

FINAL MEETING SUMMARY
Terminal 91 Neighbors Advisory Committee
March 21, 2018

Terminal 91

NEIGHBORS ADVISORY COMMITTEE

- Magnolia Community Council
- Queen Anne Community Council
- Port of Seattle

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ATTENDANCE:

Magnolia Community Council

Fred Rapaport
Janis Traven
Lynn Hogan
Bruce Carter
Stephanie MacKeen

Queen Anne Community Council

Denny Bird
Erik Smith (alternate)
Ellen Monrad
Don Harper

Chair:

Bill Winkelman, 501 Commons

POS:

Rosie Courtney, Public Affairs
Kelli Goodwin, Maritime Operations Manager
Geri Poor, Regional Transportation Manager
Mark Longridge, Capital Project Manager
Jeffrey Utterback, Director, Real Estate and Economic Development
Lindsay Wolpa, Regional Government Affairs Manager

Consultants:

Pam Xander, ESA

Guests: None

The regular meeting of the Terminal 91 Neighbors Advisory Committee (NAC) convened at 4:32 PM on Wednesday, March 21, 2018.

APPROVAL OF MEETING MINUTES

Fred moved and Janis 2nd the passage of the February 2018 meeting minutes with revisions. The motion passed with one abstention from Don Harper.

T-91 FENDER PILE UPDATE

Mark Longridge provided an update on the Terminal 91 project. All the pile driving is complete and no complaints were received. The final phase is due for completion by mid-April. There will be some off-shift work expected the week of Monday, March 26th from 2:30-10:30pm to

accomplish the low tide work. No pile driving is expected and the contractor has been asked to conduct the noisy work earlier in the afternoon and to be careful with the lighting at night. If there are problems, please contact operations at 206-787-3751.

MAGNOLIA BRIDGE UPDATE

Fred said that SDOT presented at the Magnolia Community Council (MCC) meeting last night. He noted that the Magnolia Bridge was closed in January 1997 to May 1997 because of heavy rains and then the 2001 Nisqually Quake damaged part of the bridge. Subsequently, the City was conducting emergency planning for detour routes in case the bridge collapsed in addition to a bridge replacement. SDOT and Heffron Transportation presented information about the bridge to the MCC and said the financial estimates were “fatally flawed” and replacement is not financially feasible.

He said that SDOT is studying alternatives and it will take the rest of the year for them to complete the evaluation. There were many alternatives presented but the two main alternatives are: 1) Widen Dravus as a replacement for traffic from the bridge; 2) Cross 15th and Balmer Yard in some bridge capacity onto Port of Seattle property and connect to Thorndyke (sample suggestions included an Armory Way /Thorndyke alternative; bike path widening for vehicles between the rail lines and Port property; take Port property to create lanes for cars and buses and make a path to Palisades).

Fred said that SDOT was supposed to post the information on the alternatives on their website but Fred didn't find them there. There is information on the website on the November 2017 Emergency Plan by Heffron Transportation.

Fred said SDOT's intent is to tear down the bridge no matter what based on SDOT's not including any alternatives keeping or rebuilding the existing Magnolia Bridge (see the 4/18 minutes for a clarification of these comments). He said the North Gate is now a sub issue because of the alternatives presented. The issue also impacts the location of the ST3 stop because the Magnolia Bridge will no longer be there and many decisions have been based off of the Magnolia Bridge. SDOT shared the next steps at the end of the meeting.

Fred said there is also the issue of the old landfill at Interbay and that SDOT will take a larger part of Port property. He said that closing the bridge would mean there would be only 2 ways in and out of Magnolia. The SDOT proposals left a possible 3rd way into Magnolia via Thorndyke, but left the possibility of not having a Thorndyke route – a possibility of having only a Dravus Street route which would mean only 2 routes into Magnolia (Dravus Street and Emerson Street).

Rosie said the Port has engaged with SDOT within the last year and the Port has shared their concerns during the planning process. She is surprised that SDOT did not reach out sooner to the community and that the Port recommended that SDOT conduct outreach. She said there has also been staff turnover at SDOT. Bruce said that this is the first time that the short term and long term planning had not been shared with the neighbors is surprised that he and Janis as members of the Design Advisory Committee had not heard about it.

Jeffrey said he meets regularly with ST but not as much with SDOT and there seems to be some disconnect. The project morphed from emergency planning to the assumption that the bridge will fail eventually and SDOT needed to revise the bridge strategy to something else. He said that taking Port property is not on the table (Port staff has since clarified that SDOT started the Magnolia Bridge study as a two-part study: Part 1, Emergency Access, and Part 2, Mid- to Long-term Access. The Port will work with the City to look for options that are beneficial to the City, Port and community.)

Don and Bruce brought up questions on the different options. Fred said that while SDOT is planning this, they are also spending money on road diets on Thorndyke and Emerson and there will be double the traffic on Dravus.

Bill asked about action items for next steps.. Don suggested getting SDOT to present at NAC. Fred moved and Janis 2nd a motion to have SDOT attend a future NAC meeting. Discussion continued and Rosie said the focus is usually on T-91 issues but there have been times when SDOT has come to meetings. Ellen said there are no plans from SDOT yet, but they will keep throwing things out so she wants to wait. Fred said the timeline for SDOT is to finish the plans by the end of the year. Rosie said that she could have the Port staff check back with SDOT first and ask why options the Port said were off the table were included in the presentation. Ellen moved to table the motion until the next meeting. All voted in favor of the motion.

FISHERMAN'S TERMINAL UPDATE

Jeffery described three redevelopment sites on the property. First, the gateway site project proposes to demolish the existing bank building and net sheds and build an 80K sq ft maritime/retail space. The demolition is planned for later in the summer. The second project is the redevelopment of the Seattle Ship Supply Building. It will be redesigned and will be the headquarters for the new Maritime Innovation Center. The third redevelopment project is the outdoor laydown storage area. The south end material will be moved to racks at the north end and a 50K sq ft light industrial building will be constructed at the site.

Jeffrey said the Port purchased the Salmon Bay Marina property and plans to expand the footprint of the Fishermen's Terminal to include that area. There are plans to obtain a Master Use Permit to build a 60K sq ft building with 2 levels. The properties will be merged by tearing down the existing fence and constructing a road to connect the properties.

T-91 UPDATE

Jeffrey updated the group about the Phase I Redevelopment project for the T-91 uplands. The infrastructure study is complete. The Port plans to construct a 100K sq ft building on the north end of the property. Very little infrastructure improvements will be required to service the building and it will be built to suit the particular tenants. Jeffrey estimates it will take approximately 2.5 years to obtain the permits to construct this first building. Phase II proposes to build 4 additional buildings at the site. The existing building at the site would need to be demolished to construct about 415K sq ft of light industrial/maritime-related buildings. The underground utilities would be proposed to be located in a new trunk at the south end of the road. This would be about a \$4-5M investment in infrastructure and he estimates it would be about 5 years for this to come to fruition. There is a rail spur there that could be extended but most

businesses that would locate there would not require rail. A transportation study was completed for the property by Fehr & Peers.

Bruce said there is a court order not to be able to open the two gates. Don said he guesses there will be an EIS and asked if the transportation study is available to review. Jeffrey said there will need to be a Master Development Agreement with SDCI and environmental review process so he is not going to share the studies now since it would be premature.

A question was asked about whether there would be a conflict with SDOT for the proposal for the replacement of Armory Way. Jeffrey said it would interface with SDOT.

Don encourages the Port to provide NAC with traffic studies and other studies as soon as they are ready. Lynn said that Fred requested that the North Gate be included in the next NAC traffic study. Pam will check the past meeting minutes to find out if Don asked for 4 reports or if he said they have a right to 4 reports and whether it was agreed to ask for the 2 intersections to be added. Fred said it might be advantageous to look at the Heffron report that was done in November of 2017 that's on the SDOT website. That study analyzed traffic on Dravus and other streets for an SDOT study of the emergency closure of the Magnolia Bridge in the event of an earthquake or other disaster. Geri will get a handout to Lynn that provides more information on the Magnolia traffic numbers.

ST3 UPDATE

Geri and Lindsay discussed updates on ST3 and provided to NAC the copy of the letter that the Port submitted to Sound Transit.

Janis asked how confident the Port is that ST is still listening to them. Lindsay said the Port is cautiously optimistic. There is still 14 months before the representative alignment is selected and there is stakeholder involvement. She encourages all to stay engaged.

There was discussion of alternative routes. Fred noted that SDOT said that the Magnolia Bridge is at end of life, and SDOT added that the Ballard Bridge would have to be replaced since it too since it is also at end of life. Don said the project is to last 50-100 years so it might make sense to spend the money. Lindsay said the Port is not supporting an alternative yet and is asking for more studies and information gathering. Rosie asked if MCC and QACC sent letters to ST. the NAC members said that both organizations did submit a letter and suggested "west is best". Rosie would like to get a copy of letters from both organizations.

Lindsay is going to reach out and ask questions if there are any. Don asked what the "deadline" date is. Geri said there are 3 levels. Lindsay said Level 2 starts to get more real in late August/early September. The target for the preferred alternative is April 2019.

OPEN FORUM

Friends of Pier 86

Rosie provided an update on the Friends of Pier 86. The group hired Bryan Ohno from the organization 4Culture. His assignments include: 1) mapping out how the project will happen; 2) issue a call for artists; and 3) determine how many projectors they will need.

Agenda for April Meeting

Lighting is on the agenda for the April meeting and Stephanie Jones Stebbins (Managing Director Maritime) hopes to join the meeting. Rosie said the Port will release the Puget Sound Maritime Air Emissions Inventory tomorrow and asked if the group would like a presentation on that. There was interest in the presentation.

Action Item	Schedule
1. Two protocols to discuss: a. -How to control the new lights with written standards or protocols on how to manage the controls depending on what is going on in the area. b. -How to control lights from the boats/ships. Can the Port include lighting guidelines to ship captains to minimize lighting impacts to the neighbors? c. -The Port staff will come up with a timeline for the discussion of the protocols.	Kelli will find out the status from the PM; Stephanie will poll the neighborhood; All will report back at a future meeting.
2. Rosie will place the following items for topics for future NAC meetings: -Expedia -Trail Updates	Future meetings
3. Rosie will invite a Commissioner to attend a NAC meeting – update on when that may be possible	TBD
4. Upland development master plan update. Jeffrey will provide overall context and show overall plan when it is ready.	TBD

Adjourn at 5:58 pm.

Upcoming 2018 Meeting Schedule

April 18, 2018	August 15, 2018
May 16, 2018	September 19, 2018
June 20, 2018	October 17, 2018
July 18, 2018	November 21, 2018
	December 19, 2018