



Serving what matters today, with a view for tomorrow.

**PORT OF KINGSTON
SPECIAL MEETING
APRIL 19TH, 2023; 8:30pm
Meeting Minutes**

Greg Englin	Jeff Bouma	Aaron Powell	Rebecca Pirtle	Kate Joncas
Laura Gronnvoll	Charlie Wenzlau	Ron Karzmar	Rita Nicholson	Steve Young
Mary McClure	Sean Parker	Dave Wetter	Mary Gleysteen	Kris Morgan
Erik Baker	Steve Heacock	Tom Davis	Jet Glavin	
Rick LaGrandeur	Beth Berglund	Kaili Roest	Tony Hitchman	
Audra Trainer	Nancy Langwith	Rick Eveleth	Ken Dagleish	
Torey Grandt	Jerry Kirschner	Andrew Nelson	Marla Powers	

1. Call to Order - Commissioner McClure called the meeting to order at 6:33pm
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA Motion to approve agenda Moved: Commissioner Heacock Second: Commissioner Gronnvoll Vote: Pass 3-0
4. PRESENTATION Executive Director (ED) Greg Englin shared a brief overview of the project and introduced Charlie Wenzlau, Wenzlau Architects. Commissioner McClure shared the discussions and work that has occurred to get us where we are in this process. Charlie presented the slides displaying the concept thus far. Q&A Dave Wetter – Complimented Charlie on the concepts, but the buildings look a little too modern for Kingston design standards.



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Charlie stated there is a balance we are trying to achieve between the scale and character of the traditional buildings as well as a more contemporary look. This is not a finished product yet.

Dave Wetter – If those are condos on the third floor of the hotel/restaurant, will the Port be selling property then?

ED Englin – It is a consideration for funding the project. A long-term lease is more likely, Port's don't typically sell of assets.

Mary Gleysteen – Why is there no provision for affordable housing?

Charlie – The opportunity for affordable housing will come by incentivizing/requiring it to happen in housing development.

Jerry Kirschner – Has there been any preliminary discussions with viable hotels?

ED Englin – We have not formally reached out, we wanted to wait until we had a more developed concept. There are some who have expressed interest, they already control so much. Coming out of the pandemic, there is building getting started. It is difficult to represent something until it's ready to build.

Mark Libby – Mary, you said this would be done in phases. Would the restaurant be the first phase since it has a much more assured usage?

ED Englin – Funding will be the most important determination for whether phasing is the right method.

Kate Joncas- I really appreciate the connection between the park and the downtown area. How long are you looking at the restaurant wall and at what point do you see the reveal? The building design didn't feel right? Will there be enough trees and shrubs for the Christmas lights?

Commissioner Gronnvoll – We had the same reaction as you did with the building design. Charlie has emphasized several times that this is just the beginning concept.

Dave Wetter – This is a premier piece of property. We have an opportunity to create a theme. I understand this is just an early concept, but if you don't course correct early concepts have a way of emerging.

Nancy Langwith – Thank you Charlie for not walling off the existing business, I was very pleased to see that. I agree with Dave, this is a perfect opportunity to further brand Kingston. Is the restaurant going to be a place people come to Kingston for? Will this be a destination restaurant?

ED Englin – We would need to go to the market to see what will work. With the amount of foot traffic coming off the ferry, it will likely be a destination restaurant but it should have a walk-up component as well. Some hotels and restaurants have partnerships, so we will need to see what the interest is once we are closer.

Steve Young– Anthony's in Anacortes has a taco bar that has been successful. Can we get a copy of the presentation?

ED Englin – We will post the presentation on our website

Tom Davis – With the space of the restaurant, there could be room for two concepts within one space like seafood and burgers for more options.

Charlie – The second floor could be a separate operator; it could be a bar with it's own menu.



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Lou – What is the square footage of the restaurant space?

Sean – Between the 2 floors, 5,500 sq. ft, roughly 4,000 sq ft on the bottom floor, 1,500sq ft. on the first floor

Lou – We couldn't support a small eatery? The foot traffic is more likely to be residents, not people visiting the area. The visitors are in their cars and being directed straight out of town. What has changed that will make this project more viable then the other times something like this was looked into?

ED Englin – We know more and more people are coming to this area. We have to put something forward if we wait 20 years it will be too late and we'll be wondering why nothing has happened,

Aaron Powell - What zoning, investment , and infrastructure is the Port putting in to help the businesses up the street?

Charlie – The Port is proposing a ground-floor retail in the Comp Plan recommendations.

ED Englin – We have submitted for rezoning our properties. During this process, we are conducting a utilities assessment to determine capacity. The Port can spend money on utilities and infrastructure in the port district. The Port receives \$220,000.00 in taxes annually. The county is in charge of the storm water.

Ron Karzmar – Can the ideas and comments be combined to share with the community? The community is terribly interested and has good ideas to share.

Charlie – We will collect the comments from both meetings.

ED Englin – We will share them on the website.

Beth Berglund- Loves the idea of the native plants. The shape of the park and the buildings with flat roofs doesn't feel like Kingston. That kind of formality isn't who we are. Listen to the words people use to describe Kingston.

Steve Young - Local developers pay taxes, is there a possibility of bringing those dollars directly into Kingston and these projects?

Commissioner Gronnvoll – ED Englin did present that with Eric Baker.

ED Englin – What ways could we create incentives? We suggested reducing permitting fees or expediting the permitting process. We are recommending the Port pay a .5 FTE to address Kingston development. It was a deal killer to ask for the taxes to be reinvested. We are open to concepts to include.

Tony Hitchman – Commends the port commissioners for moving forward with something new, something exciting, and something to inspire.

Ken Dagleish – This is such a significant upgrade from the past concepts, the connection to uptown. I think this is phenomenal, taking advantage of the elevations. I don't envy you for trying to figure out the design. What you presented is very exciting and more futuristic. We need to look forward more than we need to look back.

Commissioner Gronnvoll – Nancy Langwith made a comment regarding “branding” Kingston, and this is the perfect opportunity to have more impact or input to what this can look like. We are looking for your input.



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Charlie – We have not shared the different material options available. We are proposing the use of brick in the design. It's an expensive material, but it is a permanent material. It gives a sense of history. We are also considering horizontal lap siding. We are thinking about what you find in the better places in Kingston and how they can be applied and used again. It will bring more traditional elements. Currently focusing on sight planning, scale, how it shapes the open spaces. There is a lot to still figure out with the final building design.

Allen - Water access is important to me, and you've done a good job of keeping that open. Remembers the Consultant mentioned that the Port has the most expensive parking lots in the state. The ferry should get a narrow lane, the parking lot should have shops and places to eat on the water, and the holding lot should be out of town.

Charlie – The design was created anticipating what could happen in the future, maybe that big parking lot won't be a parking lot and this design would support it.

Rick Eveleth – How strong was a request for a hotel from the community members you talk to? Why would someone come to that hotel so you could walk around the park and eat at that one or two restaurant? Do you anticipate that 40-something rooms will get filled?

Charlie – Primary goal is to be an economic catalyst for future development. When the project gets built, it will incentivize and encourage people to invest in Kingston. It is meant to be a proactive stance to incentivize change.

Nancy Langwith – Currently, we have no anchor tenants. That is something we've not had in Kingston. I see the Port stepping up and providing these two anchor tenants and that then catalyzes other businesses to come. This is a good first step.

ED Englin – We are right here in the 4-Million-person transportation hub. In speaking to the concierge association, we heard that you need a place to eat, shop, stay, and play. This development is not going to solve everything. We view the guest moorage as a "hotel" also. The more people we have there in the Winter, the more people will go uptown and spend money. Marina guests can walk there. It checks a lot of boxes of the community.

Marla Powers – How much site work is going to be done on this entire project? Will this work lend itself to some shoreline restoration areas? Now is a good time to bring up the beach access next to the Edmonds ferry and do something similar here. There is a lot of funding available, grants, for shoreline restoration and salmon restoration. Someone else mentioned what kind of infrastructure would the Port bring to Kingston. A Kingston wide regional storm water facility, with water features and public amenities would be an option to include in the park.

Charlie – likes that thinking about organic qualities and how that reinforces the more organic nature of the site.

Steve – Water park would be fun in the park



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Ron – Where would we host the events that currently take place on the tent pad or garage?

Charlie – There is a grass-crete surface that is designed for an activity like that.

Kate Joncas – This site should show what it's like to be in the water in an environmentally sustainable way. Education visitors about that. That would be really important.

Beth Berglund – Along those lines, in a hotel space you could have salt water soaking tubs

Aaron Powell – What is the timeline of the project? Is this available, is there something on the web?

ED Englin – He is hesitant to post anything on the web since we have unanswered questions, we are dependent on others for some of the work. We plan to get close to a 20% design, proforma needs more work, has some gaps. We are looking at October. We will research funding possibilities and all site work complete, the Geotech, traffic study etc.

Aaron Powell – Does that coordinate with the County plans? Zoning requirements?

ED Englin - All zoning is complete for this site. 2 zoning changes, one granted and other submitted.

Commissioner Gronnvoll – For clarification, what is the height of the hotel as it is spec'd right now?

Charlie - Total building is 40-45 ft. We still need to have the pre-application conference with the county, to make sure we are adhering to policies, shoreline issues.

Lou – When will that be?

Charlie – When this group is ready. We wanted to do this in the right order, to listen to the community.

Mark Libby – Toth / Hill properties – Some of the area cannot be developed because of setbacks. Some could be similar to the beach in Edmonds. Showing that area in the design would make it more interesting and a supportable project.

Sean Parker – That has been discussed and it's a great opportunity.

ED Englin – We didn't want to put in too much work to include that in the plans when we were not sure it was going to be rezoned from residential to Commercial.

Mary Gleysteen - Isn't that area recreational rather than commercial?

Commissioner Heacock – No, it's Commercial

Steve Young – Is there a possibility of acquiring more land? The house next to the Hill property

ED Englin – The prices increased every time he talked to him, so he stopped

Tim Davis – This could be a real genesis for transformation in Kingston. Is there an opportunity to expand the guest moorage?

ED Englin – Mitigation costs the Federal agencies have put into play are creating obstacles for any over water projects. To put in a \$100K temporary float, the mitigation cost would be \$300K due to the new calculator being used. We are moving forward with our permit requests.



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Commissioner Gronnvoll – The Port staff has worked extremely hard to get the guest dock filled. It has increased substantially over the past few years.

ED Englin – We are partnering with the Yacht Club, referrals. We are working to partner with businesses to continue to increase occupancy. We have more than doubled our guest moorage income. Parking revenue is back over pre-Covid numbers.

Tim Davis – Share meeting information on Social Media daily

Charlie – Thank you for being ambassadors for this project

5. PUBLIC COMMENT

6. ADJOURN PUBLIC HEARING

Commissioner McClure adjourned the meeting at 8:26pm

NEXT WORK SESSION: Tues, April 25th, 2023 at 8:30AM

NEXT REGULAR SESSION: Wed, April 26, 2023, at 6:30PM

DocuSigned by:

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Steve Heacock, Commissioner

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Attest:

Greg Englin, Executive Director

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Laura Gronnvoll, Commissioner