

FINAL MEETING SUMMARY
Terminal 91 Neighbors Advisory Committee
May 15, 2019

Terminal 91

NEIGHBORS ADVISORY COMMITTEE

- Magnolia Community Council

- Queen Anne Community Council

- Port of Seattle

c/o Rosie Courtney
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ATTENDANCE:

Magnolia Community Council

Fred Rapaport
Lynn Hogan
Stephanie MacKeen

Queen Anne Community Council

Don Harper
Ellen Monrad
Denny Bird
Erik Smith (alternate)

Chair:

Weldon Ihrig, 501 Commons

POS:

Rosie Courtney, Public Affairs
Kelli Goodwin, Maritime Operations Manager
Stephanie Jones-Stebbins, Managing Director, Maritime Division
Joseph Gellings, Senior Planner

Consultants:

Pam Xander, ESA

The regular meeting of the Terminal 91 Neighbors Advisory Committee (NAC) convened at 4:30 PM at Pier 69 on Wednesday, May 15, 2019.

MEETING MINUTES

Don moved and Fred 2nd that the March 2019 meeting minutes be passed. The motion passed with corrections.

ANNUAL REPORT

Pam will provide a boilerplate report to Weldon to use in developing the report for 2018. Denny and Fred agreed to be the representatives from their respective neighborhoods to help prepare the draft report. Rosie will send the NAC meeting minutes to the group electronically as a resource. The group will meet at 3:30pm prior to the next NAC meeting on June 19th.

MARITIME CAPITAL IMPROVEMENT PROGRAM

Stephanie Jones-Stebbins provided a hand-out of the five-year investment plan for the maritime division. She has been at the Port for 21 years and was the NAC liaison earlier in her career. Some of the main points she emphasized about the capital improvement program were:

- The Port has a big vision for the harbor
- Steve Metruck brings new leadership as the Executive Director.
- Since the creation of the Northwest Seaport Alliance (NWSA), the Port of Seattle can now focus on the maritime industry.
- The realignment of the container terminal presents an opportunity for cruise at Terminal 46.
- There is a robust fishing industry that has a significant economic impact to the community
- There is a need for technology for the “ocean economy” vs. maritime

She described the main projects in the Capital Improvement Program:

- Fourth (4th) cruise terminal
- Last upgrade needed for docks at Terminal 91
- Provide industrial space at Terminal 91 for the Maritime Innovation Center.

Weldon asked for context of the Port pre-NWSA and post NWSA. Stephanie provided information on the geography and industry categories. Contamination and remediation issues are separate from NWSA. Maritime at the Port of Seattle is now everything but containers.

The Fishermen’s Terminal Phase I project design plan funding was approved. The project is in partnership with the UW and tech and maritime industries. Don asked if Boeing is involved. Stephanie said Boeing has not expressed an interest in the project. Weldon asked if there will be any issue with large vessels going through the locks. Stephanie said the big vessels don’t use the locks.

There is a new cruise terminal proposed at Terminal 46. Rosie said all the cruise lines were interested in more space. The work will be done through a public/private partnership. There are new requirements for vessel hook-ups and the Port is looking at shore power at P-66. An RFQ was issued for partners. An RFP will be issued in a month with negotiation completion expected by end of 2019. Rosie discussed the 3 teams that have proposed for the private partnership.

1. Carnival, MSC, Royal Caribbean, SSA (cruise and container companies)
2. Global Ports Holding (build cruise terminals around the world)
3. Ports America (stevedoring company)

Rosie said the Port will start outreach about the project soon to bring it on line by 2022. Community meetings are planned for May 29th in SODO and May 30th in Pioneer Square. The Port is looking at the traffic review now and if required, will do an EIS. That public process may begin by the end of this year. Lynn asked about possible opposition. Stephanie said the Port needs to protect the public from impacts and provide mitigation, if necessary, to show how the project could work. Don asked about parking onsite. Rosie said there will be parking provided onsite. Don asked about deep water port capacity in Tacoma. Stephanie said there is a deep water port there that is big ship ready.

Stephanie discussed the \$35M cleanup project at T-117. The Port wants the habitat to become profitable and will create a revolving fund. They are currently waiting on approvals.

Another project is the modernization of the Bell Harbor Conference Center. Stephanie provided more information on the potential electrification at P-66. There are technical challenges about how to bring the electricity from Denny Way and Colman Dock. They are looking at underwater cable technology. The overall goal is to have the waterfront electrification complete to get to carbon neutral goal by 2050.

ARMORY PROPERTY UPDATE

Joseph Gellings described two articles that have been published recently by KUOW about the Armory project (Rosie will send a link to the articles). He wanted to provide clarification to the reports. He said the armory study is a 12-month project that will conclude with a recommendation made to the legislature. The committee will sunset in November. Joseph said that the Industrial Land alternative is not adequately mentioned in the articles. The only alternative that was mentioned in the articles was the potential for low-income housing next to a noisy railyard. The other alternatives that are being studied were not mentioned. What is also missing is the connection between the state moving their armory services (they prefer to move to the suburbs to the east) and reuse of the site. There was a discussion of how future uses affect the sale price, which then determines the budget for a new base in the suburbs.

The Port is concerned about affordable housing. However, it is regrettable that affordable housing next to a rail yard was highlighted in the reports. Industrial jobs can be part of the solution to housing affordability.

The City has land use authority but has no representation on the committee. Current zoning also does not allow for residential. The Port will continue to be involved in the process and has a representative on the committee. Ellen agrees that low-income housing should not be located next to the railyards. Don mentioned the interest of the members of 350.org that want low-income housing there. He said the Port should have more people at the meetings so both sides are heard. The people promoting housing there don't have a good understanding of the switchyards, etc.

FISHING PIER

The Port is working with the state WDFW and Expedia to re-open the pier at Pier 86 in a three-way partnership. They are looking for public access and public fishing access. The Port doesn't have the capital funds for the repair but can contribute by maintaining it. WDFW can get the capital funds but cannot maintain. Expedia will contribute to help with their transportation plan in addition to providing public access and fishing access. They are working on the paperwork to come up with an MOA. \$1.75M will be received by the legislature, \$1M will be received from the Port, and \$3M will be received from Expedia.

OPEN FORUM

Rosie said the transportation update will be sent out in notes if there is anything to report.

Rosie said there may be a new tenant coming to T-91. There is a car manufacturer that is interested in the 75K square feet at the north end. Vehicles would arrive on car carriers.

Action Item	Schedule
1. Rosie will place the following items for topics for future NAC meetings: Expedia; Trail Updates	Future meetings
2. MCC wants to know from the Port which SDOT Magnolia Bridge alternatives are off the table for the Port. Don wants to know if the City can condemn Port property for their purposes.	Rosie will talk with Dave McFadden and report back at a future meeting.
3. Schedule briefings to community on Port activities	Rosie will provide update at future meeting.

Adjourn at 5:48 pm.

Upcoming 2019 Meeting Schedule

June 19, 2019 at Pier 69
July 17, 2019 at Pier 69
August 21, 2019 at Pier 69
September 18, 2019 at Pier 69
October 16, 2019 at Pier 69
November 20, 2019 at Pier 69
December 18, 2019 at Pier 69