

Whidbey Airpark Access Advisory Group Meeting

Meeting Date: Tuesday, February 26th

3:30 – 5:00 pm

Location: Roaming Radish

The meeting agenda is attached.

- Attendees

- » FCS GROUP: Todd Chase and Tage Aaker
- » Connie Bowers (Island County), Brian Wood (Island County planner now moving to WSDOT), Beverly Mesa-Zendt (Island County), Mary Jacobson (property owner roadway association rep.), Sharon Sappington (EDCO), Kurt Gordon (developer/land owner), Jon-Paul (JP) Dowdell (Roaming Radish)

Connie provided roadway alignment maps depicting draft alternatives for the planned right of way.

- Current road estimate for Phase 1: \$2.9 million in construction cost (no ROW; no contingencies)
 - » Public easements available from SR 525 turn off up to Mukilteo Coffee Roasting (Lake Leo Way)
 - » Crawford road turnoff from SR 525 will not have a traffic signal
 - » Alignment alternatives still being refined.
- New road improves:
 - » Delivery access to businesses: eliminates speed bumps that cause damage to delivery trucks
 - » Improves access to the planned park and businesses; allows Island County to respond more quickly to adverse weather events (e.g., Roaming Radish lost an estimated \$20-30k during a recent snow event since the road wasn't plowed as quickly as other Island County roads).
 - » It was noted that Whidbey Telecom is interested in extending their “big gig” service area and would consider providing high speed broadband along the new roadway easement into the industrial area.
- Airport zoning allows light industrial: manufacturing, event space. Such uses are not allowed in other parts of the county.
- Current development is limited by lack of access and lack of sanitary sewer (septic perc)
- A membrane bioreactor (MBR) is being implemented locally at Payless Groceries in Freeland
 - » This type of sewage treatment could potentially add density to development area
 - » <http://www.southwhidbeyrecord.com/news/freeland-shopping-center-proposes-to-build-sewage-treatment-facility/>
- In Langley, Kurt indicated that a 12-unit apartment structure was all that could be developed on 5 acres, since the soils did not perc well.

- There may be interest from the City of Langley to handle sewer effluent since treatment plan has capacity, but the 3+/- mile distance to sewer main line and need for pump station(s) would be very expensive. A significant amount of new industrial and especially residential development would be required to get such a project to provide an adequate return on investment to render this feasible.
- South Whidbey Airport
 - » Current airport owner has acquired adjacent parcels to the southwest and northeast of the current airstrip and is building hangars, and airport office space.
 - » Airport owners desire to keep the new roadway located at a safe distance from the airstrip and would like to retain the option of extending the airstrip to the south in the long term.
 - » The airport owner is also an engineer and owner of Quick Silver Aviation. They intend to develop a shared “maker space” with avionic technologies that could be rented or shared with the community such as 3d printers, laser cutters, etc. They have 4 highly paid aerospace engineers that travel a lot, with highly specialized technologies.
- Kurt noted that there is a lack of move-in ready industrial sites on South Whidbey, and the current Rural Centers cannot serve industrial business needs. There are about 40 acres zoned for airport industrial (4 ten-acre parcels) adjacent to the airport property that are planned for industrial south of the airport and additional industrial acreage north of the airport.
- It was noted that there are 8 vacant lots zoned Rural Forest that will allow single family detached homes, some could have hangars for personal aircraft.
- There is desire to promote branding of the “Porter Business District” (named after Bob Porter who built airport)
 - » This industrial area should attempt to create a business district that leverages the amenities associated with the new South Whidbey Parks and Recreation District facility, the airport and the adjacent businesses that are already there. It will important to ensure that future industrial businesses compliment the local community and not create negative environmental impacts.
 - » There is a need for workforce housing throughout south Whidbey Island. This is a limiting factor to business growth in the area.
- New Potential Target Industries:
 - » Expansion of current businesses around the airport (e.g., Mukilteo Coffee, Medical Equipment suppliers, engineers.
 - » Small and medium size technology companies, restaurants/event space, shared “maker space” for craftsman such as wood workers, boat builders, engineers, commercial kitchen for medium size food/beverage companies (such as Primal Granola), auto/truck repair, brewery, distillery, etc.
 - » Desire to provide workforce housing in some limited capacity on areas that allow mixed use.
 - » It was noted that Island County currently has 7 wineries, 4 distilleries, 1 brewery and 1 culinary commercial kitchen which may look to expand and could require industrial land. Breweries are not permitted in Rural Centers. The potential for major brewery/distiller operation may be limited until sewer treatment issues are resolved.
 - » It was recommended that FCS reach out to Mukilteo Coffee (Gary Smith) and Goosefoot (Sandra Whiting) for interviews.

- Other Development ideas:
 - » Single family housing / tiny homes / workforce housing
 - » Mixed use
 - » Maker's space / creative incubator / CNC machinery at airport
 - » 55+ Living, all the way up through levels to assisted living (senior living)
 - » Rural event centers
 - » Wineries, cideries, distilleries, breweries (Double Bluff)
 - » Garage home business expanding into larger spaces
 - » Reference successful business parks on the north end (industrial development off Goldie Road was cited)
- WA State Arts Commission, Creative District Certification program (application now in process for Langley)
 - » <https://www.arts.wa.gov/arts-in-communities/certified-creative-districts>
 - » This could generate a future marketing opportunity for the new industrial area.
- Next Advisory Committee meeting tentatively set for April 18, 2019 at 3 p.m.

ADVISORY COMMITTEE MEETING AGENDA

SOUTH ISLAND COUNTY AIRPORT ACCESS ECONOMIC DEVELOPMENT AND FUNDING STUDY

MEETING TIME AND LOCATION:
FEBRUARY 28, 2019; 3:30-5 PM
ROAMING RADISH

Agenda Items

1. Project Work Scope and Schedule
2. Draft Roadway Alignments and Cost Estimates
3. Perceived Airport Area Development Strengths and Weaknesses
4. Recommended Stakeholder Interview Candidates
5. Discussion and Next Steps