



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
Facilities, Finance and Analytics Administration
P.O. Box 45013, Olympia, Washington 98504-5013

MARKET SEARCH

The State of Washington, acting through the Department Social and Health Services with delegated authority from the Department of Enterprise Services, Real Estate Services, is seeking to lease space as defined in this document.

Project Information

Project # N003-20-04-01
Agency: Department of Social and Health Services (DSHS),
Developmental Disabilities Administration (DDA)
Location: Tacoma Area, Pierce County, Washington
Square Footage: 2500 square feet of residential space
Date Posted: 9/1/2020
Desired Term: 5 years
**Occupancy
desired:** 1/1/21

DSHS DDA Contact Information

Housing Specialist: Bary Hanson, DDA
Email: Bary.Hanson@dshs.wa.gov
Phone number: (360) 688 – 0513
Mailing Address: 1009 College St SE
Olympia, WA 98502

Geographical Areas of Consideration:

Properties for consideration shall be located in the following preferred areas: Lakewood, Tacoma, Clover Park School District.

Attachments: [Appendix A Space Planning Data](#)
[Appendix B Lease Standard](#)

General Considerations:

- a. Facility should be a residence to house three children with developmental disabilities that cannot live with their families and will also include a small office space for staff use.

- b. Parking count must meet program need (up to 10 vehicles), allowing all staff to park legally on or near the property.
- c. Lease will be written on the State of Washington's approved lease documents. See Appendix A, "Standard Lease Template".

Location Characteristics:

The agency has identified certain key location features for delivery of their services, including but not limited to the following:

- a. Proposed facilities should be in an appropriately zoned area, not in an HOA.
- b. Proposed facilities should be near a fire station, within five minutes of a bus stop and 15 minutes of a medical facility by vehicle.
- c. Preference may be given to locations that are in the Clover Park School District. Additionally, proposed facilities with physical space around the home between neighbors may be advantageous to the clients in the home.
- d. Proposed facilities must be in areas with sufficient infrastructure in place to support the program needs. See building characteristics below.

Building Characteristics:

- a. The residence should have a securable outdoor area with limited impact from neighbors and the community.
- b. The residence should be a single story residence with at least three bedrooms and two bathrooms (one of which can serve an individual in a wheelchair) and wide hallways.
- c. The residence should have at least a two car garage either attached or detached and able to fit a standard van.