BOARD OF PARK COMMISSIONERS
CAPITAL IMPROVEMENT COMMITTEE

November 13, 2019
5:00 PM
MINUTES

Attendees: Commissioner Baines, Commissioner Smith (sub for Commissioner Hanberg)
Staff Support: Marty Stump, Deputy Director - Planning & Development Department; Marina Becker, Director of Parks and Recreation; Erwin Vidallon, Chief Financial Officer; Mary Kay Henley, Planning Administration

Acceptance of Minutes: Minutes from the October 16, 2019 meeting were approved. Minutes from the October 30, 2019 will be reviewed at the next CIC meeting due to the attending commissioner (Commissioner Hanberg) not in attendance at this meeting.

Project Status Report
None

Discussion Items
Pierce County– Dawson Park Land Ownership Transfer
- Marty reported Pierce County Parks and Recreation is interested in making approximately $450,000 in improvements to the Dawson Park property located in the Midland area of Tacoma off of Portland Avenue. Pierce County’s preferred schematic design plans were presented that included improvements to sports courts, playground, walking trail and other.
- It has been determined that Metro Parks still owns this property and that it had never been formally conveyed to Pierce County. Marty added Metro Parks doesn’t maintain this site, Pierce County Parks does. He added that Metro Parks supports the divestment of this property. The Board will be presented with a two-reading real estate transaction resolution, the first November 25th and the second at the December board meeting. Our attorney is working on the agreement language to ensure it protects Metro Park’s interests and seeks an equitable real estate property exchange. Marty noted a first right of refusal will be included so that MPT may re-assume ownership in the future should that opportunity present itself.
- Commissioner Baines stated this could benefit both parties, noting this park is heavily used during the weekend. He suggested the Board have a broad understanding of this transfer and suggested presenting a list of potential real estate exchange sites.
  - Marina reported we won’t likely have this list compiled before the first Board presentation on November 25, 2019.
- Marty added it was decided by Park Board Executive Committee that this item is not necessary be include as a COW item next Monday.
- Commissioners were asked to email Marty any additional questions they might have.
COT – Cushman Building Planning Update

- Marty presented the commissioners with an update on the Cushman Building located south of the Proctor District. He reported Metro Park’s doesn’t own the property, Tacoma Public Utilities (TPU) currently operates it and City of Tacoma taking the lead on matters related to real properties.
- He explained there has been interest in repurposing the site for the public benefit. It is in the process of being decommissioned, noting overhead powerlines and lattice towers have been removed. Single posts have been erected and there have been streetscape improvements made along 21st Street.
- The City of Tacoma (COT) has taking the lead in preparing adaptive reuse plans for this site with the assistance of an outside consultant. There have been discussions on if it should be private ownership or public open space. COT has hired a consultant to assist in the public process. Marty noted the Friends of Cushman expressed interest in having Metro Parks take part in the planning process given the open space and recreation opportunities.
- This planning process has a high degree of community interest and has a two year time line. Marty noted it will need to include a remediation process to address any soil contamination. He added this site helps achieve our 10 minute LOS walking distance for the Proctor Community. It might include park improvements, but Metro Park’s won’t be taking the lead at this time.
- Marty added the inter-local with COT (currently being deliberated by Interagency Coordination Committee) may influence future plans at this site, perhaps including a combination of both a public and private elements.
- Commissioner Baines asked about the buildings condition. Marty stated it is in good condition, remarking on its strong architecture. TPU is currently storing things inside the building. Commissioner Smith noted musicians love the acoustics of the building and the community is interested in a cultural center.
- Commissioner Smith suggested adding this as a briefing item to both the Executive Cabinet and Board agendas, and perhaps discuss it at future board retreat. Public meeting dates also need to be communicated. Marty noted he will include this in his quarterly Board updates under emergent projects.
- Commissioners were asked to email Marty any additional thoughts.

Meeting Adjourned