.
- Is there any assurance that planned changes will not change back? If the site is leased for a different use, users would want some assurance that the state would not change plans and want the site back.
- Does the Yakama Nation have an interest in the site and/or buildings? Yes, there is definitely a general interest, but not a specific plan or agenda at this time. Would be looking for a use that would benefit the Nation. Cost analysis would be a key piece of data that would help inform their decisions.

Hearing no further questions or comments from the group, the meeting was adjourned.

Appendix G

Market Analysis

APPENDIX : MARKET ANALYSIS

SUMMARY OF PRELIMINARY FINDINGS

Francis Haddon Morgan Center (FHMC)

Market-Oriented Site Perspectives

Key Assets

- Attractive parcel, adorned with large trees and park-like settings
- Centrally located near downtown Bremerton
- Large parcel
- City of Bremerton oriented for economic development
- Main building is usable in most places as is, for class-room and group activities (may be attractive to non-profits)

Challenges

- Centered in a small, close-in, central neighborhood in Bremerton
- Access into neighborhood is limited and presents challenges
- Housing in area relatively lower valued, lower priced than market-wide values and prices
- Alternative school adjacent to site
- Asbestos, contaminants known on-site

Summary of Potential Uses

The following is a general summary of potential uses on site. For a breakdown of potential uses and preliminary estimates on market feasibility see Exhibits 1 and 2.

- Market interest in new development of site appears challenging for most uses, given today's economic climate
- Market rate single and/or multifamily housing would fit well on site, but current rents in Bremerton do not appear to support new development (may suit longer-term planning for site)
- Site not well suited for market rate retail or commercial uses due to residential location and more suitable commercial location within Bremerton
- Potential for park/community facilities on all or portion of site

Yakima Valley School (YVS)

Market-Oriented Site Perspectives

Key Assets

- Prominent, scenic and well maintained site
- Excellent views to south, east and north
- Centrally located within Selah
- Large parcel
- Existing infrastructure
- Two building pads with built out utilities
- Surround area/neighborhood has higher home values than regional market
- Terraced site with natural buffers

Challenges

- Steeply sloped portions of site limit developable acreage
- Limited market for commercial and office uses in Selah
- Access into neighborhood is limited and presents challenges
- Main building is large and difficult to fill
- Asbestos, contaminants known on-site
- Expensive demolition costs
- Surrounded by existing residential neighborhood

Summary of Potential Uses

The following is a general summary of potential uses on site. For a further breakdown of potential uses and preliminary estimates on market feasibility see Exhibits 3 and 4.

- Market interest in new development of site appears challenging for most uses, given today's economic climate
- There is potential for single family housing on site as surrounding neighborhood includes newly constructed single family homes
- Site not well suited for market rate retail or commercial uses due to limited market in Selah and more appropriate alternative locations
- Non market rate uses may be suitable for site based on local demand for such space and compatibility with existing uses

MARKET ANALYSIS EXHIBITS

Exhibit 1. FHMC Market Demand Perspectives - Market Rate Products

Frances Haddon Morgan Center – Bremerton, WA				
Market Demand Perspectives				FHMC: Market Rate Products
Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Single Family Housing	Entire Site	Low	Medium	Unlikely in short term due to low demand and values; Possible in long term due to central location within an existing residential neighborhood
Multifamily Housing	Entire Site	Low	Medium	Unlikely in short term due to low demand for multifamily housing; Possible in long term depending on market conditions
Office	Entire Site	Low	Low	Unlikely because of residential location and limited demand for new office space; more suitable sites in existing commercial areas; low rent values;
Retail	Entire Site	Low	Low	Unlikely because the nearby commercial areas along Kitsap Way offer superior sites, with far better access, far more customer access and established commercial activity.

Exhibit 2. FHMC Market Demand Perspectives – Non Market Rate Products

Frances Haddon Morgan Center – Bremerton, WA				
Market Demand Perspectives				FHMC: <i>Non-Market Rate</i> Products
Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Institutional Housing	Entire Site	Medium	High	Existing facilities suitable for this use; upgrades to facilities required in near and long term
Schools/Higher Education	Entire Site	Medium	High	Existing facilities suitable for this use; upgrades to facilities required in near and long term; costs of operations will determine potential rents
Non-Profit Activity Space	Entire Site	Medium	High	Existing facilities suitable; dependent on demand for such space; costs of operations will determine potential rents
Early Learning Center	Entire Site	Medium	Medium	Existing facilities suitable; building improvements in near and long term required
Neighborhood Park	Entire Site	Medium	Medium	Benefits community; portion of site may be dedicated park; demand of recreational space in Bremerton; no costs/subsidies by state government required

**Exhibit 3. Yakima Valley School Market Demand Perspectives -
Market Rate Products**

Yakima Valley School – Selah, WA		Yakima Valley School: Market Rate Products		
Market Demand Perspectives		Yakima Valley School: Market Rate Products		
Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Single Family Housing	Entire Site	Medium	High	New single family construction located adjacent to site; two existing building pads suitable for construction
Multifamily Housing	Entire Site	Low	Medium	No demand for multifamily housing in short term; limited demand in long term; low rental rates in region; higher cost to develop
Office	Main Building	Low	Low	Extremely limited office market in Selah; surrounded by residential neighborhood; more suitable locations in Selah and Yakima; high cost to upgrade facility
Lodging/Resort	Main Building	Low	Medium	Feasibility in near term low due to high construction/remodel costs; Site is uniquely situated on hillside; excellent views from site; growing tourism industry in Yakima County in long term

**Exhibit 4. Yakima Valley School Market Demand Perspectives –
Non Market Rate Products**

Yakima Valley School – Selah, WA				
Market Demand Perspectives			Yakima Valley School: <i>Non-Market Rate Products</i>	
Use	Scale	Feasibility		Notes
		Near Term	Long Term	
Institutional Housing	Entire Site	Medium	Medium	Facility readily adaptable for this type of use; high costs for upgrades and maintenance; requires substantial state funding
State Comprehensive Medical Facility	Entire Site	Medium	High	Facility adaptable for this type of use; demand for such a facility in area; high capital improvement costs for improvements, upgrades and operation
Training/Higher Education	Entire Site	High	High	Main building adaptable for education purposes; local demand for higher education
Neighborhood Park	Entire Site	Medium	Medium	Located adjacent to new park (in development); scenic and central location
Non Profit Office/Activity Space	Entire Site	High	High	Potential for multiple non-profit users; rents based on operational costs of facility; local demand for non-profit space

Exhibit 5. Yakima Valley School Site and Surroundings

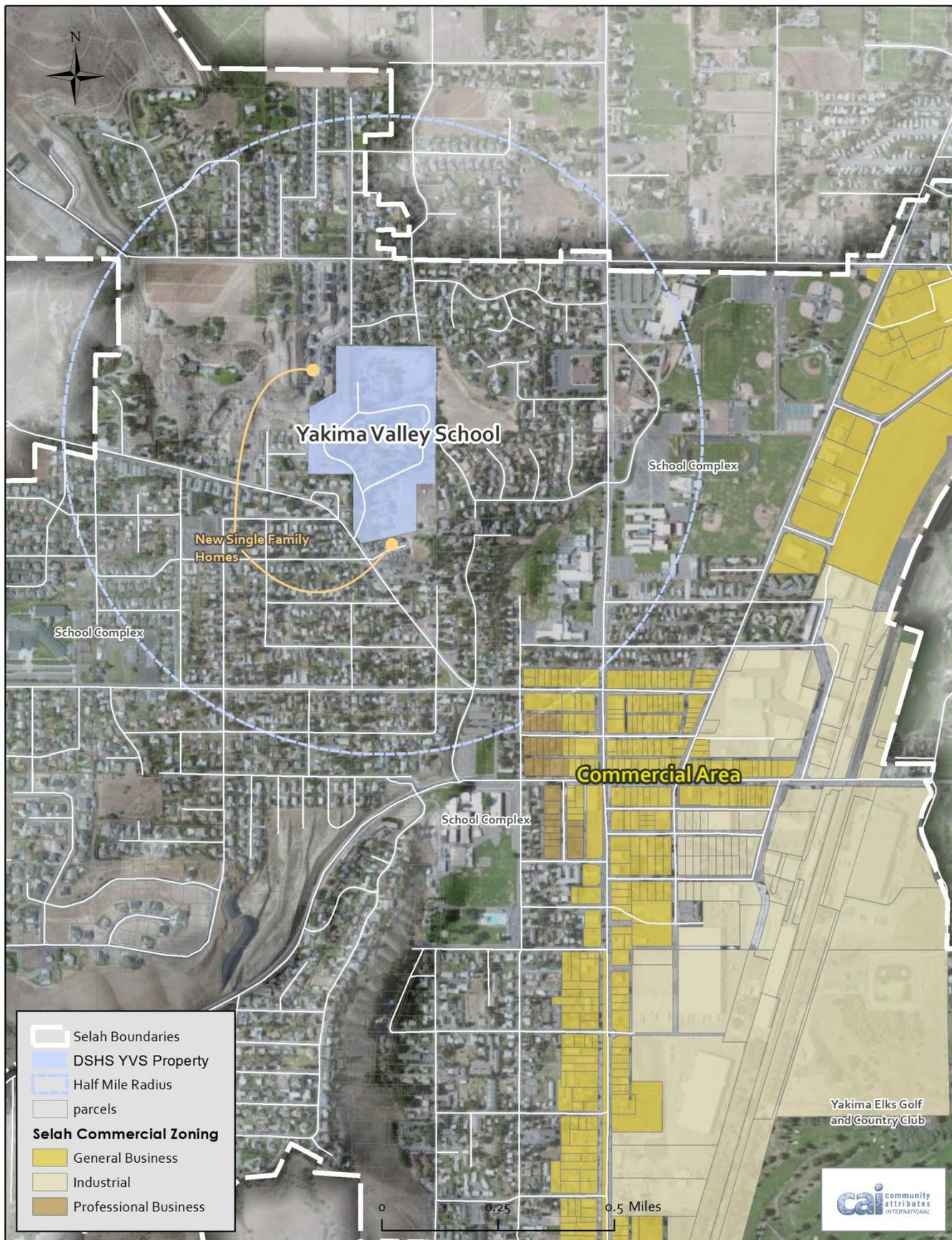


Exhibit 6. FHMC Bremerton Site and Surroundings

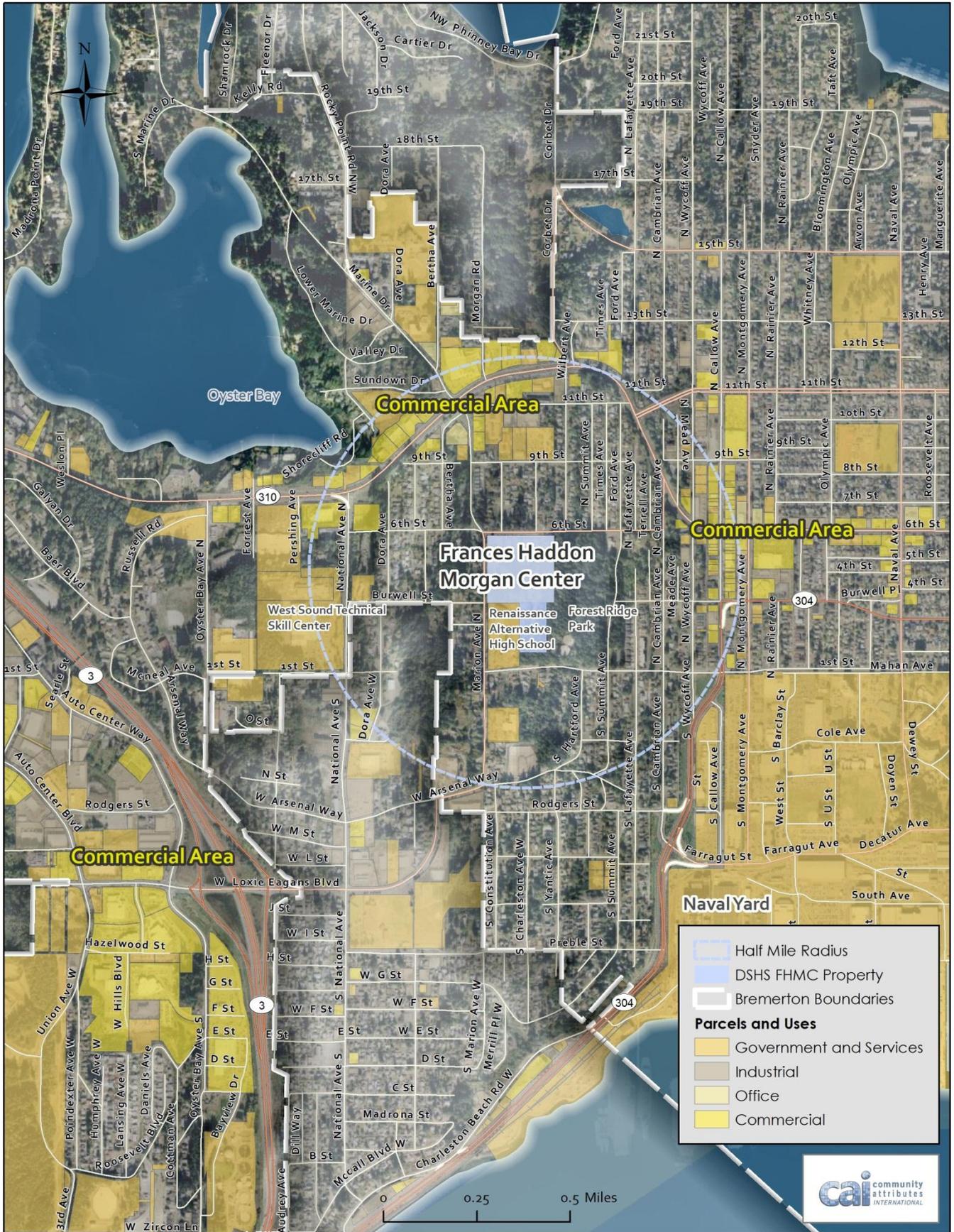


Exhibit 7. Preliminary Site Profiles

	FHMC – Bremerton	Yakima Valley School
Land Area (Acres)	12.15	26.82
Number of Parcels	2	3
Assessed Value Land	\$758,450	\$806,100
Assessed Value Improvements	\$7,016,030	\$6,905,800
Total Assessed Value	\$7,711,900	\$7,774,480
Dates of Construction Range	1944-1984	1947-1982
Neighborhood Considerations	<ul style="list-style-type: none"> • Located in central Bremerton • Close proximity to commercial core and naval yard • Residential neighborhood • Moderate income housing • Existing park bordering to east 	<ul style="list-style-type: none"> • Residential neighborhood • Centrally located • Near Selah commercial core • New public park in development adjacent to property • New residential development adjacent to property
Zoning	Low Density Res (R-10)	One-Family Residential (R-1)
Existing Land Use Designation	Government Services and Recreation	Service/Education
Site Considerations	<ul style="list-style-type: none"> • Mature trees/vegetation • Access from 6th St and Marion Ave • Alternative school contiguous to property 	<ul style="list-style-type: none"> • Steeply sloped with terraced areas suitable for development • Prominent location with scenic views from multiple locations • Two building pads with existing utilities • Single access from Speyers Rd.
Square Footage Improvements (S.F.)	99,618	141,945
Condition	Buildings in moderate to poor condition; Grounds well maintained	Main Building in good condition; Grounds well maintained; High operational and maintenance costs

Source: Community Attributes; Yakima County Assessor; Kitsap County Assessor; City of Bremerton WA; City of Selah, WA

Exhibit 8. Income, Housing and Rental Profile

Income, Housing and Rental Profile	Bremerton	Kitsap County	Selah	Yakima County
Income (Households)				
Less than \$10,000	1998	5,127	372	6,267
\$10,000 to \$14,999	774	2,872	270	5,698
\$15,000 to \$24,999	2008	7,971	354	11,089
\$25,000 to \$34,999	2012	8,753	452	9,180
\$35,000 to \$49,999	2533	13,411	570	13,183
\$50,000 to \$74,999	2753	19,436	954	15,280
\$75,000 to \$99,999	1393	13,028	461	8,396
\$100,000 to \$149,999	1085	13,460	392	6,109
\$150,000 to \$199,999	310	4,741	119	1,393
\$200,000 or more	143	3,118	37	1,221
Median household income	\$ 38,060	\$ 59,358	\$ 49,313	\$ 41,854
Office Rent Estimates (\$/s.f./month)*				
2000 or newer price range	\$14.00 - \$20.00	n/a	n/a	\$12.00 - \$18.00
1980-1999 price range	\$9.00 - \$19.00	n/a	n/a	\$8.00 - \$15.00
1979 or older price range	\$4.00 - \$16.00	n/a	n/a	\$5.00 - \$13.00
Average new or remodeled	\$17.00	n/a	n/a	\$16.00
*Yakima County office rents based on City of Yakima available listing information				
Multifamily Apt. Rent Estimates				
Average monthly rent per s.f.	\$ 0.99	\$ 1.02	n/a	\$ 0.80
Average overall monthly rent	\$ 827	\$ 880	n/a	\$ 589
Vacancy	5.1%	n/a	n/a	5.2%
Home Price				
Owner-occupied units	6224	63,957	1,487	50,437
Less than \$50,000	2.70%	3.40%	0.61%	9.88%
\$50,000 to \$99,999	3.50%	2.80%	9.89%	16.96%
\$100,000 to \$149,999	13.10%	6.80%	27.57%	26.63%
\$150,000 to \$199,999	26.90%	13.80%	29.52%	20.90%
\$200,000 to \$299,999	30.90%	28.40%	23.27%	15.28%
\$300,000 to \$499,999	17.10%	28.80%	8.81%	8.09%
\$500,000 to \$999,999	5.10%	13.30%	0.34%	1.79%
\$1,000,000 or more	0.70%	2.70%	0.00%	0.47%
Median Value	\$ 210,200	\$ 278,600	\$ 171,800	\$ 143,200

Source: ACS 2009 5-Year Estimates, Commercial Brokers Association MLS listing services, Dupre and Scott, Washington Center for Real Estate Research

Exhibit 9: Bremerton Office Leasing Rates Sampling

Year Built/Remodel	Type	Class	Lease	Rent/s.f
1910	Retail/Office	C	NNN	\$ 10.00
1918	Retail/Office	n/a	Gross	\$ 7.40
1930	Office	n/a	NNN	\$ 9.00
1935	Office	n/a	Modified Gross	\$ 8.00
1936	Retail/Office	n/a	Gross	\$ 12.00
1940	Office	C	NNN	\$ 8.00
1944	Retail/Office	C	Modified Gross	\$ 5.90
1946	Office	A	NNN	\$ 15.00
1946	Office	n/a	NNN	\$ 10.00
1950	Office/Ind.	B	Full Service	\$ 3.90
1955	Retail/Office	n/a	Modified Gross	\$ 16.00
1955	Retail/Office	n/a	Modified Gross	\$ 9.00
1963	Retail/Office/Ind.	B	NNN	\$ 0.60
1965	Retail/Office/Ind.	C	NNN	\$ 0.30
1965	Office	A	NNN	\$ 12.00
1970	Office	A	Full Service	\$ 15.00
1970	Retail/Office	n/a	NNN	\$ 12.00
1971	Office	C	NNN	\$ 9.00
1976	Med Office	n/a	Full Service	\$ 20.00
1977	Office/Ind.	n/a	Modified Gross	\$ 8.40
1979	Office	n/a	Full Service	\$ 20.00
1980	Office	A	Full Service	\$ 19.00
1984	Office	B	Modified Gross	\$ 7.35
1984	Office/Ind.	n/a	NNN	\$ 3.44
1985	Office	C	NNN	\$ 9.50
1985	Office	B	NNN	\$ 1.15
1986	Office	n/a	Gross	\$ 21.00
1986	Retail/Office	n/a	NNN	\$ 11.00
1986	Office	n/a	NNN	\$ 8.00
1987	Retail/Office	B	Modified Gross	\$ 13.43
1990	Retail	n/a	NNN	\$ 14.00
1990	Retail/Office	n/a	NNN	\$ 6.00
1990	Office	B	NNN	\$ 16.00
1994	Retail	n/a	NNN	\$ 21.00
1994	Retail/Office	B	NNN	\$ 15.00
1997	Retail/Office	C	NNN	\$ 10.75
2001	Office	C	NNN	\$ 6.00
2001	Office	n/a	Full Service	\$ 12.00
2005	Retail/Office	n/a	NNN	\$ 13.00
2006	Office	B	Modified Gross	\$ 15.00
2006	Office	B	NNN	\$ 14.00
2007	Office	A	NNN	\$ 20.00
2007	Office	n/a	Gross	\$ 14.00
2008	Office	n/a	Gross	\$ 9.68
2008	Office/Ind.	n/a	NNN	\$ 6.86
2009	Retail/Office	n/a	NNN	\$ 18.00
2011	Office	B	NNN	\$ 14.00
2011	Office	B	NNN	\$ 14.00

Source: Commercial Mortgage Listings Services, Bremerton, WA 9/27/2011

Exhibit 10: Yakima Office Leasing Rates Sampling

Year Built/Remodel	Type	Class	Lease	Rent/s.f
1910	Office	B	NNN	\$ 10.00
1915	Office	n/a	Modified Gross	\$ 8.13
1921	Office	n/a	n/a	\$ 4.50
1915	Retail/Office	n/a	NNN	\$ 5.18
1925	Office	n/a	NNN	\$ 8.59
1925	Office	B	NNN	\$ 11.00
1927	Office	n/a	NNN	\$ 9.00
1950	Retail/Office	n/a	NNN	\$ 12.00
1965	Office	n/a	n/a	\$ 10.00
1965	Retail/Office	n/a	NNN	\$ 12.50
1965	Office	n/a	n/a	\$ 13.00
1965	Retail/Office	B	NNN	\$ 6.00
1970	Office	C	NNN	\$ 12.00
1970	Office	n/a	NNN	\$ 10.00
1974	Office	n/a	NNN	\$ 9.00
1975	Retail/Office/Ind.	n/a	NNN	\$ 4.20
1977	Office	n/a	NNN	\$ 12.00
1980	Retail/Office	n/a	NNN	\$ 12.00
1980	Office	n/a	NNN	\$ 5.50
1981	Office	n/a	NNN	\$ 10.00
1984	Office	n/a	NNN	\$ 9.00
1984	Office	n/a	n/a	\$ 14.00
1985	Office	B	Modified Gross	\$ 12.00
1985	Office	n/a	Modified Gross	\$ 9.43
1987	Office	n/a	n/a	\$ 6.72
1988	Office	n/a	NNN	\$ 10.00
1990	Office	n/a	NNN	\$ 11.83
1992	Office	A	NNN	\$ 10.61
1994	Retail/Office	n/a	NNN	\$ 14.50
1995	Retail/Office	n/a	NNN	\$ 13.00
1996	Retail/Office	n/a	NNN	\$ 9.50
1997	Office	B	NNN	\$ 12.00
1997	Office	B	NNN	\$ 13.00
1997	Office	n/a	Modified Gross	\$ 10.45
2000	Office	n/a	Full Service	\$ 14.95
2000	Retail/Office	n/a	NNN	\$ 18.00
2001	Office	n/a	NNN	\$ 12.00
2001	Office	A	NNN	\$ 16.00
2002	Retail/Office	B	NNN	\$ 12.00
2004	Office	B	Modified Gross	\$ 9.00
2004	Retail/Office	n/a	NNN	\$ 10.00
2008	Retail/Office	n/a	NNN	\$ 18.00
2009	Retail/Office	n/a	NNN	\$ 17.50

Source: Commercial MLS Listings Yakima City, WA 9/27/2011

Exhibit 11: Selah Multifamily Housing Rental Rates

Selah Rental Listings September 27, 2011					
Selah					
Rental Type	Rent	Beds	Baths	Size (s.f.)	Rent/S.F.
Single Family Home	\$1,650	3	2.5	1,925	\$0.86
Single Family Home	\$1,800	5	3	3,600	\$0.50
Condo	\$1,100	3	2	1,600	\$0.69
Townhouse	\$1,100	3	2.5	1,700	\$0.65
Condo	\$1,100	3	2	1,600	\$0.69

Source: Yakima Valley Landlords Association Listings

Exhibit 12: Yakima City Rental Estimates

Yakima city, Washington 2010 Occupancy and Rental Estimates					
	2010 Estimate	2009 Estimate	2008 Estimate	2007 Estimate	2006 Estimate
GROSS RENT					
Occupied units paying rent	15,191	13,997	13,925	12,681	13,197
Less than \$200	3.10%	2.60%	1.10%	1.70%	3.70%
\$200 to \$299	1.60%	4.60%	3.50%	2.50%	3.60%
\$300 to \$499	12.10%	16.50%	25.00%	21.40%	22.30%
\$500 to \$749	31.40%	40.00%	43.40%	38.20%	38.30%
\$750 to \$999	30.30%	18.90%	17.30%	24.50%	19.70%
\$1,000 to \$1,499	16.40%	11.60%	7.90%	9.80%	10.40%
\$1,500 or more	5.00%	5.90%	1.90%	2.00%	1.90%
Median (dollars)	757	668	623	649	638

Source: U.S. Census Bureau, 2010 American Community Survey

Exhibit 13: Bremerton Multifamily Housing Rental Rates

Apartment Rents and Vacancy - City of Bremerton						
Dupre and Scott September 2011 Survey						
Property age group: All Years	All	S	1	2BR - 1BA	2BR - 2BA	3
Market vacancy	11%	5%	8%	13%	17%	11%
Average rent	\$ 827	\$ 525	\$ 699	\$ 819	\$ 930	\$ 1,089
Rent per NRSF	\$ 0.99	\$ 1.27	\$ 1.10	\$ 0.94	\$ 0.97	\$ 0.95
Buildings surveyed	23	1	20	18	10	10
Units surveyed	2395	38	867	687	437	302
Property age group: 2010 & Newer	All	S	1	2BR - 1BA	2BR - 2BA	3
Market vacancy	20%	na	na	na	20%	19%
Average rent	\$ 1,125	na	na	na	\$ 1,073	\$ 1,184
Rent per NRSF	\$ 1.10	\$ -	\$ -	\$ -	\$ 1.13	\$ 1.08
Buildings surveyed	1	na	na	na	1	1
Units surveyed	56	na	na	na	30	26

Source: Dupre and Scott September 2011 Survey

Exhibit 14: Kitsap County Multifamily Housing Rental Rates

Apartment Rents and Vacancy - Kitsap County						
Dupre and Scott September 2011 Survey						
Property age group: All Years	All	S	1	2BR - 1BA	2BR - 2BA	3
Market vacancy	10%	6%	8%	10%	12%	10%
Average rent	\$ 880	\$ 542	\$ 748	\$ 848	\$ 973	\$ 1,115
Rent per NRSF	\$ 1.02	\$ 1.28	\$ 1.13	\$ 0.98	\$ 0.99	\$ 0.97
Buildings surveyed	57	2	49	49	28	27
Units surveyed	6496	46	2113	1929	1355	931
Property age group: 2010 & Newer	All	S	1	2BR - 1BA	2BR - 2BA	3
Market vacancy	20%	na	na	na	20%	19%
Average rent	\$ 1,125	na	na	na	\$ 1,073	\$ 1,184
Rent per NRSF	\$ 1.10	\$ -	\$ -	\$ -	\$ 1.13	\$ 1.08
Buildings surveyed	1	na	na	na	1	1
Units surveyed	56	na	na	na	30	26

Source: Dupre and Scott September 2011 Survey

Exhibit 15: Job Growth

Job Growth Trends				
	Bremerton	Kitsap Co.	Selah	Yakima Co.
Jobs				
2000	27,500	73,700	n/a	75,500
2010	28,400	82,600	n/a	76,000
2020	31,800	92,900	n/a	87,200
cagr				
2000 - 2010	0.3%	1.1%	n/a	0.1%
2010 - 2020	1.1%	1.2%	n/a	1.4%
Job Growth				
2000 - 2010	900	8,900	n/a	500
2010 - 2020	3,400	10,300	n/a	11,200

Source: Puget Sound Regional Council Forecasts, Washington State Department of Revenue Forecasts, Community Attributes, Inc., 2011.

Exhibit 16: Population Growth

Population Growth Trends				
	Bremerton	Kitsap Co.	Selah	Yakima Co.
Population				
2000	37,259	231,969	6,310	222,581
2010	37,729	251,133	7,147	243,231
2020	40,900	283,242	n/a	272,992
cagr				
2000-2010	0.1%	0.8%	1.3%	0.9%
2010-2020	0.8%	1.2%	n/a	1.2%
Pop. Growth				
2000-2010	470	19,164	837	20,650
2010-2020	3,171	32,109	n/a	29,761

Source: Puget Sound Regional Council Forecasts, Washington State Department of Revenue Forecasts, Community Attributes, Inc., 2011.

MARKET ANALYSIS PERSPECTIVES

The following is an abbreviated summary of an interview conducted in October 2011 with Vic Ulsh, President of Bradley Scott Real Estate located in Bremerton, WA. The interview was conducted in order to establish accurate real estate market data and trends for the Bremerton, WA and Kitsap County market.

Trends in Development

1. Can you tell me about recent trends in development? *The market is sleepy and slow. Builders and developers are going under. Very little new construction. Seeing owner/user development for the most part. Retail and office centers are not being built. Borrowing is extremely difficult.*
2. In the next 5 years, what type of development do you expect? *Expects multifamily development and owner/user developments.*

Multifamily

3. What is the demand for multifamily housing in this market? *There is demand for this type of housing in the market. This is an area of the market that remains fairly strong in terms of sales, rents and occupancy.*

Office

4. What does Class A office space rent for per square foot? (a range is fine) *\$12.00 – \$13.00 NNN.*
5. What is the demand for office space in this market? *The demand for office space is soft. Rents continue to fall. Vacancies are stabilizing but are still trending upwards. Still pain ahead.*
6. What is the demand for nonprofit office and meeting space? *There have been a significant number of inquiries from non-profit organizations recently. These are small users, typically needing 1000 sf to 1500 sf.*

Site-specific opportunities

7. Would office space be appropriate at this site? *Office would work at this site (FHMC). Easy access to Highway 3 is a positive, but the location is remote for office space.*
8. Would retail be appropriate at this site? *Opportunity for retail is not there. Other areas are more appropriate.*
9. Would housing be appropriate at this site? *Multifamily housing would be appropriate for this site. Single family housing would be less appropriate for the neighborhood.*

Appendix H

Reuse Options: Draft Site Plans

DSHS - Yakima Valley School

Introduction

The site plans, program narrative and use program matrix in this appendix were prepared for the purposes of preparing the order of magnitude cost estimates and Cost Benefit Analysis. The information is general in nature and does not constitute a design.

Draft Program Narrative

November 3, 2011

Option 1- Health & Social Services Campus

Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development (Near-term; 0-5 years)

Main Building (#8 - 10): ± 76,000 GSF – Continues as DSHS Offices, (with AB Building #9). Work is limited to demolition, disposal, and re-landscape of existing 2,500 SF and 10,000 SF storage buildings.

Existing Cottages (#1-7): ± 6,500 GSF each.

- 100 – 2 cottages, nursing home. reuse as is, Short Term Non- DDD Respite Housing (ie emergency housing, vets, women's shelter, etc). Capacity 16 residents/cottage, total 32 residents.
- 200 – DDD Use – Nursing Home, currently not occupied. Capacity 16 residents/cottage, total 32 residents.
- 400 – DDD Use – Nursing Home, occupied. Capacity 16 residents/cottage, total 48 residents capacity.

Pads A & B – Currently Undeveloped. Utilities stubbed out to pads. No Change.

Phase 2 - Reuse/Renovation - Reduced DDD Residents - Add New Development (Mid-Term – 5-10 Years)

- Main Building: ± 76,000 GSF – For HHS Uses: Admin, In-patient care and clinics
- 3 Existing Cottages (# 5-7) (400): ± 6,500 GSF each, renovate for continued DDD nursing home use.

New Construction

- New 2 Story Building, medical or social services clinic, ± 20,000 GSF, with 100 parking stalls (100)

- New 4 Story Building, medical or social services clinic : ± 40,000 GSF, with 200 parking stalls (A)
- New street connection to Terri Lane to the north

Work involves; full gut, seismic upgrade, and renovation of the Main Building; demolition and disposal of 4 (#3-4) existing cottages and the addition of 400 parking spaces to support the renovated main building (200). Parking includes cut, fill, and retaining. Includes two new office buildings and related parking for approximately 300 vehicles.

Phase 3 - Reuse/Redevelopment - No DDD Uses (10+ Years)

Renovation

New Construction

- Add SOLA (Northern ½ area A)
- Demolish cottages (#5-7) and
- New 4 Story Building : ± 80,000 GSF with 400 parking stalls (A/400/B)

Work involves demolition and disposal of 3 existing cottages (#5-7); and the addition of a new building with about 400 parking spaces to support the new building.

Option 2 – Technical College

Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development (Near-term; 0-5 years) – Same as Option 1.

Phase 2 - Reduced DDD Residents - Reuse/Renovation - Add New Development (Mid-Term – 5-10 Years)

Renovation

- Cottages (#3-7) for Continued DDD Use as nursing homes. (200 and 400)
- Main Building: ± 76,000 GSF – For Technical College Uses: Admin, café and classrooms and labs for the following education programs: Medical Coding/office, paralegal, business technology, IT/network maintenance, graphics technology, instrumentation (see Perry Technical Institute for descriptions)

New Construction

- 200 parking stalls to support the main building (A)
- New street connection to Terri Lane to the north

Work involves; full gut, seismic upgrade, and renovation of the Main Building and construction of 200 parking stalls (400).

Phase 3 - Reuse/Redevelopment - No DDD Uses (10+ Years)

Renovation

- Convert cottages (#1-2) to SOLA (State Operated Living Alternative) or student housing. Assume maximum 4 residents/building plus live-in staff.

New Construction

- New additions to existing Main Building for Technical College use: ± 80,000 GSF
- Demolish cottages (#3-7)
- X new parking stalls (Main, 200)
- 800 new parking stalls (A, 200, 400)

Work involves demolition and disposal of 5 existing cottages; full gut, seismic upgrade, and renovation of the main building; an addition to the main building, and the addition of parking to support the renovated main building.

Option 3 – Step-down Senior Housing Village

Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development (Near-term; 0-5 years) – Same as Option 1.

Phase 2 - Reduced DDD Residents - Reuse/Renovation - Add New Development (Mid-Term – 5-10 Years)

Renovation

- Main Building: ± 76,000 GSF – (#8) Renovate Main Building: assume 67,000 GSF - no use of basement. Floors: (1) Admin, cafe (2) Nursing Home, (3-5) Assisted Living.

Existing Cottages (#1-7): ± 6,500 GSF each.

- 100 – 2 cottages, reuse as is, Short Term Non- DDD Respite Housing (ie emergency housing, vets, women's shelter). Capacity 16/cottage, total 32.
- 400 – DDD Use – Nursing Home, occupied. Capacity 16/cottage, total 48 residents capacity.

New Construction

- New Alzheimer Building: ± 20,000 GSF plus ___ parking (Main, 200)
- New street connection to Terri Lane to the north

Phase 3 - Reuse/Redevelopment - No DDD Uses (10+ Years)

New Construction

- Add 15 1-story duplexes. 2800 GSF residences + 700 GSF garage/unit, (A, 400, D)
- SOLA; (State Operated Living Alternative); 4 - 4000 GSF single family houses. 4 maximum residents/unit plus live-in staff (400).
- Community center, 10,000 GSF with 80 related parking spaces

Option 4 – Single Family Residential Development

Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development (Near-term; 0-5 years) – Same as Option 1.

Phase 2 - Redevelopment - No DDD Uses (10+ Years)

New Construction

- 60 Single Family Residences
- New street connection to Terri Lane to the north

COLOR KEY

Use/Reuse As Is - No Renovation
Renovate & Reuse
Continuation of Use After Renovation
Redevelop with New Use

DRAWING CHANGES

Add Emergency /SOLA Access - Terri Lane? - Verify Location of Terri Lane
SOLA N 1/2 A
Redraw Combined 400/Pad B

	Timeframe	Years	Main Building	100's	200	400	Pad A	Pad B	SOLA
Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development	Short Term	0-5	(#8) Use as Is - DSHS	(#1 &2) Use as is for Short Term Non-DDD Emergency/Respite Housing (ie emergency housing, vets, women's shelter)	(#3 &4) Use as is; Relocate DDD residents from 100's	(#5,6,7) Relocate DDD residents from 100's	No Change	No Change	none
Phase 2 - Development Program			(#8) Renovate, Main Building: assume 67,000 GSF - no use of basement. Floors : (1) Lobby/clinic/training, (2) inpatient, (3) clinic/outpatient, (4) clinic/outpatient (5) maintenance/storage	1 2-story building, 20,000 GSF & 100 parking stalls	(#3, 4, 9, 10) Renovate for Continued DDD Residential Use and/or Emergency/Respite Housing	(# 5,6,7) Renovate 3 cottages for short term respite care/nursing home care : 6500 GSF each	No Change	400 new Parking Stalls for Main	
Phase 3 - Reuse/Redevelopment - No DDD Uses	Long Term	10+	Continue HHS Uses	Continue HHS Uses	400-525 New Parking Stalls for Main Building	1 4-story building, 40,000 GSF, with 200 parking stalls	SOLA; (State Operated Living Alternative); 4 - 4000 GSF single family houses. 4 maximum residents/unit plus live-in staff.	Continue as parking	none

Yakima Valley School - Option 2: Tech College

COLOR KEY

Use/Reuse As Is
Renovate & Reuse
Continuation of Use After Renovation
Redevelop with New Use
Continuation of New Use

DRAWING CHANGES

Add Emergency /SOLA Access - Terri Lane? - Verify Location of Terri Lane
Keep Existing Buildings in 100's
Add Emergency /SOLA Access - Terri Lane? - Verify Location of Terri Lane

	Timeframe	Years	Main Building	100's	200	400	Pad A	Pad B	SOLA
Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development	Short Term	0-5	(#8) Use as Is - DSHS	(#1 & 2) Use as is for Short Term Non- DDD Respite Housing (ie emergency housing, vets, women's shelter)	(#3 & 4) Use as is; Relocate DDD residents from 100's	(#5,6,7) (Use as is; Relocate DDD residents from 100's	No Change	No Change	
Phase 2 - Development Program			(#8) Renovate Main Building: assume 67,000 GSF - no use of basement. Floors: (1) Admin, cafe (2-5) Classroom/labs for programs: medical coding/office, paralegal, business technology, IT/network maintenance, graphics technology, instrumentation	(#1 & 2) Cottages, 6500 GSF each, for short term housing (emergency housing, vets, women's shelter)	(# 3 & 4) Renovate (update/upgrade) 3 cottages: 6500 GSF each for DDD use (nursing home)	(# 5,6,7) Renovate (update/upgrade) 3 cottages: 6500 GSF each for DDD use (nursing home)		300 parking stalls for Main Building	
Phase 3 - Reuse/Redevelopment - No DDD Uses	Long Term	10+	80,000 GSF Addition to Main Building - Tech College, same programs as (#8)	(#1 & 2) Convert Buildings to SOLA (State Operated Living Alternative), nursing home or supported living, 4 residents total/building, plus live-in staff	New Parking (400-525 stalls) to support Main/new building	(#5,6 7) Demo; Add 325 Parking for Main Buildings	Add 200 parking stalls for Main Buildings	Continue as parking stalls for Main Buildings	Area 100

Yakima Valley School - Option 3: Step Down Sr Housing

COLOR KEY

Use/Reuse As Is
Renovate & Reuse
Continuation of Use After Renovation
Redevelop with New Use

DRAWING CHANGES

Add Sr Housing in 100's Area - Phase 3, and more bldgs to 200? Re we use steep slopes in other options
Add Emergency /SOLA Access - Terri Lane? - Verify Location of Terri Lane
Draw Up Similar Colors/Style to Other Options
Orient North Up - Vertical Page Layout
Number & Name Options Per this Spreadsheet

	Timeframe	Years	Main Building	100's	200	400	Pad A	Pad B	SOLA	Program Definition Needs
Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development	Short Term	0-5	Use as Is - DSHS	Short Term Non-DDD Housing	Relocate DDD residents from 100's	Relocate DDD residents from 100's	No Change	No Change		
Phase 2 - Development Program			(#8) Renovate Main Building: assume 67,000 GSF - no use of basement. Floors: (1) Admin, cafe (2) Nursing Home, (3-5) Assisted Living.	(#1 &2) Renovate Cottages, 6500 GSF each, for short term housing (emergency housing, vets, women's shelter etc)	(#3, 4, 9, 10) Demo; add 1 1-story 20,000 GSF Alzheimer's Unit	(# 5,6,7) Renovate (update/upgrade) 3 cottages: 6500 GSF each for DDD use (nursing home)		No Change		
Phase 3 - Reuse/Redevelopment - No DDD Uses	Long Term	10+	Continued Senior Housing	Continue as SOLA or Short Term Housing	Continue Alzheimer's Unit plus ___ parking in Main/200	Add 15 1-story duplexes. 2800 GSF residences + 700 GSF garage/unit (A, 400, B)	Add 15 1-story duplexes. 2800 GSF residences + 700 GSF garage/unit (A, 400, B)	New Senior Housing (duplexes)	Pad A	

11/2/11 JW REV

Option 4: Single Family Residential

COLOR KEY

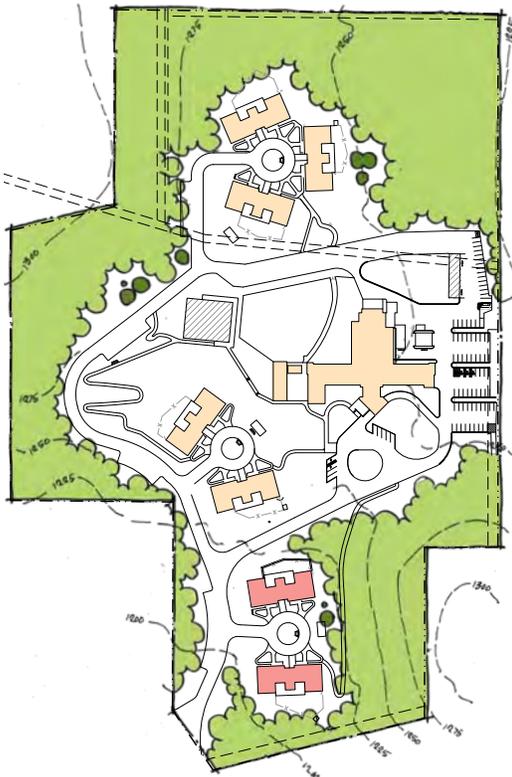
Use/Reuse As Is
Renovate & Reuse
Continuation of Use After Renovation
Redevelop with New Use
Continuation of New Use

DRAWING CHANGES

Add Emergency /SOLA Access - Terri Lane?
--

	Timeframe	Years	Main Building	100's	200	400	Pad A	Pad B
Phase 1 - Reuse - Facility as Is - Reduced DDD Residents - No Renovation or New Development	Short Term	0-5	Use as Is - DSHS	Short Term Non-DDD Housing	Relocate DDD residents from 100's	Relocate DDD residents from 100's	No Change	No Change
Phase 2 - Redevelop Site as Single Family Residences - 60 Units	Mid - Long Term	6+ Years	Demo (#1-10); Redevelop as 60 Single Family Residences					

PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)

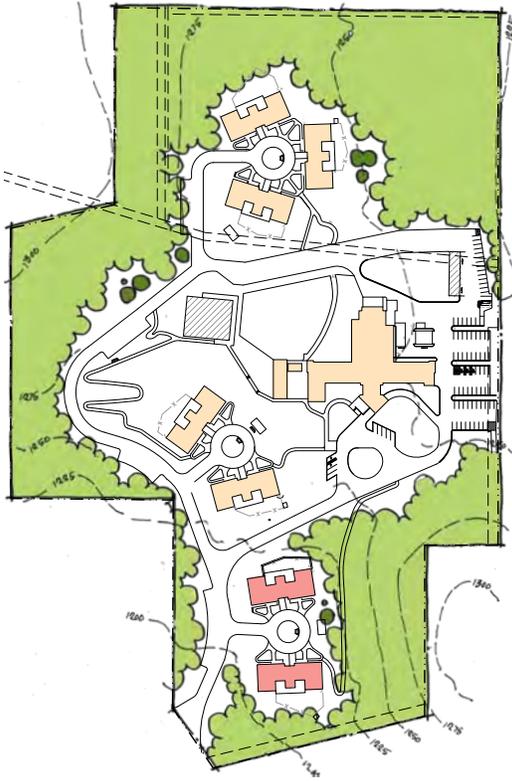


PHASE 3 (7+ YEARS)



- OPTION 1: HEALTH AND SOCIAL SERVICES CAMPUS**
-  No Renovation – Reuse Existing Building (DSHS/Other Users)
 -  Emergency/Short Term Housing/SOLA
 -  Renovate and Change of Use
 -  New Construction
 -  New Phase 2 Use Continued in Phase 3

PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)



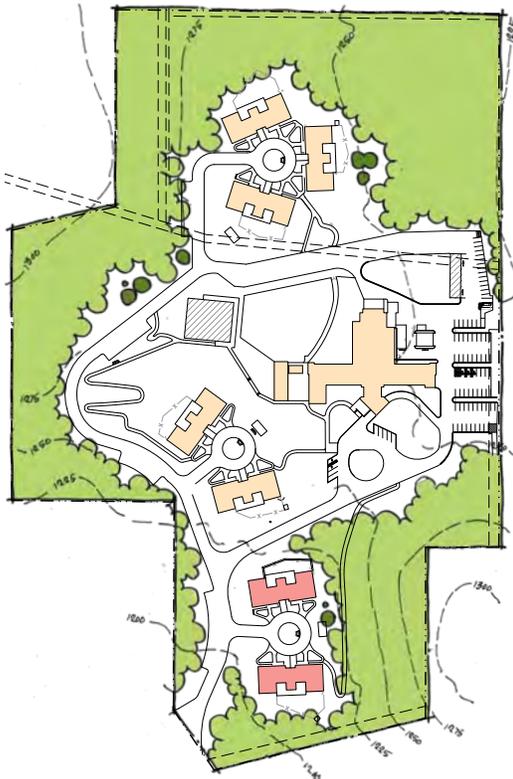
PHASE 3 (7+ YEARS)



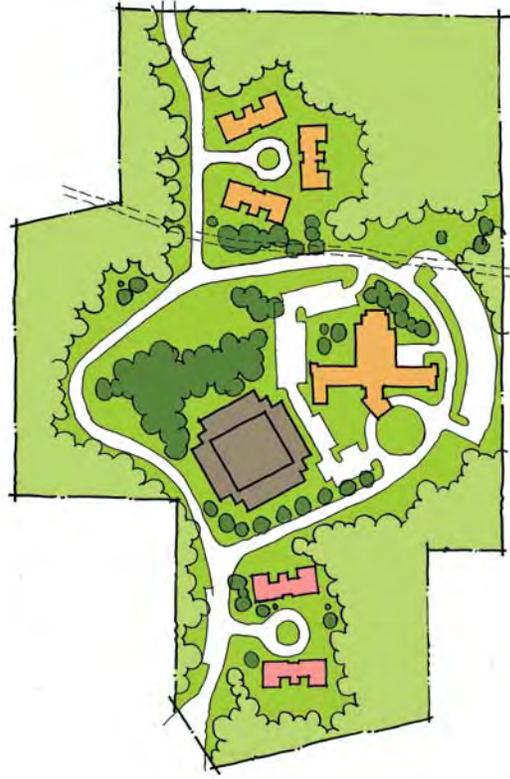
OPTION 2: TECHNICAL SCHOOL CAMPUS

-  No Renovation – Reuse Existing Building (DSHS/Other Users)
-  Emergency/Short Term Housing/SOLA
-  Renovate and Change of Use
-  New Construction
-  New Phase 2 Use Continued in Phase 3

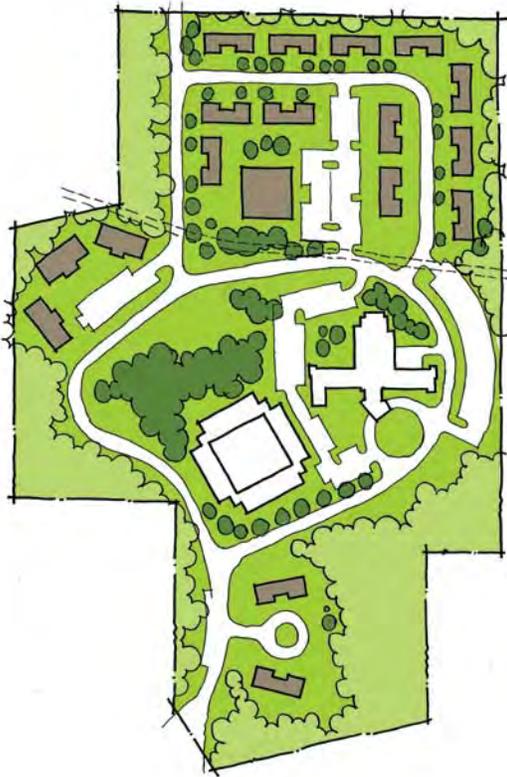
PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)



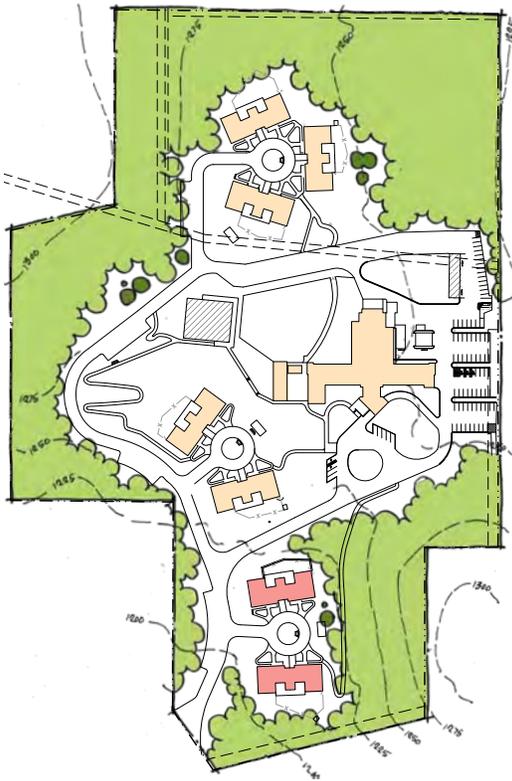
PHASE 3 (7+ YEARS)



OPTION 3: MULTI-SERVICE LEVEL SENIOR HOUSING COMMUNITY

-  No Renovation – Reuse Existing Building (DSHS/Other Users)
-  Emergency/Short Term Housing/SOLA
-  Renovate and Change of Use
-  New Construction
-  New Phase 2 Use Continued in Phase 3

PHASE 1 (0-5 YEARS)



PHASE 2 (3-10 YEARS)



OPTION 4: SINGLE FAMILY RESIDENTIAL DEVELOPMENT

-  No Renovation – Reuse Existing Building (DSHS/Other Users)
-  Emergency/Short Term Housing/SOLA
-  Renovate and Change of Use
-  New Construction
-  New Phase 2 Use Continued in Phase 3

Appendix I

Cost Benefit Analysis and Unit Costing



1402 Third Ave, Suite 930
Seattle, Washington 98101
tel: 206.523.6683 fax: 866.726.5717

Memorandum

To: Julia L. Walton and Deborah Munkberg, Inova

From: Chris Mefford, Aaron Blumenthal, Mark Goodman, Ruby Sandher

Date: 12/21/2011

Re: **YVS Cost-Benefit**

INTRODUCTION

The proposed Yakima Valley School (YVS) plan offers four distinct potential Reuse Options for the YVS. This memorandum outlines the technical methods of calculating the financial costs and benefits of each Option and summarizes the results.

SUMMARY OF FINDINGS: YVS COST-BENEFIT ANALYSIS

From a financial perspective, the conclusions of the cost-benefit analysis show significant costs and limited revenues for each potential Reuse Option over the useful life of each project. The State will likely need to incur demolition costs for the site to be attractive to users for renovation or redevelopment because other sites are available elsewhere in locations which do not include these costs. The Reuse Options considered are:

- Option 1: Health and Human Services Campus
- Option 2: Technical College
- Option 3: Multi-service Level Special Needs Housing Community
- Option 4: Single Family Residential Development

However, given that three of the four Options provide non-market driven, not-for profit uses which provide housing and other services to low income, disabled or vulnerable populations as directed in ESHB 1497, this conclusion is not surprising. These three options provide significant public and community benefit

Under Options 1-3, significant demolition, construction and renovation costs would need to be incurred by the State to attract its intended use. Option 4 shows the least costs compared to some of the available revenues. Even with concrete revenue data (unavailable for from Option 1 and 3), these Options would need to recover more than half of all costs through revenues (\$60-\$95 million) to be comparable to Option 4, a highly unlikely scenario. This conclusion suggests that Option 4 minimizes costs to the State the most, however provides the least benefit as defined in ESHB 1497. More detailed cost and revenue analysis is discussed in the following sections and summarized

in the Costs and Revenues table in the Appendix to this memorandum. While none of the Options are economically self-supporting regardless of whether the State demolishes existing facilities or writes down the land cost, there may be a wide range of non-financial benefits provided, assuming the site is used for these purposes. These are identified in detail in the Cost Benefit analysis and summary table in Section 4 of the main body of the document.

Cost calculations

Costs Over Time: In this analysis, all costs are reported in nominal figures (no discounting has been applied), and cost estimates have not been adjusted for inflation and do not take into account any cost escalation.

Construction and Demolition Costs: All construction cost estimates were provided by Rider Levitt Bucknall and take into account the varied use plans for the YVS site.

Operating costs: Operating cost estimates were based on the most recent year-to-date operating and maintenance cost data provided by DSHS, which are reported as roughly \$15 million per year (June 2010, YTD) and include staff and resident support wages, supplies, operations and building maintenance. The estimates are assumed to be consistent year-to-year, discounting significant changes in proposed use. Because of the RHC draw-down, future YVS operations and maintenance costs will decrease over time.

The options presented for YVS include significant continued uses for DSHS-supported residents, with associated operating costs borne by the State. Because of the uncertainty of actual use under the different phases and options, operating costs were estimated as a percentage of total year-to-date costs, derived from expected use under each phase of each option. Where uncertainty in State use exists in the proposed options (such as overlapping years of phase 1 and phase 2, for example), the average cost of the surrounding phases was used as an estimate.

A detailed schedule of expected operating costs for continued YVS DSHS-supported uses is presented in the Appendix to this memorandum.

Revenue Calculations

Revenue estimates, where provided, are based on the best available market data given the proposed use of the YVS site. Because many of the proposed uses for this site represent niche or non-market-oriented uses, limited or no market data exists to inform revenue estimates and projections. In addition, the city of Selah's size presents limited opportunities for comparisons of market rent. Nevertheless, for some options, broad estimates of comparable space in the Yakima area available to commercial tenants range from roughly \$10 to \$12 per square foot per year. Depending on the option considered, revenues calculated at 50% occupancy could generate \$1.8 million per year.

Depending on tenant capacity, rent and the option chosen, revenues could range between \$200,000 and \$2 million per year from lease contracts for options with

comparable market data. Alternatively, a one-time sale of the property to private developers may recover an estimated \$4 million. An additional \$8 million in revenue to private developers (not to the State) could be expected through home sales.

Non-Financial Costs and Benefits

In addition to financial costs and benefits, a number of costs and benefits exist that cannot be measured as direct financial effects to the State or local community. A complete table of these factors can be found in the analysis summary table.

Conclusions

The financial outlook of the Options presented for the YVS site all show costs in excess of identified revenues. Of all available choices Option 4, Single Family Residential Development, sale or long-term lease of the property for private development minimizes overall direct costs to the State. However, Options 1-3 provide the opportunity for non-monetized benefits to the local community. Of those, Option 3 most directly responds to the directives in ESHB 1497. While the impacts of these benefits are highly dependent on the demand for these uses and their value to the State and local community, a comparison of potential gains from these uses may outweigh the financial costs of construction, renovation and continued operation of YVS.

APPENDIX

Exhibit 1. YVS Costs and Revenues

YVS	
Option 1: Health and Social Services Campus	
Construction Costs	(\$76,000,000)
Operating Costs	(\$65,000,000)
10 Year Lease Revenues (Year 5-15)	Unknown
Option 2: Technical College	
Construction Costs	(\$65,000,000)
Operating Costs	(\$65,000,000)
10 Year Lease Revenues (Year 5-15)	\$18,000,000
Option 3: Multi-level Special Needs Housing Community	
Construction Costs	(\$42,000,000)
Operating Costs	(\$65,000,000)
10 Year Lease Revenues (Year 5-15)	Unknown
Option 4: Single Family Residential Development	
Demolition Costs	(\$8,000,000)
Operating Costs	(\$47,000,000)
Sale Revenues (\$5 / SF)	\$4,000,000

All costs and benefits represent full life of the project. Operating Costs borne by State. Some revenues missing due to limited market data.

Exhibit 2. YVS Operating Cost Schedule

Years	Phase 1		Phase 1-2		Phase 2		Phase 2-3		Phase 3		Total (Millions \$)
	Years 1-2	Years 3-5	Year 6	Years 7-10	Years 10+						
	% of YTD Costs	Cost (Millions \$)									
Option 1	90%	\$ 27	65%	\$ 29	40%	\$ 6	20%	3	0%	\$ -	\$ 65
Option 2	90%	\$ 27	65%	\$ 29	40%	\$ 6	20%	3	0%	\$ -	\$ 65
Option 3	90%	\$ 27	65%	\$ 29	40%	\$ 6	20%	3	0%	\$ -	\$ 65
Option 4	90%	\$ 27	45%	\$ 20	0%	\$ -	0%	\$ -	0%	\$ -	\$ 47

All reported costs are totals for the indicated period.



Draft ROM - Cost Estimate

DSHS - Yakima Valley School

Yakima, Washington

Issued dates:

November 14th, 2011

Prepared for:

inova

101 Stewart, Suite 350
Seattle, WA 98101

www.inovapcd.com

Tel. 206.834.3898

Prepared by:

RIDER LEVETT BUCKNALL

1924 First Ave, Second Floor
Seattle, WA 98101

www.americas.rlb.com

Tel. 206.223.2055

DSHS - Yakima Valley School

Yakima, Washington

November 14th, 2011

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Prepared by:

RIDER LEVETT BUCKNALL

A Property & Construction Consultancy

1924 First Ave, Second Floor

Seattle, WA 98101

www.rlb.com

Tel.206.223.2055

DSHS - Yakima Valley Shool Draff Program Summary 11/12/11

Building Description	Total Floor Area	BUILDING COST		DEMOLITION/ABATEMENT PRICING (SEE TAB)	PARKING PRICING	SITework PRICING (SEE TAB)	GENERAL CONDITIONS		MARKUPS		TOTAL PRICING
		SF RATE	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
Option 1 - Health & Human Services Campus											
Phase 1	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2	164,272	\$ 235	\$ 38,655,800	\$ 647,483	\$ 647,500	\$ 3,119,456	\$ 4,666,651	\$ 5,181,047	\$ 5,181,047	\$ 52,917,938	
Phase 3	80,000	\$ 225	\$ 18,000,000	\$ 106,000	\$ 370,000	\$ 1,100,307	\$ 1,761,868	\$ 1,920,436	\$ 1,920,436	\$ 23,258,610	
Option 1 Total	244,272	\$ 232	\$ 56,655,800	\$ 753,483	\$ 1,017,500	\$ 4,219,764	\$ 6,428,519	\$ 7,101,483	\$ 7,101,483	\$ 76,176,548	
Option 2 - Technical College											
Phase 1	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Phase 2	118,072	\$ 215	\$ 25,351,220	\$ 528,633	\$ 185,000	\$ 795,685	\$ 3,149,607	\$ 3,520,194	\$ 3,520,194	\$ 33,530,340	
Phase 3	97,800	\$ 224	\$ 21,891,000	\$ 201,650	\$ 786,250	\$ 2,463,726	\$ 3,014,412	\$ 3,373,471	\$ 3,373,471	\$ 31,730,509	
Option 2 Total	215,872	\$ 219	\$ 47,242,220	\$ 730,283	\$ 971,250	\$ 3,259,411	\$ 6,164,019	\$ 6,893,665	\$ 6,893,665	\$ 65,260,849	
Option 3 - Step-Down Senior Housing Village											
Phase 1	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Phase 2	138,072	\$ 164	\$ 22,609,600	\$ 600,133	\$ 185,000	\$ 828,180	\$ 2,734,427	\$ 3,045,326	\$ 3,045,326	\$ 30,002,666	
Phase 3	78,500	\$ 97	\$ 7,610,000	\$ 106,000	\$ 106,375	\$ 1,787,976	\$ 1,007,376	\$ 1,113,675	\$ 1,113,675	\$ 11,731,402	
Option 3 Total	216,572	\$ 104	\$ 22,609,600	\$ 706,133	\$ 291,375	\$ 2,616,156	\$ 3,741,803	\$ 4,159,001	\$ 4,159,001	\$ 41,734,069	
Option 4 - Single Family Development											
Phase 1	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Phase 2	168,000	\$ 85	\$ 14,280,000	\$ 997,225	\$ -	\$ 3,817,198	\$ 1,527,554	\$ 1,649,758	\$ 1,649,758	\$ 22,271,735	
Phase 3	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Option 4 Total	168,000	\$ 85	\$ 14,280,000	\$ 997,225	\$ -	\$ 3,817,198	\$ 1,527,554	\$ 1,649,758	\$ 1,649,758	\$ 22,271,735	

Escalation Chart -

The following is a recommended escalation forecast to be used for estimating purposes to the midpoint of construction.

Rider Levett Bucknall				DURATION MONTHS	PAST					CURRENT	FORECAST*			
					2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
					% PER YEAR	3.00%	3.00%	7.00%	8.75%	10.00%	9.50%	8.00%	6.75%	5.50%
				% PER MONTH	0.25%	0.25%	0.58%	0.73%	0.83%	0.79%	0.67%	0.56%	0.46%	0.42%
					2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
START	FINISH	MID POINT	MONTHS		-	-	-	-	-	2.00	10.00	-	-	-
May-08	Apr-09	Oct-08	0.00		0.00%	0.00%	0.00%	0.00%	0.00%	1.58%	6.67%	0.00%	0.00%	0.00%

Rider Levett Bucknall

T.B.A

CPI - Average				DURATION MONTHS	PAST					CURRENT	FORECAST*			
					2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
					% PER YEAR	1.90%	2.70%	2.60%	3.10%	4.10%	4.10%	4.10%	4.10%	4.10%
				% PER MONTH	0.16%	0.23%	0.22%	0.26%	0.34%	0.34%	0.34%	0.34%	0.34%	
					2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
START	FINISH	MID POINT	MONTHS		-	-	-	-	-	2.00	10.00	-	-	-
			0.00		0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	3.42%	0.00%	0.00%	0.00%

T.B.A

Difference Between CPI and RiderLevett Bucknall

* Forecast is a projection of probable escalation for the future. We recommend that the escalation allowance is reviewed every month.

Yakima Valley School Master Plan

Basic Costs

In Patient Clinic (Renovation)*	\$ 275.00	/ SF
Medical Clinic (New)*	\$ 225.00	/ SF
Nursing Home (Renovation)*	\$ 105.00	/ SF
Technical College (Renovation)*	\$ 260.00	/ SF
Technical College (New)*	\$ 245.00	/ SF
Student Housing (Renovation)*	\$ 95.00	/ SF
Community Center (New)*	\$ 205.00	/ SF
Residences (New)*	\$ 85.00	/ SF
Duplex Residences (New)*	\$ 80.00	/ SF
*Building Construction Costs		
Parking - Surface	\$ 925.00	/ STALL

DSHS - Yakima Valley School Draft Program - Option 1 - Health & Human Services Campus - 11/14/11

Building Description	Bldgs	Floors Each	BLDG SF Each	Gross SF Floor Area				BUILDING COST		DEMOLITION /ABATEMENT PRICING (SEE TAB)	New Parking Stalls Supplied		PARKING PRICING	SITWORK PRICING (SEE TAB)	GENERAL CONDITIONS		MARKUPS		TOTAL PRICING	
				In Patient Clinic	Medical Clinic	Nursing Home	Total Floor Area	UNIT RATE	TOTAL		TOTAL	New Pkg Area (SF) Total			New Pkg Stalls Total	%	TOTAL	%	TOTAL	TOTAL
Phase 1 - Short Term (0 to 5 Years)																				
Reuse Facility As Is - No Renovation or Development	14	-	-	0	0	0	0		\$ -	\$ -	0	0	\$ -	\$ -		\$ -		\$ -	\$ -	
Phase 1 Sub-total	14	0	0	0	0	0	0		\$ -	\$ -	0	0	\$ -	\$ -		\$ -		\$ -	\$ -	
Phase 2 - Medium Term (5 to 10 Years)																				
Renovate 4-story Main Building Incl. Complete Gut and Seismic Upgrade	1	4	83,572	83,572			83,572	\$ 275	\$ 22,982,300	\$ 539,758	133,616	400	\$ 370,000	\$ 1,715,677	12.00%	\$ 3,072,928	7.50%	\$ 3,441,680	\$ 32,122,343	
New 2-Story Medical Building	1	2	20,000		20,000		20,000	\$ 225	\$ 4,500,000	\$ 71,500	35,581	100	\$ 92,500	\$ 664,608	9.00%	\$ 479,575	6.00%	\$ 522,736	\$ 6,330,919	
New 4-Story Medical Building	1	4	40,000		40,000		40,000	\$ 225	\$ 9,000,000	\$ -	69,243	200	\$ 185,000	\$ 739,172	9.00%	\$ 893,175	6.00%	\$ 973,561	\$ 11,790,909	
Renovate Cottages 5,6,7 for Respite/Nursing Care	3	1	6,900			20,700	20,700	\$ 105	\$ 2,173,500	\$ 36,225		0	\$ -	\$ -	10.00%	\$ 220,973	6.50%	\$ 243,070	\$ 2,673,767	
Phase 2 Sub-total	6	11	150,472	83,572	60,000	20,700	164,272	\$ 235	\$ 38,655,800	\$ 647,483	238,440	700	\$ 647,500	\$ 3,119,456		\$ 4,666,651		\$ 5,181,047	\$ 52,917,938	
Phase 3 - Long Term (10+ Years)																				
New 4-Story Medical Building	1	4	80,000		80,000		80,000	\$ 225	\$ 18,000,000	\$ 106,000	185,453	400	\$ 370,000	\$ 1,100,307	9.00%	\$ 1,761,868	7.00%	\$ 1,920,436	\$ 23,258,610	
Phase 3 Sub-total	1	4	80,000	0	80,000	0	80,000	\$ 225	\$ 18,000,000	\$ 106,000	185,453	400	\$ 370,000	\$ 1,100,307		\$ 1,761,868		\$ 1,920,436	\$ 23,258,610	
Total Phases 1 through 3	7	-	-	83,572	140,000	20,700	244,272	\$ 232	\$ 56,655,800	\$ 753,483	423,893	1,100	\$ 1,017,500	\$ 4,219,764		\$ 6,428,519		\$ 7,101,483	\$ 76,176,548	

DSHS - Yakima Valley School Draft Program - Option 2 - Technical College - 11/14/11

Building Description	Bldgs	Floors Each	BLDG SF Each	Gross SF Floor Area					BUILDING COST		DEMOLITION /ABATEMENT PRICING (SEE TAB)	New Parking Stalls Supplied		PARKING PRICING	SITework PRICING (SEE TAB)	GENERAL CONDITIONS		MARKUPS		TOTAL PRICING
				Tech College	Medical Clinic	Housing	Nursing Home	Total Floor Area	UNIT RATE	TOTAL		TOTAL	New Pkg Area Total			New Pkg Stalls Total	TOTAL	TOTAL	%	
Phase 1 - Short Term (0 to 5 Years)																				
Reuse Facility As Is - No Renovation or Development	14	-	-	0	0	0	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1 Sub-total	14	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2 - Medium Term (5 to 10 Years)																				
Renovate 4-story Main Building								0	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incl. Complete Gut and Seismic Upgrade	1	4	83,572	83,572				83,572	\$260	\$21,728,720	\$ 468,258	134,092	200	\$185,000	\$ 795,685	12.00%	\$2,781,320	7.50%	\$3,115,078	\$ 29,074,061
Renovate Cottages 3,4,5,6,7 for Respite/Nursing Care	5	1	6,900					34,500	\$105	\$ 3,622,500	\$ 60,375			\$ -	\$ -	10.00%	\$ 368,288	6.50%	\$ 405,116	\$ 4,456,279
								0	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
								0	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 2 Sub-total	6	5	90,472	83,572	0	0	34,500	118,072	\$215	\$25,351,220	\$ 528,633	134,092	200	\$185,000	\$ 795,685		\$3,149,607		\$3,520,194	\$ 33,530,340
Phase 3 - Long Term (10+ Years)																				
Convert Cottages 1,2 to Student Housing	2	1	6,900					13,800	\$ 95	\$ 1,311,000	\$ 24,150	0	0	\$ -	\$ -	10.00%	\$ 133,515	7.00%	\$ 146,867	\$ 1,615,532
New 3-Story Technical College Addition	1	3	84,000	84,000				84,000	\$245	\$20,580,000	\$ 177,500	276,426	850	\$786,250	\$2,463,726	12.00%	\$2,880,897	7.50%	\$3,226,605	\$ 30,114,978
								0	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 3 Sub-total	3	4	90,900	84,000	0	13,800	0	97,800	\$224	\$21,891,000	\$ 201,650	276,426	850	\$786,250	\$2,463,726		\$3,014,412		\$3,373,471	\$ 31,730,509
Total Phases 1 through 3	9	-	-	167,572	0	13,800	34,500	215,872	\$219	\$47,242,220	\$ 730,283	410,518	1,050	\$971,250	\$3,259,411		\$6,164,019		\$6,893,665	\$ 65,260,849

DSHS - Yakima Valley Shool Draft Program - Option 3 - Senior Housing Village - 11/14/11

Building Description	Bldgs	Floors Each	BLDG SF Each	Gross SF Floor Area								Total Floor Area	BUILDING COST		DEMOLITION / ABATEMENT PRICING (SEE TAB)	New Parking Stalls Supplied		PARKING PRICING	SITWORK PRICING (SEE TAB)	GENERAL CONDITIONS		MARKUPS		TOTAL PRICING		
				Nursing Home	Medical Clinic	Community Center	Housing	Nursing Home	Duplex	Residence	UNIT RATE		TOTAL	TOTAL		New Pkg Area Total	New Pkg Stalls Total			TOTAL	TOTAL	%	TOTAL		%	TOTAL
Phase 1 - Short Term (0 to 5 Years)																										
Reuse Facility As Is - No Renovation or Development	14	-	-	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -				
Phase 1 Sub-total	14	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	\$ -					
Phase 2 - Medium Term (5 to 10 Years)																										
Renovate 4-story Main Building											0		\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -					
Incl. Complete Gut and Seismic Upgrade	1	4	83,572	83,572							83,572		\$175	\$14,625,100	\$ 402,538	52,696	200	\$185,000	\$ 394,147	12.00%	\$1,872,814	7.50%	\$2,097,552	\$ 19,577,151		
Renovate Cottages 1,2 for Housing	2	1	6,900				13,800				13,800		\$ 95	\$ 1,311,000	\$ 24,150		0	\$ -	\$ -	10.00%	\$ 133,515	6.50%	\$ 146,867	\$ 1,615,532		
Renovate Cottages 5,6,7 for Respite/Nursing Care	3	1	6,900					20,700			20,700		\$105	\$ 2,173,500	\$ 36,225		0	\$ -	\$ -	10.00%	\$ 220,973	6.50%	\$ 243,070	\$ 2,673,767		
New 2-Story Alzheimer Building	1	1	20,000		20,000						20,000		\$225	\$ 4,500,000	\$ 137,220		0	\$ -	\$ 434,033	10.00%	\$ 507,125	6.50%	\$ 557,838	\$ 6,136,216		
											0		\$ -	\$ -	\$ -		0	\$ -	\$ -		\$ -	\$ -				
Phase 2 Sub-total	6	6	97,372	83,572	20,000	0	13,800	20,700	0	0	138,072		\$164	\$22,609,600	\$ 600,133	52,696	200	\$185,000	\$ 828,180		\$2,734,427		\$3,045,326	\$ 30,002,666		
Phase 3 - Long Term (10+ Years)																										
Duplexes with Garages	15	1	3,500						52,500		52,500		\$ 80	\$ 4,200,000	\$ 71,500	0	0	\$ -	\$1,451,254	10.00%	\$ 572,275	7.00%	\$ 629,503	\$ 6,924,532		
Single Family Homes	4	1	4,000							16,000	16,000		\$ 85	\$ 1,360,000	\$ -	10,908	35	\$ 32,375	\$ 178,172	10.00%	\$ 157,055	7.00%	\$ 172,760	\$ 1,900,362		
New Community Center	1	1	10,000			10,000					10,000		\$205	\$ 2,050,000	\$ 34,500	27,820	80	\$ 74,000	\$ 158,551	12.00%	\$ 278,046	7.50%	\$ 311,412	\$ 2,906,508		
											0		\$ -	\$ -	\$ -		0	\$ -	\$ -		\$ -	\$ -				
Phase 3 Sub-total	20	3	17,500	0	0	10,000	0	0	52,500	16,000	78,500		\$ 97	\$ 7,610,000	\$ 106,000	38,728	115	\$106,375	\$1,787,976		\$1,007,376		\$1,113,675	\$ 11,731,402		
Total Phases 1 through 3	26	-	-	83,572	20,000	10,000	13,800	20,700	52,500	16,000	216,572		\$140	\$30,219,600	\$ 706,133	91,424	315	\$291,375	\$2,616,156		\$3,741,803		\$4,159,001	\$ 41,734,069		

DSHS - Yakima Valley Shool Draft Program - Option 4 - Residential - 11/14/11

Building Description	Bldgs	Floors Each	BLDG SF Each	Gross SF Floor Area						BUILDING COST		DEMOLITION /ABATEMENT PRICING (SEE TAB)	New Parking Stalls Supplied		PARKING PRICING	SITEWORK PRICING (SEE TAB)	GENERAL CONDITIONS		MARKUPS		TOTAL PRICING	
				Nursing Home	Medical Clinic	Community Center	Housing	Residence	Total Floor Area	UNIT RATE	TOTAL	TOTAL	New Pkg Area Total	New Pkg Stalls Total	TOTAL	TOTAL	%	TOTAL	%	TOTAL	TOTAL	
Phase 1 - Short Term (0 to 5 Years)																						
Reuse Facility As Is - No Renovation or Development	14	-	-	0	0	0	0	0	0	0	\$-	\$ -	\$ -	0	0	\$ -	\$ -		\$ -	\$ -		
Phase 1 Sub-total	14	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -		
Phase 2 - Medium Term (5 to 10 Years)																						
Single Family Residences	60	1	2,800						168,000	168,000	\$ 85	\$ 14,280,000	\$ 997,225	0	0	\$ -	\$ 3,817,198	8.00%	\$ 1,527,554	6.50%	\$ 1,649,758	\$ 22,271,735
Phase 2 Sub-total	60	1	2,800	0	0	0	0	0	168,000	168,000	\$85	\$14,280,000	\$ 997,225	0	0	\$ -	\$3,817,198		\$1,527,554		\$1,649,758	\$ 22,271,735
Phase 3 - Long Term (10+ Years)																						
										0	\$-	\$ -	\$ -	0	0	\$ -	\$ -		\$ -	\$ -		
Phase 3 Sub-total	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Phases 1 through 3	60	-	-	0	0	0	0	0	168,000	168,000	\$85	\$14,280,000	\$ 997,225	0	0	\$ -	\$3,817,198		\$1,527,554		\$1,649,758	\$ 22,271,735

Buildings to be Demolished/Gutted

Option 1 - Phase 2

	Building Name	Sq Ft	\$/SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
Main	Main	83,572	\$ 2.65	\$ 221,466	Gut/Select Demo		27,857	\$ 6.50	\$ 181,073	
2-Story	Cottage 1	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
2-Story	Cottage 2	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Main	Cottage 3	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Main	Cottage 4	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Main	AS Building	8,960	\$ 5.00	\$ 44,800	Complete Demo	Wood Framed			\$ -	\$ -
Main	Auto Garage	2,184	\$ 5.00	\$ 10,920	Complete Demo	Wood Framed			\$ -	\$ -
Main	Annex	2,000	\$ 5.00	\$ 10,000	Complete Demo	Wood Framed			\$ -	\$ -
2-Story	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
Main	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 5	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 6	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 7	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
		146,016		\$ 466,411			27,857		\$ 181,073	\$ 647,483

Option 1 - Phase 3

	Building Name	Sq Ft	\$/SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
4-Story	Cottage 5	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
4-Story	Cottage 6	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
4-Story	Cottage 7	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
4-Story	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
		21,200		\$ 106,000			-		\$ -	\$ 106,000

Option 2 - Phase 2

	Building Name	Sq Ft	\$/SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
Main	Main	83,572	\$ 2.65	\$ 221,466	Gut/Select Demo		27,857	\$ 6.50	\$ 181,073	
Main	AS Building	8,960	\$ 5.00	\$ 44,800	Complete Demo	Wood Framed			\$ -	\$ -
Main	Auto Garage	2,184	\$ 5.00	\$ 10,920	Complete Demo	Wood Framed			\$ -	\$ -
Main	Annex	2,000	\$ 5.00	\$ 10,000	Complete Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 3	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 4	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 5	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 6	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 7	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
		131,216		\$ 347,561			27,857		\$ 181,073	\$ 528,633

Option 2 - Phase 3

	Building Name	Sq Ft	\$/SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
Housing	Cottage 1	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Housing	Cottage 2	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Add	Cottage 3	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Add	Cottage 4	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Add	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
Add	Cottage 5	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Add	Cottage 6	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Add	Cottage 7	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Add	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
		49,300		\$ 201,650			-		\$ -	\$ 201,650

Option 3 - Phase 2

	Building Name	Sq Ft	\$/SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
Main	Main	83,572	\$ 2.65	\$ 221,466	Gut/Select Demo		27,857	\$ 6.50	\$ 181,073	
AU	AS Building	8,960	\$ 5.00	\$ 44,800	Complete Demo	Wood Framed			\$ -	\$ -
AU	Auto Garage	2,184	\$ 5.00	\$ 10,920	Complete Demo	Wood Framed			\$ -	\$ -
AU	Annex	2,000	\$ 5.00	\$ 10,000	Complete Demo	Wood Framed			\$ -	\$ -
AU	Cottage 3	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
AU	Cottage 4	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
AU	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
Housing	Cottage 1	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Housing	Cottage 2	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 5	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 6	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
Nursing	Cottage 7	6,900	\$ 1.75	\$ 12,075	Select Demo	Wood Framed			\$ -	\$ -
		145,516		\$ 419,061			27,857		\$ 181,073	\$ 600,133

Option 3 - Phase 3

	Building Name	Sq Ft	\$ / SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
CC	Cottage 5	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Duplex	Cottage 6	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Duplex	Cottage 7	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
Duplex	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
		21,200		\$ 106,000					\$ -	\$ 106,000

Option 4 - Phase 2

	Building Name	Sq Ft	\$ / SF	TOTAL	Note	Building Type	Abatement Sq Ft	\$/SF	TOTAL	GRAND TOTAL
	Main	83,572	\$ 6.00	\$ 501,432	Complete Demo		27,857	\$ 6.50	\$ 181,073	
	AS Building	8,960	\$ 5.00	\$ 44,800	Complete Demo	Wood Framed			\$ -	\$ -
	Auto Garage	2,184	\$ 5.00	\$ 10,920	Complete Demo	Wood Framed			\$ -	\$ -
	Annex	2,000	\$ 5.00	\$ 10,000	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 3	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 4	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 1	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 2	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 5	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 6	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Cottage 7	6,900	\$ 5.00	\$ 34,500	Complete Demo	Wood Framed			\$ -	\$ -
	Service Module	500	\$ 5.00	\$ 2,500	Complete Demo	Wood Framed			\$ -	\$ -
		146,516		\$ 816,152			27,857		\$ 181,073	\$ 997,225

Yakima Valley School Master Plan

Opt 1 - 4 - Sitework

Sitework

Option 1 - Phase 2

	Description	Quantity	Unit	\$ / SF	TOTAL
Main	Landscaping, access paths, etc	436,799	sf	\$ 0.45	\$ 196,560
Main	Retaining Wall	8,386	sf	\$ 25.00	\$ 209,650
Main	Storm	436,799	sf	\$ 1.25	\$ 545,999
Main	Water/Sanitary	436,199	sf	\$ 0.35	\$ 152,670
Main	Site Electrical	436,799	sf	\$ 0.20	\$ 87,360
Main	Earthwork/Site Demo	436,199	sf	\$ 1.20	\$ 523,439
4-Story	Storm	171,851	sf	\$ 1.25	\$ 214,814
4-Story	Water/Sanitary	171,851	sf	\$ 0.50	\$ 85,926
4-Story	Landscaping, access paths, etc	171,851	sf	\$ 0.45	\$ 77,333
4-Story	Site Electrical	171,851	sf	\$ 0.20	\$ 34,370
4-Story	Earthwork/Site Demo	171,851	sf	\$ 1.25	\$ 214,814
4-Story	Roadway	9,062	sf	\$ 12.35	\$ 111,916
2-Story	Storm	207,690	sf	\$ 1.25	\$ 259,613
2-Story	Water/Sanitary	207,690	sf	\$ 0.30	\$ 62,307
2-Story	Landscaping, access paths, etc	207,690	sf	\$ 0.45	\$ 93,461
2-Story	Site Electrical	207,690	sf	\$ 0.20	\$ 41,538
2-Story	Earthwork/Site Demo	207,690	sf	\$ 1.00	\$ 207,690
					\$ 3,119,456

Option 1 - Phase 3

	Description	Quantity	Unit	\$ / SF	TOTAL
4-Story	Storm	301,454	sf	\$ 1.25	\$ 376,818
4-Story	Water/Sanitary	301,454	sf	\$ 0.50	\$ 150,727
4-Story	Landscaping, access paths, etc	301,454	sf	\$ 0.45	\$ 135,654
4-Story	Site Electrical	301,454	sf	\$ 0.20	\$ 60,291
4-Story	Earthwork/Site Demo	301,454	sf	\$ 1.25	\$ 376,818
					\$ 1,100,307

Option 2 - Phase 2

	Description	Quantity	Unit	\$ / SF	TOTAL
Main	Roadway	9,062	sf	\$ 12.35	\$ 111,916
Main	Storm - Parking	198,194	sf	\$ 1.25	\$ 247,743
Main	Water/Sanitary - Parking	198,194	sf	\$ 0.35	\$ 69,368
Main	Site Electrical - Parking	198,194	sf	\$ 0.20	\$ 39,639
Main	Earthwork/Site Demo	198,194	sf	\$ 1.20	\$ 237,833
Main	Landscaping, access paths, etc	198,194	sf	\$ 0.45	\$ 89,187
					\$ 795,685

Yakima Valley School Master Plan

Opt 1 - 4 - Sitework

Option 2 - Phase 3

	Description	Quantity	Unit	\$ / SF	TOTAL
Add	Storm	617,555	sf	\$ 1.25	\$ 771,944
Add	Water/Sanitary	617,555	sf	\$ 0.50	\$ 308,778
Add	Landscaping, access paths, etc	617,555	sf	\$ 0.45	\$ 277,900
Add	Site Electrical	617,555	sf	\$ 0.20	\$ 123,511
Add	Earthwork/Site Demo	617,555	sf	\$ 1.25	\$ 771,944
Add	Retaining Wall	8,386	sf	\$ 25.00	\$ 209,650
					\$ 2,463,726

Option 3 - Phase 2

	Description	Quantity	Unit	\$ / SF	TOTAL
AU	Roadway	9,062	sf	\$ 12.35	\$ 111,916
AU	Storm	128,847	sf	\$ 0.45	\$ 57,981
AU	Water/Sanitary	128,847	sf	\$ 0.35	\$ 45,096
AU	Site Electrical	128,847	sf	\$ 0.05	\$ 6,442
AU	Earthwork/Site Demo	128,847	sf	\$ 1.20	\$ 154,616
AU	Landscaping, access paths, etc	128,847	sf	\$ 0.45	\$ 57,981
Main	Storm	183,324	sf	\$ 0.45	\$ 82,496
Main	Water/Sanitary	183,324	sf	\$ 0.35	\$ 64,163
Main	Site Electrical	183,324	sf	\$ 0.20	\$ 36,665
Main	Earthwork/Site Demo	183,324	sf	\$ 0.70	\$ 128,327
Main	Landscaping, access paths, etc	183,324	sf	\$ 0.45	\$ 82,496
					\$ 828,180

Option 3 - Phase 3

	Description	Quantity	Unit	\$ / SF	TOTAL
Duplex	Roadway	15,541	sf	\$ 12.35	\$ 191,931
Duplex	Storm	503,729	sf	\$ 0.45	\$ 226,678
Duplex	Water/Sanitary	503,729	sf	\$ 0.35	\$ 176,305
Duplex	Site Electrical	503,729	sf	\$ 0.05	\$ 25,186
Duplex	Earthwork/Site Demo	503,729	sf	\$ 1.20	\$ 604,475
Duplex	Landscaping, access paths, etc	503,729	sf	\$ 0.45	\$ 226,678
CC	Storm	60,981	sf	\$ 0.45	\$ 27,441
CC	Water/Sanitary	60,981	sf	\$ 0.35	\$ 21,343
CC	Site Electrical	60,981	sf	\$ 0.15	\$ 9,147
CC	Earthwork/Site Demo	60,981	sf	\$ 1.20	\$ 73,177
CC	Landscaping, access paths, etc	60,981	sf	\$ 0.45	\$ 27,441
SOLA	Storm	89,086	sf	\$ 0.45	\$ 40,089
SOLA	Water/Sanitary	89,086	sf	\$ 0.35	\$ 31,180
SOLA	Site Electrical	89,086	sf	\$ 0.05	\$ 4,454
SOLA	Earthwork/Site Demo	89,086	sf	\$ 0.70	\$ 62,360
SOLA	Landscaping, access paths, etc	89,086	sf	\$ 0.45	\$ 40,089
					\$ 1,787,976

Option 4 - Phase 2

	Description	Quantity	Unit	\$ / SF	TOTAL
	Storm	1,205,977	sf	\$ 0.75	\$ 904,483
	Water/Sanitary	1,205,977	sf	\$ 0.25	\$ 301,494
	Landscaping, access paths, etc	1,205,977	sf	\$ 0.45	\$ 542,690
	Site Electrical	1,205,977	sf	\$ 0.15	\$ 180,897
	Earthwork/Site Demo	1,205,977	sf	\$ 1.00	\$ 1,205,977
	New Roads	55,195	sf	\$ 12.35	\$ 681,658
					\$ 3,817,198

Appendix J

Zoning and Building Code Overview

Memo

To: Department of Social and Health Services
From: Deborah Munkberg, AICP, inova
Barbara Cline, Traho Architects PS
Date: November 2, 2011
Re: Existing Zoning: Cities of Bremerton and Selah

City of Selah Zoning Summary

The Yakima Valley School site is located in the R-1 (One-Family Residential) zone. The primary permitted use is single family residential with a minimum lot size of 10,000 sf where slopes are less than 25% and water/sewer service is available and 5 acres when slopes are greater than 25% or where municipal water and sewer service is not available.

As described in Selah Municipal Code (SMC) 10.10.10, the purpose of this zoning district is to provide for single family residential uses where urban governmental services are not available or cannot be provided without excessive public cost and where such uses must function on individual on-site private wells and sewage disposal systems or interim community utility systems until municipal utility services are extended. This district is specifically intended to facilitate coordinated and collaborative public infrastructure investment. Where public water and sewer systems are available, connection is required.

SMC 10.28 identifies three classes of potential uses:

- **Class 1** uses are those that are permitted, pending administrative review to confirm that all zoning requirements are satisfied.
- **Class 2** uses provide for administrative review to ensure compatibility with the surrounding area. A Class 2 application is reviewed by the reviewing official and may be conditioned in order to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan. Occasionally, even with conditions, a Class 2 use may be incompatible at a particular location. If a Class 2 application cannot be adequately conditioned, it is denied.
- **Class 3** conditional uses are not appropriate generally throughout the zoning district but may be permitted at a particular location where it can be conditioned in such a way to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the comprehensive plan. If a Class 3 application cannot be adequately conditioned, it is denied. Class 3 conditional use permit applications are reviewed by the planning commission at a public hearing review and a recommendation is forwarded to the legislative body recommending disposition of the application.

In the R-1 zone, **Class 1** uses include agricultural buildings used to house livestock, accessory structures, detached single family dwellings and minor home occupations. **Class 2** uses include agricultural stands,

public/private parks (passive), child or adult daycare facilities (fewer than 13 children or adults), and group homes. **Class 3** uses include active parks, cemetery, mausoleums and columbariums, churches, synagogues, temples, child/adult day care with more than 12 adults or children; municipal buildings; schools; bed and breakfast inns, communication towers, utility substations, water reservoirs; and pumping stations.

Maximum lot coverage is 35 percent, including principal and accessory structures and parking. Maximum permitted structure height is 35 feet.

Commercial Zoning Designations

Commercial zoning designations in the City of Selah provide for a broader range of uses. The City has two commercial designations:

The Professional Business (B-1) district provides for a transition between commercial and residential areas where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. Urban development standards are required for development in the B-1 zone. This zoning district permits specifically enumerated uses of a type designed to provide services of a personal and professional nature. (SMC 10.18)

The General Business (B-2) designation provides for day-to-day convenience shopping and service needs of persons residing in nearby residential areas. It is intended that all business establishments shall be retail, wholesale or service establishments and where all goods produced on the premises are sold at retail. The B-2 zoning district is located where urban governmental services are either available or can be extended by the proponent to facilitate the project at no public cost. Urban development standards are required for development in the B-2 zone. (SMC 10.20)

In both the B-1 and B-2 zones, medical/dental laboratories and clinics, professional offices for accountants, attorneys, engineers, government, etc, convalescent and nursing homes are permitted outright. A business and vocation or community college is subject to Class 2 review. In addition, the B-2 zone allows for a broader range of uses and includes hospital as a Class 1 use.

In the B-1 zone, maximum lot coverage is 80%, compared to 100% in the B-2 zone. In both zones, structure heights are not limited.

Planned Developments

SMC 10.24 establishes a planned development zoning district. Regardless of underlying zoning requirements, a planned development zone may permit all proposed uses and developments that are in conformance with the policies and densities established in the comprehensive plan. A planned development zone may be permitted at any location subject to the provisions of SMC 10.24. Approval of a planned development zone modifies and supersedes all regulations of the underlying zoning district.

The purpose of the Planned Development District is to allow new development that is consistent with the comprehensive plan but that would not be readily permitted in other zoning districts due to limitations in dimensional standards, permitted uses, or accessory uses. In addition, planned development zones may: Encourage flexibility in design and development that are architecturally and environmentally innovative, that will encourage a more creative approach in the development of land, and which will result in a more

efficient, aesthetic and desirable utilization of the land than is possible through strict application of standard zoning and subdivision controls.

An application for a planned development rezone is heard by the hearing examiner, who makes a recommendation to the City Council for final action.

Yakima Valley School

The Yakima Valley School Main Building was constructed in the mid-1940s; prior to adoption of the City of Selah zoning ordinance. The current uses at the main building are therefore accepted: licensed health care facility with associated office, kitchen, laundry, garage, and shop uses. The Cottages were approved by the City Council in the mid-1980s, at which time the Council approved the extension of water and sewer to them.

No special use permit is in effect or to be found in city records for the current uses on the YVS campus. One or two requests for Conditional Use Permits have been presented to the City Council in intervening years, including a request for approval of a battered women's shelter. Due to public opposition, these requests have been denied. According to the City, it is possible that if a request were made to convert the site to residential uses, or to commercial office space including doctor/dentist/attorney, or to a trade school (such as Perry Technical Institute), it would be allowed. Conversely, it is possible that if a request were made to convert uses on the site to a half-way house, alcohol/drug recovery clinic, shelter for victims of domestic violence, hospital for public use, or storage only building (for example, a moving company), it would not be allowed.

Review of any and all potential uses on site other than those now occurring, will require discussion with the City's Community Planner and with the City Council. Many issues involving future or changed land use would not be brought to light until a specific project triggers a detailed review. Cost, schedule and risk impacts would be included in the assessment of a specific project.

City of Bremerton Zoning Summary

The Frances Haddon Morgan Center site is located in the Low Density Residential (R-10) district. As described in Bremerton Municipal Code (BMC) 20.60.010, the intent of this district is to accommodate single family housing by infilling at a range of lot sizes consistent with urban growth patterns. Some attached single-family housing may be appropriate when responding to sensitive areas or with innovative design. Residential development at higher densities is encouraged at the edge of designated centers.

Permitted uses in the R-10 zone include the following:

- Cemetery
- Co-location of wireless communications
- Daycare facility of 12 or fewer persons receiving care
- Education or schools (K-12) of 12 or fewer students
- Foster home
- Group residential home, defined as up to six individuals
- Parks, playground or open space equal to or less than one-half acre
- Single unit dwelling unit, detached

- Single unit dwelling unit, attached (0 lotline)
- Religious facilities of 20,000 gross sf or less
- Incubator for business associated with a worship or religious facility or community facility, subject to conditions

Conditional uses in the R-10 zone are listed below. Conditional uses are reviewed subject to the requirements of BMC 20.58.020. The review process may be processed as a Director decision (Type II permit) or a Hearing Examiner decision (Type III permit), depending on the Director’s assessment that the use has a significant impact beyond the immediate site, is of a neighborhood or community-wide interest or is of a controversial nature.

- Bed and breakfast
- Class 1 group residential facilities (7 or more persons)
- Senior housing complex
- Nursing/convalescent homes
- Daycare facilities (13 or more persons receiving care)
- Adaptive reuse of public and semi-public buildings
- Manufactured home park
- Worship, religious or community facilities greater than 20,000 sf
- Golf course
- Schools, parks and associated uses
- Public utility facilities located above ground
- Law enforcement and fire facilities
- Neighborhood businesses
- Community facilities under 20,000 sf

Master Development Zone

BMC 20.80 establishes a master development (MD) zone to provide large-scale planned development by public entities or through public-private partnerships which provide a clear community benefit. These areas are envisioned for innovative development meeting unique community needs. Sites are to employ subarea planning efforts that address compatibility with surrounding uses and consistency with the Comprehensive Plan.

The MD zone is only applicable to lands located in the public sector redevelopment site (PSRS), employment center (EC), district center (DC), neighborhood center (NC) or downtown regional center Comprehensive Plan designations. The Frances Haddon Morgan Center is not located in any of these designations.

The process for establishing a MD zoning designation includes completion of a subarea planning process, adoption of the subarea plan by the City, and adoption of a site-specific rezone of the site to the MD zone.

Permitted uses and development standards for the MD zoning designation are established through the subarea planning process.

Frances Haddon Morgan Center

According to the City of Bremerton, there are no known conditional, special or similar land use permit approvals recorded on the site. Review of any and all potential uses on site other than those now occurring, will require discussion with the City's Department of Community Development and a typical process of subsequent evaluation. Many issues involving future and/or changed land use would not be brought to light until a specific project triggers a detailed review. Cost, schedule and risk impact would be included in the assessment of a specific project.

MEMO



To: Department of Social and Health Services

From: Barbara Cline, MS, AIA, Traho Architects, P.S.

Date: November 2, 2011

Re: Building Code Construction Types and Occupancy Groups, Yakima Valley School and Frances Haddon Morgan Center

YAKIMA VALLEY SCHOOL

Main Building

The existing building is IBC Type II Construction, concrete structure with brick veneer; it is a fire sprinklered building, approximate size 90,000 GSF. The following current occupancies apply: Floors 1-3/ Group I-2 Occupancy (Institutional); Floor 4/ Group B Occupancy (Business); Upper floors- mechanical equipment.

In reviewing possible occupancy groups that could be allowed in the Main Building, with reference to IBC Table 503, the following are potential considerations for this building, subject to a detailed code review with the city of Selah:

- Groups A-1, A-2, A-3, A-4 on floors 1-3. Typical Assembly Group occupancy includes, among others, the use of a building or portion of a building for the gathering of persons for purposes such as civic, social or religious functions or for recreation, food or drink consumption.
- Group B, on floors 1-4. Typical Business Group B occupancy includes, among others, the use of a building or portion thereof, for office, professional or service-type transactions, including storage of records and accounts.
- Group E on floors 1-3. Typical Educational Group E occupancy includes, among others, the use of a building or portion thereof, by six or more persons at any one time for educational purposes through the 12th grade; or for educational, supervision or personal care services for more than five children older than 2 ½ years of age.
- Group I-1 on floors 1-4. Institutional Group I-1 occupancy includes buildings or parts thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. This group includes alcohol and drug centers, assisted living facilities, congregate care and convalescent facilities, group homes, halfway houses, residential board and care facilities and social rehabilitation facilities.
- Group I-2 on floors 1-2. Institutional Group I-2 occupancy includes medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation. This group includes child care facilities, detoxification facilities, hospice care centers, hospital, nursing homes and mental hospitals. (Note: Group I-2 is allowed only on floor 1 if it is determined that the building is Type II B construction, as opposed to Type II A.)

- Group I-3 on floors 1-2. Institutional Group I-3 occupancy includes buildings that are inhabited by more than five persons who are under restraint or security, such as correctional and detention centers, jails, prerelease centers prisons and reformatories.
- Group I-4 on floors 1-3. Institutional Group I-4 occupancy includes buildings occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relative by blood, marriage or adoption and in a place other than the home of the person cared for. This group includes some types of adult care facilities and child care facilities.
- Groups R-1, R-2, and R-3 on floors 1-4. Residential Group R includes buildings or portions thereof for sleeping purposes when not classified as an Institutional Group I. R-1 occupants are primarily transient in nature, such as boarding homes, hotels and motels. R-2 occupants are primarily permanent in nature, such as apartment houses, boarding houses, dormitories, live/work units, (hotels and motels) and vacation timeshares. R-3 occupancies are primarily permanent and include buildings with not more than two dwelling units, adult care facilities for five or fewer persons of any age for less than 24 hours, and congregate living facilities with 16 or fewer persons.

Cottages

The seven existing cottages are assumed to be IBC Type VA construction, wood framed with fire sprinklers; single story with a basement housing mechanical equipment; approximate size 6,800 GSF each.

They are occupied as a Group I-2 Occupancy and subject to Department of Health nursing home regulations.

The following occupancy groups could be considered, subject to a detailed code review with the City of Selah:

- Groups A-1, A-2, A-3, A-4
- Group B
- Group E
- Groups I-1, I-2, I-3, I-4
- Groups R-1, R-2, R-3

YVS- Summary

Many of the details of a full building code review would not be known until a specific project triggers issues for a more formal discussion. Existing floor plan configurations may need to be altered for future uses, whether those uses are the same as those existing, or are a change from existing.

FRANCES HADDON MORGAN CENTER

a. Construction Type

Olympic Center- The existing building is assumed to be IBC construction Type VB, with wood framing and a fire sprinkler system; approximate size 66,000 GSF.

Duplex Residences- The duplex residences are assumed to be IBC construction Type VA, with wood framing and fire sprinklers; they are between 5,300 and 5,800 GSF each.

Forest Ridge Lodge is also assumed to be IBC construction Type VA, wood framed and with fire sprinklers; approximate size 3,300 GSF.

b. Occupancy Groups

Olympic Center- The Olympic Center could potentially be used by IBC Occupancy Groups A/Assembly, B/Business, E/Educational and R/Residential (occupancy groups as noted above in the Yakima Valley School discussion). The Olympic Center is now used for offices and conference rooms.

Duplex residences- The residences are now occupied as an Institutional Group I-1/R-2 Congregate Care Occupancy, and subject to Department of Health regulations. They could possibly be occupied as A/Assembly, B/Business, E/Educational, I/Institutional or R/Residential occupancies (occupancy groups as noted above in the Yakima Valley School discussion).

Forest Ridge Lodge- Forest Ridge Lodge is currently occupied as an Institutional Group I-1/R-2 Congregate Care Occupancy, and subject to Department of Health regulations. Similar to the Olympic Center and the duplex residences, possible occupancy groups that could be considered include A, B, E, I and R.

FHMC- Summary

Many of the details of a full building code review would not be known until a specific project triggers issues for a more formal discussion. Not all A, B, E, I or R occupancies could necessarily be included in a change of use, without consideration of maximum areas allowed based on the construction type. Additionally, the existing configuration of floor plans may or may not be conducive to a particular change from a current occupancy use, to a new occupancy use, even if the construction type and occupancy group are acceptable from a code standpoint.

Appendix K

Services and Staff

Yakima Valley School Services, Programs and Staffing

Source: Tammy Winegar, Yakima Valley School Site Superintendent, November 2011

The following activities and services are provided onsite to residents and off-site in the local surrounding communities.

- Clinical laboratory services are provided onsite to residents.
- Dental services are provided onsite to residents.
- Dietary services are provided onsite to residents.
- Housekeeping services are provided onsite to residents.
- Mental health services are provided onsite to residents and off-site with local psychiatric services.
- Nursing services are provided onsite to residents.
- Occupational therapy services are provided onsite to residents – not currently/in process of recruiting Occupational Therapy.
- Pharmacy services are provided onsite to residents.
- Physician services are provided onsite to residents.
- Physical therapy services are provided onsite to residents.
- Podiatry services are provided onsite to residents and with local providers.
- Social work services are provided onsite to residents.
- Speech/language pathology services are provided onsite to residents.
- Diagnostic xray services are provided onsite to residents via local services or mobile services.

RHC Summary

Beds

Total Beds. *(Total number of beds at YVS, including those in non-Participating or non-licensed areas):*
128

Total Certified Beds *(Number of beds in Medicare and/or Medicaid certified areas within a facility)*128.
The facility is funded at 96 beds (currently) however the current facility capacity is 128 and YVS is certified at 128 beds.

Total Nursing Facility Beds *(Number of Medicaid certified skilled nursing care beds in a facility):* 128

Total Nursing Facility Beds *(Number of Medicaid certified skilled nursing care beds in a facility):* 128

Residents. There are approximately 80 long term residents and 16 beds for respite (crisis/planned) usage.

Staffing & Program Participation

LPN/LVN - Full time *(The number of full-time equivalent licensed practical/ vocational nurses employed by a facility on a full time basis):* **13**

Registered Nurse - Full time *(The number of full-time equivalent registered nurses employed by a facility on a full time basis):* **11**

Current FMS survey date: **August 2010**

Program participation *(Indicates if the provider participates in Medicare, Medicaid, or both programs):*
MEDICAID ONLY

Administrator - Full time *(The number of full-time equivalent administrative staff employed on a full time basis by a facility)* **2**

Cert Nurse Aides - Full time *(The number of full-time equivalent certified nurse aides employed by a facility on a full time basis):* **91**

Cert Nurse Aides - Part time *(The number of full-time equivalent certified nurse aides employed by a facility on a part time basis):* **0 Part-time/10 on-call**

Dentists - Contract *(The number of full-time equivalent dentists under contract to a facility):* **1 Dentist at 4 hours a week**

Dietitians - Full time *(The number of full-time equivalent dietitians employed by a facility on a full time basis):* **1**

Food Service - Full time *(The number of full-time equivalent food service personnel employed by a facility on a full time basis):* **13**

Food Service - Part time *(The number of full-time equivalent food service personnel employed by a facility on a part time basis):* **0 Part-time/2 on-call**

Housekeeping - Full time *(The number of full-time equivalent housekeeping personnel employed by a facility on a full time basis):* **7**

Housekeeping - Part time *(The number of full-time equivalent housekeeping personnel employed by a facility on a part time basis):* **0 Part-time/1 on-call**

Medical Director - Contract *(The number of full-time equivalent medical directors under contract to a facility):* **1 on-call**

Mental Health Services - Contract *(The number of full-time equivalent mental health services personnel under contract to a facility):* **2 Psychiatrists-limited hours**

Mental Health Services - Full time *(The number of full-time equivalent mental health services personnel employed by a facility on a full time basis):* **1-Psychologist**

Multi-Facility organization name *(The name of the multi-Facility organization that owns the facility):* **WA STATE DSHS/ADSA/DDD/YVS**

Nurse Aides in Trng- Full time (*The number of full-time equivalent nurse aides in training employed by a facility on a full time basis*): **No training program at this time**

Nurse aides in Trng- Part time (*The number of full-time equivalent nurse aides in training employed by a facility on a part time basis*): **No training program at this time**

Nurses with admin duties-Full time (*The number of full-time equivalent nurses with administrative duties employed by a facility on a full time basis*): **6 Nursing Supervisors, including the Director of Nursing Services (DNS).**

Other - Full Time (*The number of full-time equivalent persons not included in any other categories employed by the facility on a full-time basis*): **15 Adult Training Specialists, 17 Plant/Maintenance, 7 Laundry Workers**

Other Activities Staff-Full time (*Number of full-time staff hours for other activities*): of the 15 Adult Training Specialists (above) **6 are Activity staff**

Pharmacists - Full time (*The number of full-time equivalent pharmacists employed by a facility on a full time basis*): **0 full time / 2 Part-Time**

Physical Therapists - Contract (*The number of full-time equivalent physical therapists under contract to a facility*): **1 at 6-8 hours a week**

Physical Therapists - Full time (*The number of full time equivalent physical therapists employed by a facility on a full time basis*): **0 full time / 1 Part-time Position**

Provider Based Facility (*Indicates if a long term care facility is provider based*): **Yes**

RN Director of Nursing - Full time (*The number of full-time equivalent RN Director of Nursing employed by a facility on a full time basis*): **1**

Social Worker - Full time (*The number of full-time equivalent social workers employed by a facility on a full time basis*): **2**

Speech Pathologist - Contract (*The number of full-time equivalent speech pathologists under contract to a facility*): **1 at 6-8 hours a week**

Ther Rec Spec - Full time (*Number of full-time staff hours provided by therapeutic recreation specialist*): **4 (two are supervisors)**

Dental: 1 Dental Assistant, 1 Contracted Dentist and 1 Contracted Dental Hygienist (all services are for YVS residents only).

Medical: 1 Contracted Advanced Registered Nurse Practitioner (ARNP), 6 Licensed Nurses (office space), and 1 on-call Medical Director.

Pharmacy: 2 Clinical Pharmacists, 2 Pharmacy Technicians (YVS use only).

Food Services: 1 Food Service Manager, 6 cooks, 6 Food Service Workers.

Grounds/Maintenance: 1 Plant Manager, 5 Stationary Engineers, 3 Truck Drivers, 3 Maintenance Mechanics, 1 Utility Worker and 1 Secretary Senior.

Specialized Services Department: (services for YVS residents-long term and respite only)

This department provides the following services: Physical Therapy, Speech Therapy, Occupational Therapy, Social Services, Dental, Pharmacy, Recreation, and Dietary Services. There are 30 individuals utilizing office space in this department within the Main Building at YVS. These are all YVS employees. There are two additional contracted employees; a Physical Therapist and Speech Therapist.

Nursing Services: (services for YVS residents-long term and respite only)

This department support the nursing services provided to the long term and short term (respite) individuals at YVS. They are part of the interdisciplinary team of professionals that create out the Plan of Care (POC) for each individual's health care. There are a number of nursing staff (licensed nurses and certified nursing assistants that work directly in the living units) but there are 12 individuals that utilize office space in the Main Building.

Office Space Usage - Approximately **67** employees using office space; this includes the YVS staff that have offices in the Main Building, the Business Office (7 employees that support YVS, Field Services and SOLA-which are all DDD programs in Region 1 South-Yakima).

ADSA: Aging and Disability Services Administration (YVS falls under this Administration)-ADSA is under the DSHS umbrella.

All of the following are YVS services only; I have listed the number of employees behind each heading. Dental: 1 Dental Assistant, 1 Contracted Dentist and 1 Contracted Dental Hygienist (all services are for YVS residents only).

Medical: 1 Contracted Advanced Registered Nurse Practitioner (ARNP), 6 Licensed Nurses (office space), and 1 on-call Medical Director.

Pharmacy: 2 Clinical Pharmacists, 2 Pharmacy Technicians (YVS use only).

Food Services: 1 Food Service Manager, 6 cooks, 6 Food Service Workers.

Grounds/Maintenance: 1 Plant Manager, 5 Stationary Engineers, 3 Truck Drivers, 3 Maintenance Mechanics, 1 Utility Worker and 1 Secretary Senior.

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Office Space Usage: Approximately **67** employees using office space; this includes the YVS staff that have offices in the Main Building, the Business Office (7 employees that support YVS, Field Services and SOLA-which are all DDD programs in Region 1 South-Yakima).

Appendix L

Project Resources and Data List

November 10, 2011

Yakima Valley School

Sources Consulted in the Building and Site Facilities Analysis

1. Previous Reports

- a. Department of Social and Health Service Division of Developmental Disabilities: Yakima Valley School 10-Year Capital Improvement Report; date April 1992
- b. State of Washington Joint Legislative Audit and Review Committee (JLARC): Capital Study of the DDD Residential habilitation Centers, Report 02-12; date December 4, 2002
- c. 2001 Energy Efficiency Evaluation, for lighting and electrical systems; source- YVS Plant Manager files

2. Information Provided by DSHS and/or YVS Plant Manager

- a. Institution Summary Report- 2011; (4E) Yakima Valley School; date February 25, 2011
- b. DSHS website, link to the Yakima Valley School
- c. CDs of original construction drawings for the seven nursing unit Cottages (1981) and Main Building (1946) and major alterations to the Main Building (1982).
- d. Department of Social and Health Services 2003-05 Ten Year Capital Plan/Campus System Estimated Preservation Backlog, Schedules A, B and C
- e. DSHS Capital Preservation Projects for 2009-11 Biennium, Yakima Valley School; Project Description and Scope Summary List; date June 9, 2008
- f. Yakima Valley School Project List From Facility Assessment Database, indicating priorities for facility and infrastructure conditions that scored poor or unsatisfactory in the database; date August 12, 2010
- g. Washington State Department of Social and Health Services Briefing Report: The System of Supports for People with Developmental Disabilities; date January 2011
- h. Various on-site tours and telephone discussions with YVS staff- Administrator, Assistant Administrator and Plant Manager; date September and October, 2011

3. Miscellaneous Sources of Information

- a. Site Survey, Topography and Aerial Photos: 2011 Updates to the 2005 Yakima Valley School Property Mapping and Research Project, DSHS, Office of Capital Programs
- b. State of Washington Office of Financial Management 2009-11 Priorities of Government Final Report (POG)

c. As-Built Drawings from the Yakima Valley School Department of Social and Health Services
Miscellaneous Projects, Project No. 2004-407

d. Various telephone conversations with the City of Selah, WA: Public Works Director, Community
Planner, Public Works Utility Foreman, and Building Inspector and Code Enforcement Officer; date
September and October 2011