

The Port of Port Townsend Commission met in workshop session at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom.

Present: Commissioners Hanke, Petranek, and Hasse
Executive Director Eron Berg
Deputy Director Toews
Operations Manager Sparks
Harbormaster Ferrero
Port Recorder Sanders

I. CALL TO ORDER (Rec. 00:00:00)
Commissioner Petranek called the meeting to order at 9:33 a.m.

II. Point Hudson Planning (Rec. 00:01:00)

Executive Director Eron Berg reviewed the cover memorandum provided in the agenda packet with a background on the issues, including requested direction by the Commission. He facilitated a discussion of the proposed conceptual layout plan for a scheme of use, including existing leased parking, proposed leased parking, paid public or permitted parking, free parking, and marine trades permit use areas. He noted an update would be needed to Port rules.

Commissioners shared concern about the paid-for parking areas, cost of monitoring/towing service, and the return on investment. Buying annual permits could be a burden for marine trades. A suggestion was to discuss the parking issue with P.T. Marine Trades Association (PTMTA) and Local 2020 T-lab. Another concern was additional lights in the Back Forty and giving preferential treatment to one use over another. There was interest in whether there was room to meet the needs all: 70-spots/day for paid-for parking for Puget Sound Express (PSE), U.S. Customs and Border Patrol (USCBP), Fish and Wildlife (WDFW) with requested electric vehicle charging and expanding Sea Marine's leased space. Equity between various Port locations should also be considered, noting the City's parking plan is in process.

City Councilmember Monica MickHager said the City would be looking at all commercial parking, considering the sea wall/walk, and access to existing park and ride parking. The Northwest Maritime Center activities have parking impacts on the Point Hudson area and should be a partner in the discussion along with the City. Speaking personally, she urged taking a 20-year view of what would provide the most benefit to the community and create a parking plan for all Port facilities.

Eron Berg mentioned the parking plan for WDFW must be in place before expanding the Sea Marine lease. Parking revenues generated at Point Hudson need to be reinvested there to maintain the infrastructure (roofing, utilities, etc.). City code also restricts the Port to provide accessory and subordinate parking for Port use. Leasing land for free is also a Commission decision. Staff announced they would meet with Sea Marine in two weeks. Leasing the ballasted area would be their desire which would then defer to the Port the cost of ballasting other areas for parking. There was a desire for a vote to provide Staff clear direction for that lease negotiation.

Commissioners had in-depth discussion of the parking plan and expressed interest in charging now for Back Forty parking but also needing more time to provide guidance on the Sea Marine and Fish and Wildlife Back Forty plan. The similarities of parking cars and boats was noted with a large difference however in the charged cost per square foot. There were comparisons of the similar demands for parking at Boat Haven and a desire to table parking in general in lieu of addressing the needs of Sea Marine, WDFW, and PSE. For the leased or permit areas at each end of the armory building, discuss with businesses that if exclusive parking is required, it would be factored into their lease. Ideas were to seek community input on a parking strategy in the form of a charette and have staff attend the PTMTA meeting on parking to gain buy in/input on leasing and permit parking. Additionally, a desire was to create a Plan B with a buffer behind the Duplex (roughly 20 feet) as well as exploring different layout options to Staff's proposed plan.

It was hoped that there could be continued discussion and specific direction at the next meeting to aid discussions with Sea Marine on boundaries. This would allow the Port to finalize a parking plan and balance other lease interests. The Commission's input to date was to balance the interests in favor of boats, business expansion, and employment opportunities over other users. Also noted was a desire to expand the yard for general Port purposes versus a particular business.

- III. WPPA Governance and Management Guide – Chapter 8 Planning. This item was tabled to a future meeting)
- IV. ADJOURNMENT (Rec. 02:35:19): The meeting adjourned at 12:10 p.m., there being no further business before the Commission.

ATTEST:



Peter W. Hanke, Secretary



Pamela A. Petranek, President



Carol L. Hasse, Vice President