

# MEETING MINUTES

Port of Tacoma Commission



## SPECIAL STUDY SESSION

February 13, 2024 - 10:00 AM Public Session Start

Marriott Tacoma Downtown: 1538 Commerce St, Tacoma, WA

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The Port of Tacoma Commission met for a special study session on **February 13, 2024** at the Marriott Tacoma Downtown: 1538 Commerce Street, Tacoma, WA. Commissioners Kristin Ang, Deanna Keller, John McCarthy, Don Meyer and Dick Marzano were present. A quorum was met.

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### CALL TO ORDER:

Commissioner Kristin Ang, Port of Tacoma Commission President, called the meeting to order at **10:01 a.m.**

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### STUDY SESSION - MARITIME CENTER:

#### **Project Development:**

- Master Planning - Foss Waterway Asset Mapping discussion included:
  - Discussed public spaces.
  - Long-term planning for Foss Waterway – How the Maritime Center fits into these plans
  - Currently phase of project: Permitting Phase I
  - Ongoing negotiation with the City of Tacoma regarding traffic requirements, etc.
  - Zoning: M-2 Zone doesn't allow any educational development. The skills center will need to be next to the boat area, the S-8 zone. No buildings are allowed within 60' from water's edge. The project is also constrained by the railroad on the other side. The Port administration building and the skills center building will be in a long, narrow band.
  - Parking: The City is willing to work with us on location of the parking, even if the maritime skills center utilizes it as well.
  - Clean-up: Initially the site looked very clean. Staff is now starting to analyze soil samples that were taken. Some contamination has been found; however, it is below industrial standards.
  - Community Engagement: The Community Advisory Committee met on 11/14/23 and 2/15/24. The next public open house is May 2, 2024. The goal is to listen to our constituency; key themes include Phase I of the project, as well as later phases.
  - Transportation and Pedestrian: Commissioners would like to have public access for vehicles and walking paths all-round the Foss in the future.
  - Commissioners want to see realistic planning, balanced with what is possible, while still keeping to the budget. They do not want to mislead the community.
  - Adjacent Properties: The community would like to see mixed use commercial use on adjacent properties, possibly a maritime innovation center. There is limited deep-water access on Parcel 92.

#### **Current Site Plan:**

- Discussed train and rail challenges. Staff continues to have conversations with BNSF.
- The architects showed a conceptual drawing with a public plaza between the Port building and the skills center, with the main doors to both buildings off of this plaza. It is possible that the Port could add another plaza on the end of the property.

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**Port Business Center Building Design:**

- Discussed dock reconstruction.
- Discussed a pocket beach down from the public plaza.
- Event Space: This will be in the NE corner of the space.

**Master Planning Design:**

- Reviewed draft floor plans of the proposed Port administration building.
- The design is to be sustainable, at the Silver LEED level.

**Milestones:**

- Milestones were reviewed.


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**ADJOURNMENT**


Commissioner Ang adjourned the meeting at **11:48 a.m.**

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ATTEST:



Kristin Ang, President  
Port of Tacoma Commission



Dick Marzano, Secretary  
Port of Tacoma Commission



Judi Doremus, Acting Clerk of the Port  
Port of Tacoma