

MINUTES OF SILVERDALE PORT SPECIAL MEETING ON NOVEMBER 2, 2021

Commissioner Reese called the meeting to order at 2:00PM at the Port office – 3550 NW Byron Street, Old Town Silverdale. Also in attendance were: Commissioner Kitchens; Commissioner Scholfield; Attorney Phil Best; Administrator Theresa Haaland; Mark Underwood of Clam Island Rowing (CIR); and Carrie Kale.

Those in attendance via Zoom included: Eric Barr and Dan Leckman of Patano Studio Architecture (PSA); Julie Jablonski of Kitsap Sailing Foundation (KSF); and Monica Downen.

Dan Leckman sent the Port an email just prior to the meeting. It included site locations and impact and a rough order of magnitude site cost matrix, but it did not include actual costs associated with each of the options. Commissioner Reese questioned how the Commissioners would be able to make an informed decision without knowing the actual costs associated with building at the different sites. Eric Barr explained that they have determined that building near where the County's pumpstation is planned to be built, is going to be more expensive with a lot of "invisible" money being spent on groundwork. Commissioner Scholfield said that Rice Fergus Miller (RFM) was able to provide the Port with a breakdown in costs. Mr. Barr questioned if they included the critical areas study and rising sea level information. Commissioner Scholfield was certain they did. Mr. Barr said that now we have more information than what RFM had at that time. He said that he could roll some figures around, but doesn't want them to be binding. The Waterfront Activities Center building is estimated to be anywhere between 4,000 and 5,000 square feet and the rough costs to build would be \$150 per square foot. He rounded up estimating the costs to be \$1,000,000.

Commissioner Scholfield questioned if the Port decides to develop alongside the County at the pump station site would that be a separate permit from the County's permit. Commissioner Reese said that it would be a separate permit. Mr. Barr said that there needs to be clarification if the County is going to pay for the rooftop viewing platform. If Silverdale decides to take that on, then the permit would be the Port and PSA's responsibility. If the Port agrees to allow the County to build the pumpstation on Port property, then the Port may be able to push the County to build the viewing platform. Commissioner Scholfield suggested the Port instead of building a viewing platform, build a covered outdoor patio out front of the pumpstation.

Mr. Barr talked about the basic differences in building near the pumpstation and building along Byron Street. He explained that there is a lot more organic matter where the proposed pump station is going to be built. Mr. Leckman explained that based on the recommendations from the geo tech report building closer to the water steel driven piles

are recommended and that is what drives the costs up in building near the pump station. Mr. Leckman presented the geo tech report via the Zoom screen.

PSA had provided Concept Design Options dated 06/25/2021, where five different design options were outlined.

Commissioner Kitchens said that it basically comes down to the preference of which design suits the Ports viewability and functionality and that he thought option four or five seems best. Commissioner Reese said that personally he is in favor of a small wrap around building to the pump station (Option four) and is opposed to the building placed west to east in that area (Option five) as it does obstruct the view, which seems to go against the Port's Resolution 2010-02 Establishing Port Policies Regarding Permanent Structures and Memorial Recognition on Port of Silverdale Waterfront Property. Commissioner Reese pointed out that within the resolution it states that the paramount use for the Port's waterfront property shall be to provide open space, a place for public enjoyment of the scenery and recreation opportunities. Mr. Barr said that Option four or five has a greater impact in terms of dollars and cents. He doesn't have the dollars yet, but estimates that the Port would be looking at spending at least an additional \$1,000,000 to build in that area near the pumpstation. Ms. Jablonski wanted to verify that it will cost more money to build closer to the water. She suggested the Port consider building along Byron Street instead and just have a deck on the pumpstation building.

Mr. Barr said that another thing to consider is that the area floods the closer to the water and it's only going to get worse over time. Commissioner Scholfield disagreed and said that he has never seen the grassy area flood. The rising sea level within the next fifty to one hundred years was discussed. Commissioner Scholfield asked for Mr. Leckman to bring up the AES topographical survey on the screen. It was reviewed.

There was discussion about asking the County to build a viewing platform on top of the pumpstation building. If the Port doesn't build near the pumpstation building, will the County go ahead and add the viewing platform to the building without Port involvement. Commissioner Scholfield said that he thought that would be a requirement of the County leasing the Port's land. Commissioner Reese said that the County was going to vacate the easement in exchange for using the Port's land. Phil said that he would think if it is totally the County's project the Port would have more control over it with the lease agreement. The Port may want to have PSA involved so that the final product of the pumpstation fits in with the Port's future buildings. Phil reminded the Commissioners that there will also be additional costs to build along Byron Street as the pub will need to be demoed. Commissioner Scholfield said that building on Byron Street may actually be twice the size of what was originally anticipated. The north south placement of the

pub really limits the view. Maybe the new build could be an “L” shape with a courtyard in the middle. Commissioner Kitchens said that the immediate decision is to put something either with the pump station or along Byron Street. Commissioner Reese explained that we don’t need an answer today. Mr. Barr agreed that no decision is needed today, but it is good to have the discussion and ask/answer questions.

Commissioner Kitchens said that when he first got on board as a Commissioner earlier this year, he heard a lot about building around the pump station. Commissioner Reese explained that the big thing is if it costs so much more to build in that area maybe we wait until we have a reserve and plan to build along Byron Street instead. If we are going to build a building next to the County’s pumpstation we are falling behind because we still need to get the design. Commissioner Kitchens said that if we put the viewing platform on the County’s pumpstation, that would give the Port something in that area and then later on build along Byron Street. Phil explained that the Port hasn’t received a commitment from the County other than that they would build to the design level to accommodate a viewing platform.

Commissioner Scholfield said that an undercover area to accommodate sailors and the public in general would be of benefit. He would like to see an observation platform outside of the pumpstation. If the viewing platform on top of the pumpstation could include an overhang for outdoor shelter, that would be very beneficial to the area. Possibly a covered area to the west. Maybe a stand-alone pavilion of some sort. Mr. Barr agreed that a low impact structure in that area, getting the Port’s footprint down there, would be a good way to go. He said that it does need to be determined if the County is going to pay for the viewing platform, which will require stairs and some sort of lift.

Commissioner Kitchens clarified that at this point the Port is leaning towards not adding a building to the pumpstation, but rather build a patio/outdoor pavilion near that area and we are hoping the County will agree to add a viewing platform to their pumpstation. Commissioner Scholfield agreed that the County should be asked to include the platform and the access to it with it totally being under the control of the County. He said that most landlords have some say as to what is built on their property, so doesn’t see this becoming a big issue.

Mr. Barr explained that if it is determined that the orientation of some of the design options aren’t favorable, they can be turned to maximize the view of the water from the Byron Street location. Some of the details of the options were discussed. Commissioner Reese requested a charette meeting with PSA and Leon Environmental be planned. This will give the Commissioners a chance to sit down with everyone and review/discuss drawings and make changes as decided upon and see where it goes.

He explained that all of the things the Port has discussed doesn't have to be offered in one big building. Mr. Barr agreed. Commissioner Reese said that Peter Leon actually suggested the charette and he offered to attend without charging the Port. Dates to hold the charette were discussed. Commissioner Reese said that from today's discussion the Port is leaning towards not doing much more than some landscaping around the pumpstation building and include a pavilion. Phil will coordinate with PSA, Leon Environmental and the Commissioners the date and time of the charette meeting.

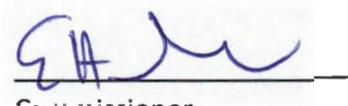
The meeting adjourned at 3:26PM (motion by Kitchens; second by Scholfield; unanimous).

Approved:



Commissioner

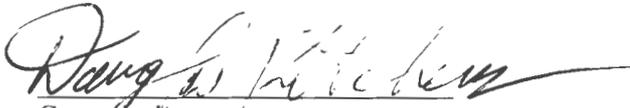
Commissioner



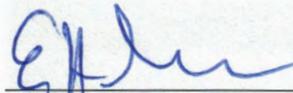
Commissioner

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 November 2, 2021, at 2:00 PM @ 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

WILL BE HELD AT THE PORT OFFICE – 3550 NW BYRON STREET, SILVERDALE

ON TUESDAY, NOVEMBER 2, 2021 @ 2:00PM

**FOR COMMISSIONERS TO DISCUSS PLACEMENT OF THE FUTURE WATERFRONT
ACTVITIES CENTER WITH PATANO STUDIO ARCHITECTURE PERSONNEL**

ATTENDANCE WILL ALSO BE AVAILABLE VIA ZOOM

The link to the meeting can be found on the Port's website (portofsilverdale.com)

under the "Port Commission" / "Meeting Notice" tabs