

# CID Framework and Implementation Plan

## Work Group 3, Charles Street

### January 29, 2018 Meeting

Time: 2:30-4:00 pm

Location: ICHS- 720 8<sup>th</sup> Ave. S.

#### MEETING SUMMARY

#### Work Group Members Present

Elaine Ishihara; Andrew Tran; Brien Chow; Betty Lau; Teresita Batayola; Randy Cox; Julie Matsumoto; Mike Omura; Maiko Winkler Chin;

#### Consultants

Adam Hutschreider and Jonathan Hartung- SHKS Architects

#### City Staff

Randy Cox; Julie Matsumoto (FAS); Matthew Richter (OAC); Gary Johnson (OPCD)

#### Notes:

Workgroup Chair Elaine Ishihara opened the meeting and led a round of introductions.

Gary Johnson provided an overview for new Workgroup members, of the CID planning process and how the Charles Street Workgroup functions as a part of the larger planning process.

Randy Cox introduced the project consultant team from SHKS Architects, Adam Hutschreider and Jonathan Hartung. Gary noted that SHKS worked on a previous study of the Charles Street facility which will enable them to “hit the ground running”. WG members asked if the previous study was available. FAS stated that the study was never finalized or published and that it would be updated as part of the current study process. Gary promised to work with FAS and get back to interested WG members about opportunities to review the previous work.

Adam and Jonathan described the scope and approach of the upcoming study. The study scope asks that four options be considered:

- A. A design treatment for the S. Dearborn Street façade to make it a “better neighbor” to the CID.



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- B. An option that would relocate services from the property along the S. Dearborn frontage except the Fire Apparatus maintenance facility.
- C. All of the S. Dearborn frontage
- D. The entire Charles Street facility (except for the streetcar maintenance facility).

The Workgroup provided mixed messages on a preference that time and money not be devoted to option A. It was agreed that the issue would elevate to the Advisory Committee for input. FAS suggested that the options could potentially be considered or characterized as phases.

The consultant team will work with each department that has operations at the Charles Street Yard facility to determine current uses and needs and the costs and tradeoffs to relocating each department's functions offsite. It was noted that some information is already known- such as SPU's plans to move to a new location in SW Seattle. There was much discussion about study assumptions- such as whether a similar site in a different location would be necessary or whether uses could potentially end up in two or more sites (both will be considered). It was noted that the only current facility/use that will not be considered for possible relocation is the First Hill Streetcar maintenance facility. The WG asked that potential co-development at the facility be considered. Gary reported that SDOT contracted with SOJ within the past couple of years to study co-development potential of the facility and that staff would make that study available. The consultants and FAS anticipate that the study will be completed in June or July. A review of the sites zoning prompted a comment that the IDM (International District Mixed) and IDR (International District Residential) zoning names should be changed to reflect the formal Chinatown International District neighborhood name.

The study results will inform the Workgroup as to the approximate level of effort and costs to relocate existing services from the site. It is anticipated that the Workgroup will make recommendations about desired community use. Those recommendations will be transmitted to the project Advisory Committee for consideration for inclusion into the final report set of community recommendations. Should a decision be reached by the Mayor and Council that part of the facility could be vacated, it is anticipated that a community engagement process would be initiated to get feedback on what use or uses are



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desired and next steps to prepare the site for potential future development.

The consultant team suggested that a next Workgroup meeting could be convened about six weeks out for a status report.

Respectfully submitted by Gary Johnson

DRAFT

