

CID Framework and Implementation Plan

Workgroup 3 - Charles Street Campus Master Plan

Meeting Summary,

October 18, 2017

Work Group Members present

Elaine Ishihara	Maiko Winkler Chin Homero Nishiwaki	Leslie Morishita Brien Chow	Betty Lau
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Staff present

Randy Cox (FAS)	Julie Matsumoto (FAS)	Gary Johnson (OPCD)	Janet Shull (OPCD)
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Additional Attendees

NOTES:

The first meeting of the Charles Street Campus Workgroup was held at International Community Health Services (ICHS)- 720 8th Ave. S. The meeting was cohosted by the City of Seattle's Finance and Administrative Services (FAS) and Office of Planning & Community Development (OPCD).

Gary Johnson of OPCD provided an overview of the Workgroup (WG) objectives and outcomes. Each WG will make recommendations to the CID Advisory Committee (AC). The AC will consider recommendations of each Workgroup and along with City staff, will produce a final report that will convey the recommendations to Mayor and City Council.

Randy Cox and Julie Matsumoto of FAS provided an overview of the Charles St Campus site and its current uses which include vehicle maintenance and storage, fire apparatus maintenance, City offices for FAS, SDOT and SPU employees, storage of sand and gravel for snow event response and the street car facility.

Staff handed out copies of a draft scope of work for consultants (SHKS Architects) to research and analyze four different options for potential repurposing of the Charles Street Campus site. The options ranged from streetscape improvements along Dearborn St to relocation of all City facilities over time to alternate sites. In all options it is assumed the streetcar facility would be retained on site. The options from least to greatest amount of site repurposing could also possibly be thought of in terms of phases. For example, if most or all City facilities were to re-locate from the Charles Street Campus, this could take several years and new uses could potentially be phased in over time.

The timeframe for the study and Workgroup activity is approximately one year. The consultant scope includes preparation of materials to share with the community about the work.

Questions brought up by work group members included:

- How does the City define Highest and Best Use?

- Highest and best use is an industry term, not a City term. It is based on limitations of a site and what would provide the highest financial value. However, the Charles St Study will also consider community value which may or may not be highest financial value.
- Why was the initial Charles Street Campus study done?
 - While the site is conveniently located for City operations, it is near Downtown, and current uses may not be the best uses for a site near the Downtown core.
- What is the current zoning?
 - Generally, north of Charles Street is zoned for commercial and residential uses, and south of Charles Street is zoned for industrial uses.
- What funds were used to acquire site?
 - Site was acquired many years ago and it is likely funds were from multiple sources.
- Can the Workgroup see a map with more context – what is adjacent to the Charles St. site?
 - FAS staff will prepare a map for the workgroup that shows context.
- What is the timing for the consultant work?
 - The Consultant will begin work in early 2018 and should complete work in about 6 months.

Next Steps and Action Items:

- Elaine Ishihara will follow up with Dorothy Wong who is leaving CISC to see if CISC wants to identify another representative to participate on this committee.
- Janet will send out an electronic copy of the draft consultant scope that was handed out at the meeting.

NEXT MEETING: The next Meeting will be held Thursday, November 14th from 3-5 PM and will consist of a Charles St site visit/tour followed by a one hour meeting – meet up location at Charles Street Campus TBD.