

DRAFT TALKING POINTS FOR MAYOR HALL TO DAVID POSTMAN

Background: Staff from DSHS recently informed Shoreline of their intent to re-start the outreach process associated with their development of a new Master Development Plan on the Fircrest Campus. That effort had been put on hold during the legislative session, given the intensive discussions in the Legislature and with Shoreline regarding the potential development of affordable housing and public recreational space. During that time, Shoreline received assurances from legislators and staff that State plans regarding Behavioral Health Facilities would not include the Fircrest Campus.

However, Shoreline learned in early August that the re-started process would include placement on the campus map of a large Behavioral Health Facility, to be shown to the public on August 19th. DSHS staff also informed Shoreline that the current lease for land used by Shoreline as an off-leash area would not be renewed beyond December 31, 2019, and that it soon would no longer be accessible to the community after 6pm and before 8am each day.

We understand that the Governor's Office and the State is committed to finding a solution to comply with the *Trueblood* decision and to transform the delivery of behavioral health services in the state. We are hearing from sources in Olympia that Fircrest is only one of many locations being considered, and they are keeping their options open, not predetermining Fircrest as a location. However, this unilateral action by the state does not allow for partnership and collaboration and will likely instead foster conflict and adversarial relationships.

Talking points

- The City of Shoreline and the 32nd District delegation has been blindsided by this recent development.
- Shoreline staff and leadership engaged in good faith discussions with State leaders, including the 32nd District delegation, to find a way to develop needed affordable housing on a portion of the Fircrest Campus while also provided the community with needed recreational space. *Note: this point has been misunderstood by some. To recap:*
 - The unused land at Fircrest has sat idle for decades and has served as informal open space for the community.
 - There are very real crises in our state relating to both homelessness/housing and behavioral health.
 - The State worked with us last session to use land at Fircrest to tackle the affordable housing crisis.
 - The City has a role in zoning/land use and determining what uses should be allowed in that part of Shoreline.
 - The City's deal was simple: in return for the "lift" to allow high density affordable housing on the Fircrest Campus, our community would in return get five acres of land preserved for community recreation.
 - Use of some of that space as a off-leash area could remain, but the open space is for people and would be used for many different kinds of recreational purposes.
- This planning process honored both the intent and the substance of the Growth Management Act by allowing the concurrent development of both density and community amenities.

- The City has been a steadfast partner in the State’s commitment to address challenges in both affordable housing and behavioral health
 - The City has committed to provide over \$2 million worth of real estate to the development of 100 units of affordable housing at 198th and Aurora Ave. This housing will serve formerly homeless individuals, including many at risk of homelessness due to behavioral health challenges—and the project will provide supportive housing services to its residents.
 - The City has upzoned neighborhoods around its light rail stations, creating the potential for up to 33,000 additional units of housing within Shoreline. Due to mandatory affordability provisions, thousands of these units will be affordable to households making 70% AMI or lower.
- If the state moves forward with its effort to unilaterally site a Behavioral Health Facility on the Fircrest Campus, the trust and partnership between City and State will be significantly damaged. It will make it significantly more difficult to partner on an range of shared goals, and could change the tenor of the relationship between City and State on the Master Development Plan process.
- Shoreline fully anticipates that members of our community will raise significant concerns with this proposal as well. The proposed site on the Fircrest Campus neighbors a Middle School and High School, as well as the Fircrest Residential Habilitation Center. So we would expect not only to hear from neighbors, but also advocates for schools and for the residents of the Fircrest RHC.
- Moreover, the Shoreline City Council will need to review the policy considerations related to this development. The Shoreline Municipal Code currently does not have a definition for a Behavioral Health Facility. This omission will be addressed. Furthermore, the Council will need to assess which zones in our City are best suited to be locations for this use, as we do for every other land use category within Shoreline.
- The Council’s decision-making will be in line with its responsibilities toward its residents, and will be in compliance with state law.
- If the State perseveres in its determination to locate a Behavioral Health Facility in this manner, we run the risk allowing conflict to overtake collaboration and, with that, lose an opportunity to do some good things on the Fircrest Campus, such as create space for affordable housing.
- We also, sincerely, believe that if this process becomes adversarial, that the State will not be able to succeed in locating a Behavioral Health Facility on the Fircrest Campus. Shoreline has an important regulatory role that applies to both the Master Development Plan process and the underlying Land Use and Zoning. Shoreline will have zones where a Behavioral Health Facility is allowed within the City, and will be operating in compliance with the rules relating to Essential Public Facilities.
- We are asking you to take a step back in this process and not blindsides Shoreline and our community with this determination to site a Behavioral Health Facility there.
- Shoreline has proven itself to be an open and collaborative partner and our track record shows our strong support for solving problems related to behavioral health, homelessness and affordable housing.
- Please remove the Behavioral Health Facility from our Fircrest Campus plans and work with us to find ways we can be partners, not adversaries.