

## MINUTES OF SILVERDALE PORT SPECIAL MEETING ON JUNE 15, 2021

Commissioner Reese called the meeting to order at 11:00AM at the Port office at 3550 NW Byron Street, Silverdale, WA. Also in attendance were: Commissioner Kitchens; Commissioner Scholfield; Attorney Phil Best; and Administrator Theresa Haaland. Those attending via ZOOM were Erik Barr of Patano Studio Architecture (PSA); Julie Jablonski of Kitsap Sailing Foundation (KSF) entered the meeting at 11:40AM; and Mark Hughes entered the meeting around noon. Notice of the Special Meeting was placed on the Port office door days prior to the meeting and a Waiver of Notice of Special Meeting was signed by all Commissioners and is attached to these minutes.

Erik Barr of PSA had recently provided Commissioner Reese and Phil with the June 10<sup>th</sup>, 2021 Waterfront Center Concept Design Preliminary Review. The review was then forwarded to Commissioners Kitchens and Scholfield as well as Port staff.

There were three designs included within the provided concept design. All three of the designs showed the County pumpstation 3 building basically being a stand-alone building other than a four-hundred square-foot concession area attributed to the Port. Commissioner Reese asked Mr. Barr to explain why the Port is even involved with the County's pumpstation project, other than providing the land for it to be constructed upon, if there is nothing really related to the Port within that structure except for a concession area that could easily be located elsewhere. Mr. Barr explained that they are proposing a smaller footprint in that area, but the Port wanted a viewing platform on top of the pump station building and it is his understanding that the County will not fund a viewing platform. He said that PSA sees the pumpstation building with a viewing platform and small concession area as a very achievable project for the Port. This will allow for the project on Port property, getting the pumpstation off of the direct waterfront and pave the way for a much larger Port project - the "community living room" and boating center. Commissioner Reese said that it was his understanding that Barbara Zaroff was going to check with Stella Vakarcs to see if there was available funding for the rooftop observation. Mr. Barr said that his takeaway was that this was not within the County's scope. He said that PSA has considered the king tide events, the rising sea levels and determined that reducing the footprint in that area would make for the success of the entire project.

Commissioner Scholfield said that he was a little disappointed because the Commissioners had already agreed to move forward with building 2 of the F-2 diagram provided by Rice Fergus Miller (RFM), which was adjacent to the pumpstation and included a classroom, meeting room, changing rooms with lockers and restrooms. Besides a viewing platform, all that this new design includes for the Port is a concession area. It was thought that later building 1, a boating center building, of RFM's design

could possibly be located where the pub currently sits. Commissioner Scholfield explained that any building that runs north and south will have a very limited view. By having a building running east and west it opens the view up and it wouldn't obstruct the current view anymore than it already is with the buildings on the south side of Byron Street, such as the pub.

Mr. Barr said that it was their understanding that not blocking the view was of utmost importance and keeping as much open greenspace was also important. He read through the notes and minutes from the Port meetings, the stakeholders' meetings and the workshops and saw that preserving the view, even from passing vehicles, was a common thread. He said that they also do not want the Port to have to spend a lot of money on what they call "invisible" costs, which is money that would be spent on the dirt if it is contaminated as it is his understanding that there was some kind of soil remediation and cap near the Port parking areas in that area. He clarified that rising sea levels and contaminated soil basically dictated the new placement of the buildings. The County is going to have one boring conducted near where the new pumpstation will sit. The Port is scheduled to have three borings around near the pub and surrounding areas.

Commissioner Kitchens said that the issue of paying for the pump station building had not yet been answered. Why would the Port pay for a County structure? Mr. Barr said that since the County has their own architect of record, but the building will be on Port property, the Port will want it to be designed so it fits with future Port projects. So far, the County will pay for their building and then the Port will pay for the exterior so that it doesn't end up looking out of place. Mr. Barr added that PSA is trying to get the Port in a position to start small and then be able to move forward with grants and fundraising for the future structures. They want the entire project to be attainable to the Port.

Commissioner Scholfield said that he would like to see a Waterfront Activities Center adjacent to the County's pump station. The center can accommodate waterfront events and the information for such a project will be needed for the next grant cycle. He said that it was a bit discouraging that this was not included within the new design. He added that a view from a vehicle is just not feasible. The County is promoting a walking community. If you want to see the view you can get out of your car and easily find it. In regards to open green space, Commissioner Scholfield said that the Port is not a park authority. In order to run as a park, the Port would need to receive permission from Kitsap County Parks. Phil disagreed. Commissioner Scholfield said that according to the State that is true. He said that the grassy area has been a part of the Port as a placeholder until development. Mr. Barr said that nothing can be built that close to the water anyway. Commissioner Scholfield said that if it is a water-related activity it can.

RFM came up with designs in that area. Phil questioned if RFM determined it was okay to build that close to the water. Mr. Barr said he would have to look into that.

Commissioner Scholfield thought a polished cinderblock design with anti-graffiti will be needed. It's unfortunate but vandalism is rampant. Mr. Barr said that from PSA's experience, people seem to appreciate and have more respect for beauty.

Commissioner Scholfield said not in this area, reminding everyone of how the mural near Costco was graffitied within two weeks after it was completed. Vandals will graffiti and or carve just about anything, beautiful or not. Mr. Barr said that he doesn't want to see an eyesore at the Port's front door.

Commissioner Scholfield said that if the pumpstation is basically going to be a standalone building on Port property then the agreement needs to be amended so that the County can build it to the Port's requirements. The Port should have a say and the ability to add on to the building in the future.

Commissioner Reese said that he too was a bit disappointed with the three designs that PSA provided because all three of the options are very similar other than the landscaping. He would like to see maybe more of an "L" shaped Port building around the County's pump station building. He thinks it is important to have the locker rooms with showers attached to the pumpstation building so that there is short access to and from the water in case of an emergency such as hypothermia. Mr. Barr said that lots of thought went into these designs and that the former Port Commissioner gave a very passionate speech about the importance to him and many other community members of retaining the view even when driving in the general area. Commissioner Scholfield said that is why building one on the RFM design was scratched. Mr. Barr said that he can look into this further, but there are risks in building in that area since it is a flood zone. He added that designing evolves and PSA has reviewed many items, listened to the Commissioners and the stakeholders and are honoring what has been done up until this point and it was thought that the three designs that have been presented would be best for the Port and that this is a fifty-plus year development that will outlive the legacy of all of us.

Commissioner Scholfield noted that there were some comments in the Zoom chat from Julie Jablonski of Kitsap Sailing Foundation (KSF), one of which stated that sailing uses the waterfront almost year-round and in two out of the three designs the sailing boatyard has completely disappeared. Ms. Jablonski added that currently, sailboats are hand moved from the boatyard to the waterfront and having a parking lot between the facilities and the waterfront program use is problematic as kids are moving across that area all the time.

Mr. Barr said that at this point it is less about the building as they are still waiting for the survey and don't know exactly where the property lines are located. Commissioner Scholfield asked that a boundary, possibly made with landscape, be added to the design to make it obvious that the area is Port property separate from the park.

Mr. Barr said that with the Waterfront Activities Center possibly holding up to one-hundred people, additional on-site parking will be required. Commissioner Scholfield said that the Port has over one-hundred parking spots in the Old Town area; forty, of which, are located in the vehicle-only lot. Mr. Barr said that was good information and requested a diagram outlining all of the Port's parking stalls.

Commissioner Reese said that he called this Special Meeting because Mr. Barr wanted to know which design the Port wanted to choose. He said that his concern is that PSA wants a decision from the Port, but the soil testing hasn't even been conducted yet. He asked when the soil testing would be complete. Mr. Barr said that they are still awaiting a revised proposal from the County's Geotech contractor. Commissioner Reese said that the Geotech information will be needed before any decision can be made. It was mentioned that PSA's June 15<sup>th</sup> deadline for Phase 1 of the design would need to be extended. Commissioner Reese said that PSA is the one that set that deadline. Mr. Barr explained that they have no control over the survey results or the County's Geotech report, so setting the initial deadline was basically a guesstimate.

Commissioner Kitchens said that he needs to get up to speed on all of this as there is a lot of information that he is just learning about from this meeting.

Commissioner Scholfield said that he is not ready to choose any of the new designs. He asked if Mr. Barr had heard from AES Consultants about their work on the survey. Mr. Barr said that he had heard they were going to begin work on June 3<sup>rd</sup>, but they have a lot of work to do as the Port also asked that they capture all of the Port's properties. He said that he can reach out to AES to get a firm date. Commissioner Kitchens asked Mr. Barr if he could pick an extended date since PSA picked the initial deadline date. Commissioner Reese clarified that at this point more information is requested regarding the design. This is the first meeting that all three Commissioners have been able to discuss PSA's proposed designs and provide feedback, so maybe Mr. Barr can look at a couple of other options while waiting for the boring information to be obtained. Mr. Barr agreed and said that designing is a process and it is not uncommon to have revisions for better alignment and waterfront projects are complicated in general with a lot of entities involved. The goal is to have a successful end result. He asked for patience from the Commissioners as they move forward in this process. Commissioner Scholfield asked that they also determine any necessary

setbacks. Mr. Barr said that he will reach out to the appropriate environmental entities to discuss the one-hundred-foot setback.

Commissioner Scholfield suggested that the Commissioners take a walkabout of the area where the pump station is set to be placed. Everyone agreed. Since Mr. Barr was attending via Zoom, Commissioner Reese asked Mr. Barr if there was any more information that he needed from the Commissioners at this time in order to come up with the best design. Mr. Barr said that, at this point, we will just allow more information to be provided by the survey and Geotech.

Commissioner Kitchens summarized that the Port doesn't want to participate financially in the County's pump station building and, if at all possible, would like PSA to create a design similar to building two of RFM's F-2 conceptual design. Commissioner Reese said or adding an "L" shaped building to the pump station building, so that it is not just a stand-alone pump station.

Commissioner Scholfield said that we also need to tag along with the County's permitting process. Mr. Barr explained that the County will not be getting any breaks in the permitting process and that a Waterfront Activities Center can't be added to the County's pumpstation building without separate permits. Commissioner Scholfield agreed and added that if the permits are completed at the same time, it is sure to be a smoother process for the Port.

Commissioner Reese asked what the new Phase 1 deadline date will be. Mr. Barr said that at this point he is not ready to put a new deadline date on it as he is not sure when he will receive all the needed information from the Geotech and surveyor.

Mr. Barr thanked the Commissioners for their time and holding the Special meeting. Commissioner Reese reminded Mr. Barr that in order to make decisions a quorum of the Port is necessary and decisions are to be made within a public meeting as Commissioners are not allowed to talk about Port business outside of a public meeting. Mr. Barr proposed holding a Special meeting every two to three weeks, so that all Commissioners are up-to-date with the happenings of the project. Currently, PSA meets weekly via Zoom with Kitsap County and their architect. This has been good to insure everyone is on the same page, especially since there are two design teams.

At 12:15PM Mr. Barr left the meeting.

Commissioner Kitchens requested a chance to get up to speed on this project. Commissioner Reese recapped a bit of the history of how we got to where we are today.

Phil had provided an email to the Commissioners dated June 8, 2021 asking that before the vehicle/boat trailer stalls be restriped that the Commissioners consider reconfiguring the parking stalls from head-on parking to diagonal parking. Commissioner Scholfield said that one issue he sees is that it will reduce the number of stalls in that lot. Commissioner Reese said that he sees diagonal parking causing even more problems in that area, because there just isn't enough room. He drew out his concerns and explained that it would cause major traffic issues. Phil explained that he just has a really hard time parking a large vehicle and trailer head on and thought diagonal parking would benefit many boaters. It was agreed that if there was more room it would be beneficial, but, as it is, it will create more problems.

Commissioner Kitchens said that he appreciates the others understanding of his absence for the June meeting. This is an annual event in June that he has attended for years and it just happens to fall around the same time as the June Port meeting.

The walkabout began at 12:35PM

The area where the pumpstation will be moved to was observed and there was discussion about placement of an additional area for the Waterfront Activities Center. It was agreed that PSA needs to provide additional designs with a Waterfront Activities Center attached to the pump station building.

Commissioner Reese said that the Port may need to start talking about taking the Old Town Pub down. Commissioner Scholfield said that in talking with Ceccanti personnel, they had thought they had offered to take it down, although they hadn't. Commissioner Scholfield said that the asbestos would first need to be taken out before it could be demolished. The Port would be required to pay for the necessary permits and haul-out of the debris.

Commissioner Scholfield said that he will provide Ceccanti with an estimate from BoomTown Services, LLC to seal and restripe the Port's parking lots. Commissioner Reese said that if they can't reseal it by this summer at the least it needs to be restriped.

The meeting adjourned at 1:20PM

Approved:



Commissioner



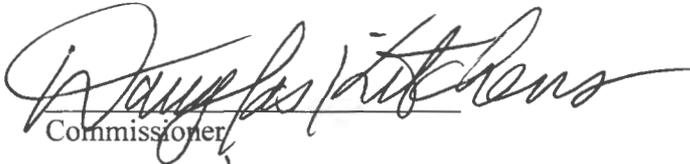
Commissioner

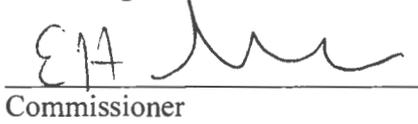


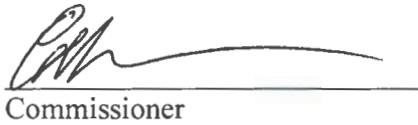
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WAIVER OF NOTICE OF SPECIAL MEETING

The undersigned, Port Commissioners for the Port of Silverdale, hereby waive the requirement of notice in writing of the special meeting of the Port of Silverdale held on 6/15/2021, at 11:00AM Port office, is present at such meeting, and agrees to the conduct of the Port business as announced by the President in calling this meeting.

  
Commissioner

  
Commissioner

  
Commissioner

# **SPECIAL MEETING OF THE PORT OF SILVERDALE**

**THE PURPOSE OF THE MEETING IS TO REVIEW AND DISCUSS  
THE JUNE 10<sup>TH</sup>, 2021 CONCEPT DESIGN PRELIMINARY REVIEW OF THE FUTURE  
WATERFRONT CENTER**

**THE MEETING WILL BE HELD ON TUESDAY, JUNE 15, 2020 AT 11:00AM  
HERE AT THE PORT OFFICE**