

D# 45 MENTAL ILLNESS DRUG DEPENDENCY (MIDD)

General Description

The City of Renton Planning Division made this docket item request. It proposes amending Title IV to provide provisions for a Crisis Diversion Facility (CDF) and a Crisis Diversion Interim Service Facility (CDIS). On October 9, 2007, the King County Council passed Motion 12598, adopting the Mental Illness and Drug Dependency (MIDD) action plan whose goal, “was to prevent and reduce chronic homelessness and prevent and reduce unnecessary involvement in the criminal justice and emergency medical systems, and promote recovery for persons with disability mental illness or drug dependency by implementing a full continuum of treatment, housing and case management services.” Both the CDF and the CDIS are part of the County’s Crisis Diversion program outlined in the MIDD Action Plan. The purpose of the facilities is to divert individuals from the criminal justice system by providing access to needed assessment, stabilization, services, and treatment. The facilities would include a variety of “front door” access options that emphasize prevention and early intervention.

The County would like to have the CDF and CDIS either co-located or located within close proximity of one another in order to facilitate transfer of patients from one facility to another. A Request for Proposal (RFP) was issued by King County in August of 2009. The RFP solicited proposals from third parties which may establish these facilities within the City based on locational criteria provided by the County. When the City reviewed the RFP it was determined that the proposed diversion facilities were not anticipated by the City’s Zoning code. In order to respond to the siting of these facilities, staff examined various areas within the City to determine an appropriate location for the County’s Diversion Facilities. Staff found the Medium and High Industrial (IM and IH) zones, located within the Employment Area Valley (EAV) land use designation south of I-405, would be appropriate for siting such facilities with a Hearing Examiner Conditional Use Permit.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Not applicable. The proposed changes would not affect the rate of growth or rate of development.

Effect on the City’s capacity to provide adequate public facilities

Not applicable. There are no anticipated effects on the City’s capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes.

Whether Plan objectives are being met as specified or remain valid and desirable

The proposed amendment would meet the following Comprehensive Plan objectives and policies:

Objective HS-G: Participate in regional and local efforts that address human services needs in the region and in the City.

Policy LU-95. Siting of regional facilities that are specialized (e.g. landfills, maintenance shops) or serve a limited segment of the population (e.g. justice centers) should rely more strongly on the special locational needs of the facility and the compatibility of the facility with surrounding uses.

The City allows several institutional uses within the residential land use designations, such as schools, fire stations, and libraries. However, these uses specifically serve people who live within the surrounding residential neighborhood. The CDF and CDIS would serve the entire County, as a specialized regional facility, and will likely serve 3,000 to 5,000 people per year. The number of people using the facility in addition to the 24-hour, seven-day operation would likely create compatibility issues with adjacent residential uses. Approximately 40 to 50 percent of the facility's usage is expected to be persons brought to the facility from interactions with Police. Therefore police agencies would frequently visit the facility at all hours of the night which would also impact residential properties. The proposed facilities would need to be separated from adjacent residential uses in order to prevent incompatibility issues.

In addition to the need to separate residential uses from such facilities due to incompatibility concerns, the proposed use should also be separated from adjacent commercial uses in order to create privacy for consumers at the CDF and the CDIS. Many of the land use designations and zones within the City allow residential and/or commercial uses with the exception of the IM and IH zones within the EAV land use designation. The purpose of the Employment Area-Valley designation is to *“allow the gradual transition of the Valley from traditional industrial and warehousing uses to more intensive retail service and office activities”*. The intent is to allow these new activities without making industrial uses non-conforming and without restricting the ability of existing businesses to expand. CDF and CDIS facilities are considered to be medium to high intensity uses due to the regional and specialized character of the facility, noise, and traffic generation caused by the number of persons the facility would serve, the 24-hour operation, and the frequent visits by police from several jurisdictions. The subject uses would not cause existing industrial uses to be non-conforming nor would the allowance of these facilities restrict the ability of existing business to expand. Therefore, the EAV is the most appropriate land use designation for these facilities.

The EAV designation is implemented by the following zones: Resource Conservation (RC), Commercial Arterial (CA), Commercial Office (CO), Light Industrial (IL), Medium Industrial (IM), Heavy Industrial (IH). Commercial uses have limited permissibility within IM and IH zones and residential uses are outright prohibited within the EAV land use designation south of I-405. The purpose of these zones is to *“provide area for medium to high-intensity industrial activities”*. Therefore, the IM and IH zones would be the most appropriate zoning designations to site the facilities. Furthermore, the limitation to south of I-405 would decrease the likelihood of incompatibility with established commercial and residential uses located north of I-405.

A Hearing Examiner Conditional Use Permit should be required in order to allow the public to review, comment, and suggest appropriate conditions to further ensure compatibility with the immediate surrounding area including special criteria to consider the appropriateness of a specific site.

Effect on general land values or housing costs

The City is not anticipating an effect on general land values or housing costs as a result of the proposed amendment.

Whether capital improvements or expenditures are being made or completed as expected

The City is not anticipating capital improvements or expenditures as a result of the proposed amendment.

Consistency with GMA, the Plan, and Countywide Planning Policies

The proposed changes are consistent with the Growth Management Act (GMA), the Comprehensive Plan, and Countywide Planning Policies.

Effect on critical areas and natural resource lands

The proposed changes would not have any effects on critical areas and/or natural resource lands. Any development that occurs would need to comply with all regulations and policies for critical areas.

Effect on other considerations

The County's RFP listed the following criteria that will be used to evaluate any proposals to operate either the CDF or the CDIS:

1. Centralized location with easy access and at least 2 routes to the facility by freeway and/or major arterials (Ideal location: South of downtown Seattle, North of Southcenter. Routes to access Eastside: I-405, I-90, I-5; Seattle: Hwy 99, Hwy 509, and I-5, Northside: Hwy 99, Hwy 509, and I-5; Southside: Hwy 167, East/West Valley Hwy),
2. Minimum of 7200 square feet for the CDF,
3. Co-location of the CDF and CDIS or in proximity for easy transfer of individuals between locations,
4. On or easily accessible to a Metro bus route, and
5. Easy access for law enforcement and ambulance.

The County's goal is to have the facility located in a geographical area that allows police officers to make quick drop offs. The criterion falls within portions of the cities of Renton, Tukwila, Burien, Seattle, SeaTac, and unincorporated King County (Skyway). These areas, according to the County, are ideal locations for these facilities given the large number of highways and major arterials that go through south King County as well as Metro bus access.

The proposed permissible area for CDF and CDIS facilities would be located within close proximity of highways and contains major arterials as well as several Metro bus routes thereby complying with the County's locational criteria.

Staff Recommendation

Staff recommends approval of the docket item request. The request would permit Crisis Diversion and Crisis Diversion Interim Service Facilities in the IM and IH zones of the EAV land use designation, south of I-405. The facilities would be subject to a Hearing Examiner Conditional Use Permit with special criteria for a specific site's compatibility with the surrounding area.

Implementation Requirements

Changes to Title IV are needed in order to add definitions for CDF and CDIS facilities and place their uses within the City's Zoning Use Table as well provide locational criteria and additional conditional use permit criteria for the facilities. The following attachments are needed in order to employ staff's recommendation:

- Attachment A - 4-2-060 Zoning Use Table - Uses Allowed in Zoning Designations
- Attachment B - 4-2-080 Conditions Associated with Zoning Use Tables
- Attachment C - 4-8-120 Submittal Requirements - Specific to Application Type
- Attachment D - 4-9-030 Conditional Use Permits
- Attachment E - 4-11-040 Definitions

4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

A. SUBJECT TO THE FOLLOWING CONDITIONS:

115. The use is limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office.

116. Crisis Diversion and Crisis Diversion Interim Service Facilities shall only be located within the Employment Area Valley (EAV) land use designation, south of I-405, subject to Hearing Examiner Conditional Use Permit. See EAV Map in RMC 4-2-080B.

4-8-120 SUBMITTAL REQUIREMENTS – SPECIFIC TO APPLICATION TYPE:

TABLE 4-8-120C

LAND USE APPLICATIONS SUBMITTAL REQUIREMENTS	TYPE OF APPLICATION/PERMIT	Conditional Use Permit (Hearing Examiner)
Site Plan, Single Family		
Siting Process Report for Use Permits for SCTF, <u>CDF or CDIS facilities</u>		12
Source Statement, Fill Material, Aquifer Protection Areas		

D. DEFINITIONS OF TERMS USED IN SUBMITTAL REQUIREMENTS FOR BUILDING, PLANNING AND PUBLIC WORKS PERMIT APPLICATIONS:

19. Definitions S:

Siting Process Report for Use Permits for Secure Community Treatment Facilities (SCTF), Crisis Diversion Facilities (CDF) or Crisis Diversion Interim Service Facilities (CDIS): A narrative report describing the process used to evaluate alternative sites for the proposed SCTF, CDF or CDIS activity and the basis for the recommendation to locate the facility at the recommended site. A minimum of three alternative sites shall be addressed.

4-9-030 CONDITIONAL USE PERMITS:

**I. ADDITIONAL DECISION CRITERIA FOR SECURE COMMUNITY TRANSITION FACILITIES (SCTF), CRISIS DIVERSION FACILITIES (CDF)
AND CRISIS DIVERSION INTERIM SERVICE FACILITIES:**

The reviewing official shall consider the following additional criteria in determining whether to issue a conditional use permit for secure community transition, crisis diversion, crisis diversion interim service facilities.

1. Alternative locations were reviewed and consideration given to sites that are farthest removed from any risk potential activity.

~~PC recommends amending to address DSHS comments that the original language creates a more restrictive standard.~~

~~2. There is no resulting concentration of residential facility beds operated by the Department of Corrections or the Mental Health Division of the Department of Social and Health Services, the number of registered sex offenders classified as Level II or Level III and the number of sex offenders registered as homeless in a particular neighborhood, community, jurisdiction or region.~~

~~3~~2. Adequate buffering is provided from abutting and adjacent uses.

~~4~~3. Adequate security is demonstrated by the applicant.

~~5~~4. Public input is provided during the siting process.

5. For Secure Community Transition Facilities there is no resulting concentration of residential facility beds operated by the Department of Corrections or the Mental Health Division of the Department of Social and Health Services, the number of registered sex offenders classified as Level II or Level III and the number of sex offenders registered as homeless in a particular neighborhood, community, jurisdiction or region.

(Ord. 4982, 12-9-2002)

P. MODIFICATIONS TO APPROVED PLAN: (Reserved) (Ord. 5191, 12-12-2005)

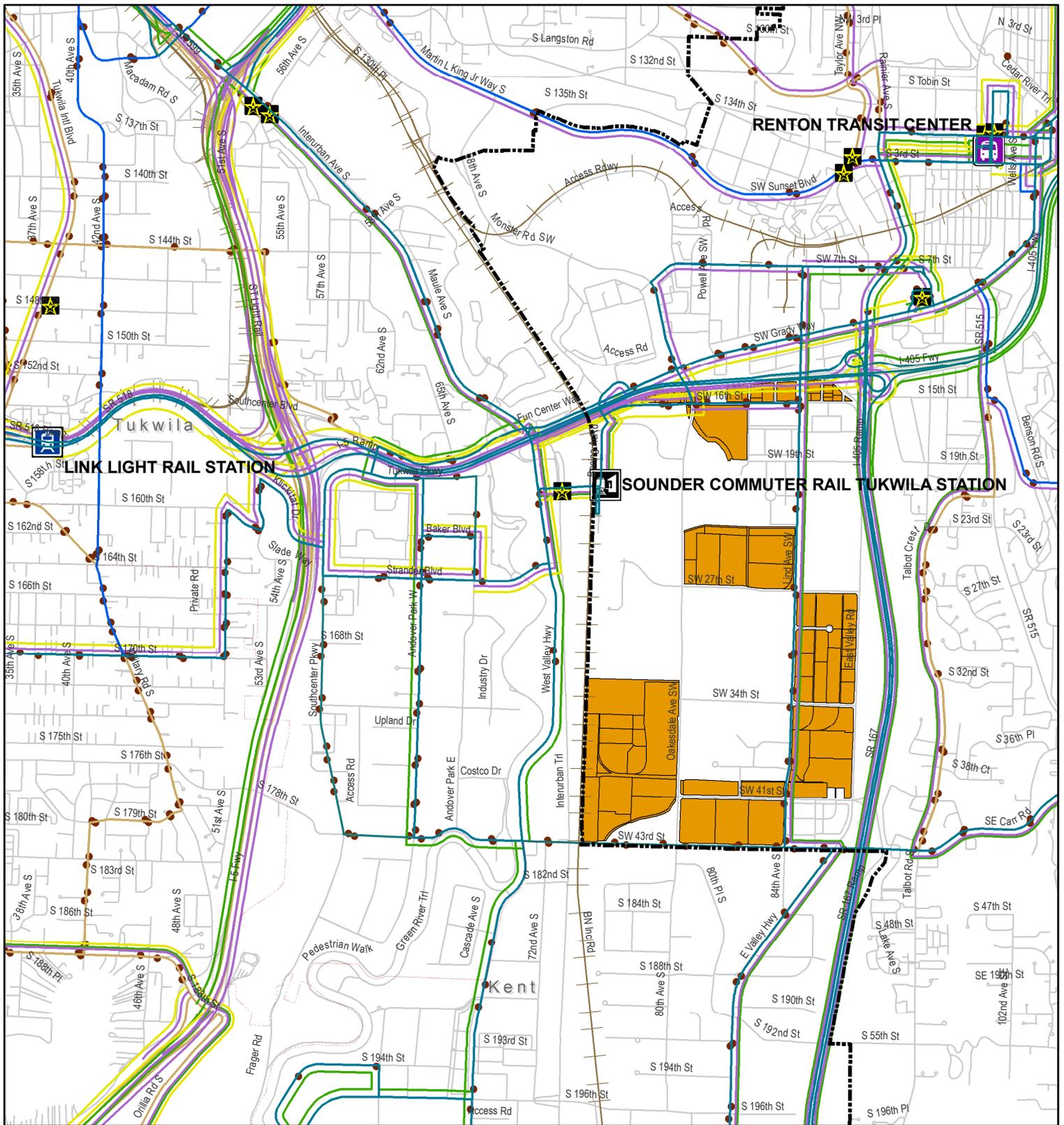
4-11-040 DEFINITIONS D:

DISPLAY WINDOW: A window in a building facade intended for nonpermanent display of goods and merchandise.

DIVERSION FACILITY: A facility which provides community crisis services, whereby individuals are diverted from jails, hospitals or other treatment options due to mental illness or chemical dependency.

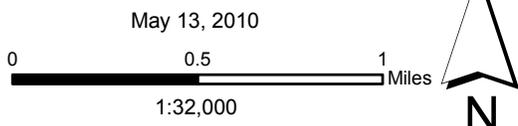
DIVERSION INTERIM SERVICE FACILITY: A facility which provides interim or respite services, such as temporary shelter, medical/mental health treatment, case management or other support options such as transportation arrangements for patients referred to such a facility from a diversion facility.

DOCK: A fixed or floating platform extending from the shore over the water.



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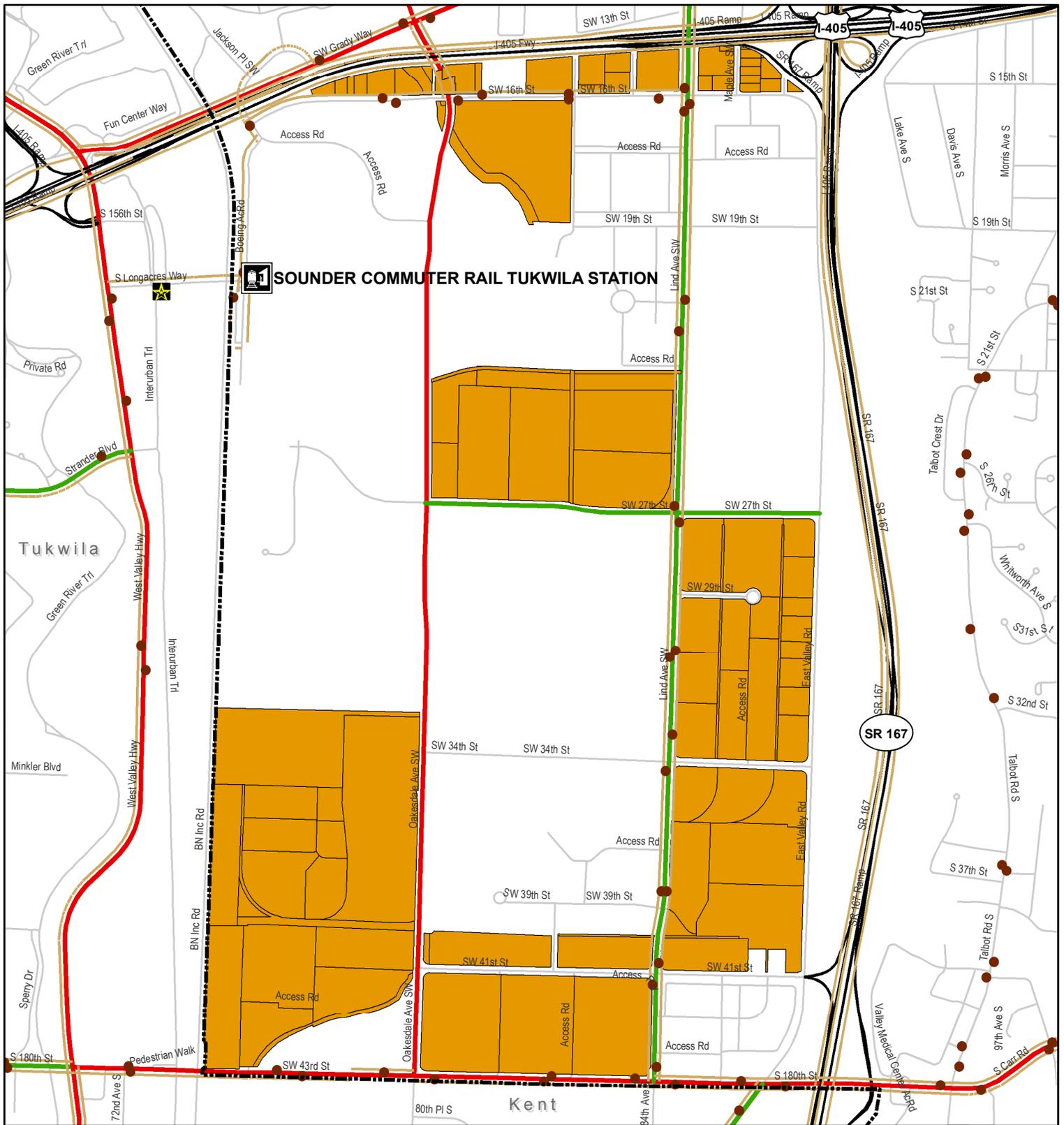
Mental Illness Drug Dependency - Docket # 45 Transit Access



-  CDF & CDIS Permitted with HEX Conditional Use
-  City Limits
-  Renton Transit Center
-  Sounder Commuter Rail Tukwila Station
-  LINK Light Rail Station
-  Park and Ride Station
-  Bus Stop
-  Connect to Sounder Commuter Rail Tukwila Station
-  Connect to Renton Transit Center
-  Connect to LINK Light Rail Station
-  Connect to Sounder Commuter Rail Kent Station
-  Railroads
-  All Other Bus Routes

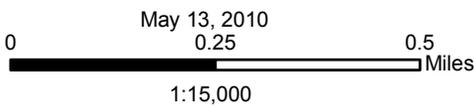
Community & Economic Development
 Alex Pietsch, Administrator
 Adriana A. Johnson, Planning Tech II





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Mental Illness Drug Dependency - Docket # 45 Bus Routes 0.25 Mile from Selected Parcels



City Limits

CDF & CDIS Permitted with HEX Conditional Use

Bus Route 0.25 mile from CDF and CDIS parcels

Sounder Commuter Rail Tukwila Station

Park and Ride Station

Bus Stop

Streets Network

Principal Arterial

Minor Arterial

Freeway

Community & Economic Development
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